



September 20, 2023

RE: Notice of a Proposed Zoning Application

Dear Property Owner:

This letter is being provided as a courtesy notice of a proposed zoning application for land within 500 feet of your property. The application summary is provided below and in the attachment.

Application:	Erickson Boynton Beach CCRC, ZV/PDD/CA-2023-00378
Control:	Mazzoni, 2018-00187
Location:	South side of Boynton Beach Boulevard, approximately 0.63 miles east of Lyons Road
ZC Hearing:	October 5, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	October 26, 2023 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401

The Zoning Commission (ZC) and Board of County Commissioners (BCC) will hold public hearings to consider the application identified above. The staff report will be available online five days prior to each hearing at the following website:

www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings

Comments may be provided at the public hearings and/or submitted in writing to the Project Manager below. Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Any person representing a group or organization must provide written authorization to speak on behalf of that group. Be advised that anyone choosing to appeal any action with respect to any matter discussed by the hearing will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you have any questions and/or require additional information, please contact me at (561) 233-5217 or jrlawren@pbcgov.org.

Sincerely,

Joyce Lawrence
Senior Site Planner

Attachments: Application Summary and Map

C: Lisa Amara, Zoning Director
Wendy N. Hernández, Deputy Zoning Director
Carlos Torres, AIA, Principal Site Planner

Department of Planning,

Zoning & Building

2300 North Jog Road

West Palm Beach, FL 33411-2741

(561) 233-5000

Planning Division 233-5300

Zoning Division 233-5200

Building Division 233-5100

Code Enforcement 233-5500

Contractors Certification 233-5525

Administration Office 233-5005

Executive Office 233-5228

www.pbcgov.com/pzb



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Official Electronic Letterhead

Zoning Application Summary

Application:	Erickson Boynton Beach CCRC, ZV/PDD/CA-2023-00378
Control:	Mazzoni, 2018-00187
Location:	South side of Boynton Beach Boulevard, approximately 0.63 miles east of Lyons Road
BCC District:	District 5, Vice Mayor Maria Sachs
Title/Request:	an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 93.51 acres
Title/Request:	a Class A Conditional Use to allow a Congregate Living Facility on 55.44 acres
Title/Request:	a Type 2 Variance to allow 100% buffer overlap within a preserve area on 93.51 acres

Summary: The proposed requests are for the 93.51-acre Erickson Boynton Beach CCRC development. The site is developed with an agricultural use of row crops and has no prior approval by the Board of County Commissioners (BCC).

The requests will allow the rezoning of the site to the Multiple Use Planned Development (MUPD) Zoning District, in order to allow the development for a Continuing Care Facility, which includes a mix of Independent Living, a Congregate Living Facility (CLF) and Skilled Nursing. In addition, the requested Variance would allow the shifting of the perimeter buffer of the development area to the south and east and overlap within the Preserve Area.

The Preliminary Subdivision Plan (PSP) indicates a Development Area (60% of total land area) and a Preserve Area (40% total land area). Within the Development Area there are six buildings with a total 1,896,750 square feet (sq. ft.) of which includes 1,192 beds for the Independent and CLF uses and 70 beds for the Skilled Nursing Facility. The Plan also incorporate 762 parking spaces located within parking structures and outside, Recreation Areas and Water Management Tracts. The Preserve Area is indicated as a Passive Park. One access is proposed from Boynton Beach Boulevard with cross access to the west.

The request is contingent upon decision on a concurrent Large Scale Future Land Use (FLU) Amendment (Application No. LGA-2023-018) to amend the FLU designation from Agricultural Reserve (AGR) to Institutional & Public Facilities with an underlying Congregate Living Residential (INST/CLR).

