

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbc.gov/pzb/notices

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: Rainberry of West Boca Medical Center, DOA-2026-00687

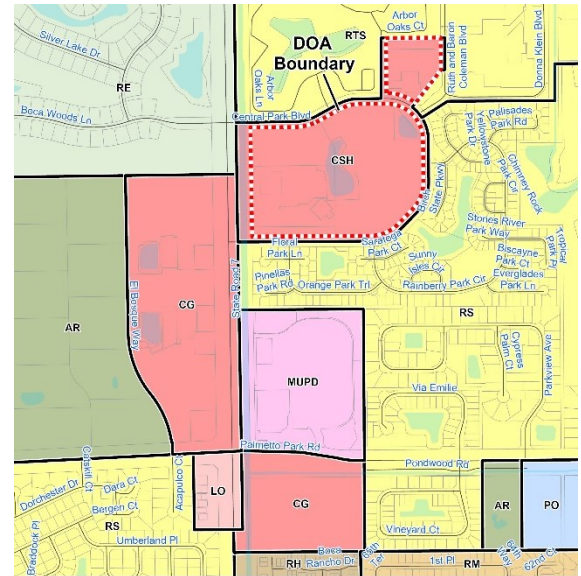
Location: East of State Road 7, approximately 0.4 miles north of Palmetto Park Road

Zoning Commission Hearing: September 3, 2026 at 9:00 a.m.
2300 North Jog Road, Vista Center, VC-1W-47,
West Palm Beach, Florida 33411

Board of County Commissioners Hearing: September 24, 2026 at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401

Zoning Staff Contact: Shannan Webb, Site Planner II
(561) 233-5233 or SWebb@pbc.gov

Notice Date: August 11, 2026



Zoning Application Summary

Application:	Rainberry of West Boca Medical Center, DOA-2026-00687
Control:	Rainberry of West Boca Medical Center, 1983-00056
Location:	East of State Road 7, approximately 0.4 miles north of Palmetto Park Road
District:	Commission District 5
Title/Request:	Title: a Development Order Amendment Request: to modify the previously approved Special Exception for a Medical Center with Hospital, to relocate previously approved but unbuilt square footage on 42.00 acres

Summary:

This application is a Development Order Amendment for the 42-acre Rainberry of West Boca Medical Center. The site was originally approved by the Board of County Commissioners (BCC) in 1983, to allow a Medical Center with Hospital, Office, Laboratory and Clinic Facilities, including retail, restaurant and financial uses with accessory buildings and structures. There were additional amendments over the years with the most recent approval to relocate square footage of the hospital in 2003.

The Applicant is proposing an amendment to the approved Siter Plan to relocate built and unbuilt square footage for an addition which would support mechanical equipment and machinery that supplies the power/energy for the hospital and would be located at the northeastern corner of the Hospital building. The plan currently indicates a 40,003 square foot (sq. ft.) Phase 2 addition that has not been constructed. The proposal would relocate 2,443 square feet (sq. ft.) from the western side of the building to the northeastern side of the building, leaving the future expansion Phase 2 to 37,560 sq. ft. In addition, an existing 720 square foot storage building is proposed to be demolished and that square footage reallocated for the proposed expansion.

The resulting changes include a total 3,163 square footage expansion to the northeastern portion of the Hospital building. No change is proposed to overall approved 173,982 square footage for the Hospital use. Commencement of Development will be restarted to accommodate the new addition and to address the timing of the remaining Phase 2 construction. Access to the development remains from Central Park Blvd North and South.

