

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.

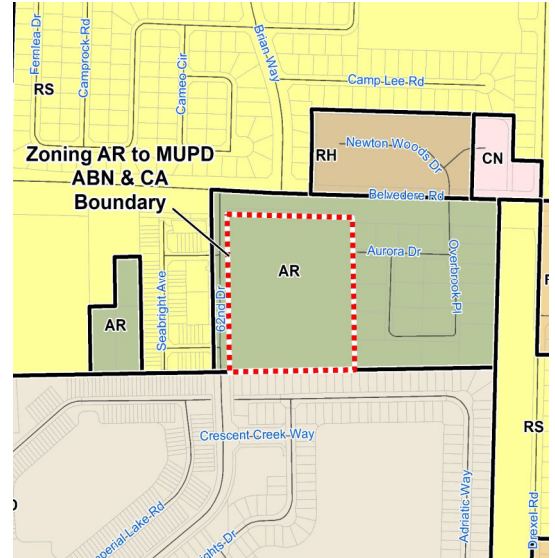
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbcgov.org/pzb/notices

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

<https://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: Spring Haven MUPD, ABN/PDD/CA-2023-00832
Location: Southeast corner of Belvedere Road and 62nd Drive North
Zoning Commission Hearing: July 2, 2024 at 9:00 a.m.
 2300 North Jog Road, Vista Center, VC-1W-47, West Palm Beach, Florida 33411
Board of County Commissioners Hearing: July 17, 2024 at 9:30 a.m.
 301 North Olive Avenue Governmental Center, Chambers 6th Floor West Palm Beach, Florida 33401
Zoning Staff Contact: Joyce Lawrence, Senior Site Planner (561) 233-5217 or jrlawren@pbc.gov
Notice Date: June 11, 2024



Zoning Application Summary	
Application:	Spring Haven MUPD, ABN/PDD/CA-2023-00832
Control:	Spring Haven MUPD, 1973-00033
Location:	Southeast corner of Belvedere Road and 62nd Drive North
District:	Commission District 2
Title/Request:	<p>Title: a Development Order Abandonment Request: to abandon a Special Exception for a Fraternal Organization approved by Resolution R-73-101 on 11.22 acres</p> <p>Title: an Official Zoning Map Amendment Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 11.22 acres</p> <p>Title: a Class A Conditional Use Request: to allow a combined density increase through the Workforce Housing Program (WHP) and Transfer of Development Rights (TDR) in excess of 2 units per acre 71 (an additional 105 WHP and TDR units) 11.22 acres</p>
Summary:	<p>The proposed application is for the 11.22-acre Spring Haven MUPD development. The 11.22-acre site was originally approved on June 28, 1974 by the Board of County Commissioners (BCC) to allow a Special Exception for a Fraternal Organization.</p> <p>The subject request would allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District for the development of Institutional and Residential uses. The application also includes a Conditional Use request to increase the density from 90 units to 195 units (+105), through the Workforce Housing and Transfer of Development Rights density bonus programs. In addition, the Applicant proposes to abandon the previously approved Special Exception for a Fraternal Organization (R-1973-0401). With the proposed change to the zoning district, the Assembly Non-profit use (Fraternal Organization) is allowable subject to an administrative review process.</p> <p>The Preliminary Site Plan (PSP) indicates a total of four buildings, one for the Assembly Nonprofit use (13,680 square feet (sq. ft.)), two Multifamily buildings (195 units), a parking garage for the Multifamily use, and associated water management tracts and landscaping. A total of 468 parking spaces will be provided with access from Belvedere Road and 62nd Drive North. The request is being processed concurrently with a Large-Scale Future Land Use (FLU) Amendment (LGA-2024-005) to amend the FLU designation from the Institutional 5 units per acre (INST/5) to the Institutional 8 units per acre (INST/8).</p>