



March 12, 2024

**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.

<b>Application:</b>	<b>Eternal Gospel Church, ABN/Z/CA-2023-00657</b>
<b>Control:</b>	Eternal Gospel Church, 1997-00062
<b>Location:</b>	East side of S. Haverhill Road, approximately 0.25 miles south of Gun Club Road
<b>ZC Hearing:</b>	April 4, 2024 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
<b>BCC Hearing:</b>	April 25, 2024 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:

<https://discover.pbcgov.org/pzb/Pages/Public-Hearing-Notices.aspx>

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 tat 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) 233-5584 or NFrontanyBou@pbcgov.org.

Sincerely,

Nancy Frontany Bou  
Senior Site Planner

**Attachments:** Application Summary and Map

C: Lisa Amara, Zoning Director  
Wendy N. Hernandez, 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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### ZONING APPLICATION SUMMARY

<b>Application:</b>	<b>Eternal Gospel Church, ABN/Z/CA-2023-00657</b>
<b>Control:</b>	Eternal Gospel Church, 1997-00062
<b>Location:</b>	East side of S. Haverhill Road, approximately 0.25 miles south of Gun Club Road
<b>BCC District:</b>	District 3, Commissioner Michael A. Barnett
<b>Title/Request:</b>	a Development Order Abandonment to abandon a Place of Worship on 1.77 acres
<b>Title/Request:</b>	an Official Zoning Map Amendment to allow a rezoning from the Multifamily Residential (RM) Zoning District to the Single-Family Residential (RS) Zoning District on 0.67 acres
<b>Title/Request:</b>	a Class A Conditional Use to allow a General Daycare on 2.44 acres
<b>Overall Acres:</b>	2.44 acres

**Summary:** Proposed is an amendment for the Eternal Gospel Church development. The site was approved by the Board of County Commissioners (BCC) in 1997 to allow a Conditional Use for a Place of Worship, with a subsequent amendment in 2016.

The requests propose to rezone 0.67 acres from Residential Multifamily (RM) to the Residential Single Family (RS) Zoning District, in order to have a larger development area for a Place of Worship and a General Daycare on 2.44 acres. The Unified Land Development Code (ULDC) was modified in 2017 to allow the use approval for a Place of Worship to be processed administratively, thus the Applicant is requesting to abandon the Conditional Use for Place of Worship and seek reapproval through the administrative process. The request includes a Conditional Use approval to allow a General Daycare Use for 160 children.

The Preliminary Site Plan indicates four buildings with a total square footage of 11,405 and 14,000 square feet (sq. ft.) of outdoor recreation area. Of the total amount 1,318 sq.ft. will be for the pastoral residence, with the remaining 10,087 sq. ft. for the Place of Worship and Daycare. Access is from Haverhill Road.

**Location Map:**



