



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>RCRU Investments TDR, CA-2023-00656</b>
<b>Control:</b>	New Genesis Academy, 1982-00157
<b>Location:</b>	Northwest corner of Kirk Road and Selberg Lane
<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) 233-5344 or [MBoyd@pbcgov.org](mailto:MBoyd@pbcgov.org).

Sincerely,

Matthew Boyd  
Site Planner II

**Attachments:** Application Summary and Map

- C: Lisa Amara, Zoning Director
- Wendy N. Hernandez, Deputy Zoning Director
- Carlos Torres, AIA, Principal Site Planner
- Monica Cantor, 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](http://www.pbcgov.com/pzb)



**Palm Beach County  
Board of County  
Commissioners**

- Maria Sachs, Mayor
- Maria G. Marino, Vice Mayor
- Gregg K. Weiss
- Michael A. Barnett
- Marci Woodward
- Sara Baxter
- Mack Bernard

**County Administrator**

Verdenia C. Baker

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<b>ZONING APPLICATION SUMMARY</b>	
<b>Application:</b>	<b>RCRU Investments TDR, CA-2023-00656</b>
<b>Control:</b>	New Genesis Academy, 1982-00157
<b>Location:</b>	Northwest corner of Kirk Road and Selberg Lane
<b>BCC District:</b>	District 3, Commissioner Barnett
<b>Title/Request:</b>	a Class A Conditional Use to allow the Transfer of Development Rights in excess of 2 units per acre on 1.32-acre parcel
<b>Overall Acres:</b>	1.32 acres

**Summary:** Proposed is a Conditional Use approval for the RCRU Investments Multifamily Development. The site was last approved by the Board of County Commissioners (BCC) for a Special Exception to allow an Adult Congregate Living Facility (ACLF) on October 28, 1982 and later revoked on June 12, 1985, for failure to comply with the Conditions of Approval.

The subject request would allow the purchase of four Transfer of Development Rights units from the County in order to construct Multifamily units on 1.32-acres. The Preliminary Site Plan indicates one two-story building with a total of 10 units, a Recreation area, and associated parking spaces. Access to the site will be from Selberg Lane.

**Location Map:**

