

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 1,000 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: All Seasons Delray Beach, PDD/DOA-2023-01002

Location: Northeast corner of Lyons Road and Linton Boulevard (development parcel); Southwest corner of Lee Rd and State Rd 7 (new preserve parcel)

Zoning Commission Hearing: August 1, 2024 at 9:00 a.m.

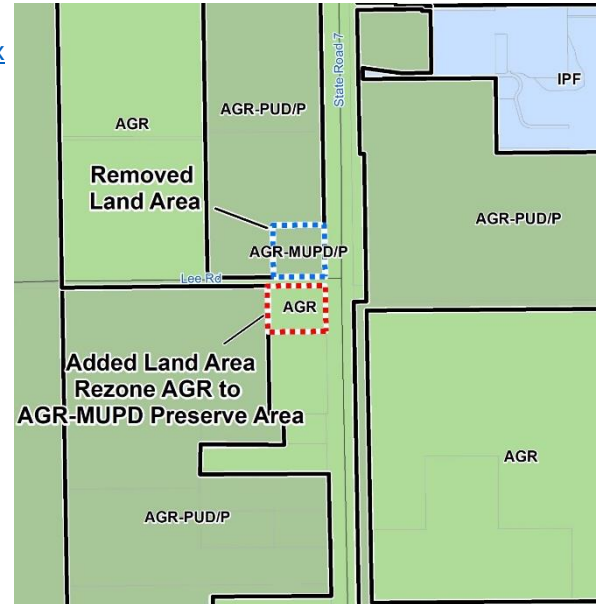
2300 North Jog Road, Vista Center, VC-1W-47,
West Palm Beach, Florida 33411

Board of County Commissioners Hearing: August 22, 2024 at 9:30 a.m.

301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401

Zoning Staff Contact: Donna Adelsperger, Senior Site Planner
(561) 233-5224 or dadelspe@pbc.gov

Notice Date: July 10, 2024



Zoning Application Summary	
Application:	All Seasons Delray Beach, PDD/DOA-2023-01002
Control:	All Seasons Delray Beach, 2012-00424; Bedner Oaks, 2007-00357
Location:	Northeast corner of Lyons Road and Linton Boulevard (development parcel); Southwest corner of Lee Rd and State Rd 7 (new preserve parcel)
District:	Commission District 5
Title/Request:	<p>Title: an Official Zoning Map Amendment Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development-Preserve (MUPD-P) Zoning District on 5.0 acres</p> <p>Title: a Development Order Amendment Request: to modify the Overall Site Plan to delete land area (5.0 acres) and add land area (5.0 acres) and modify Conditions of Approval on 14.73 acres</p> <p>Title: a Development Order Amendment Request: to modify the previously approved Site Plan for a Class A Conditional Use for an Agricultural Marketplace to delete land (76.88 acres) reconfigure the Site Plan, and modify Conditions of Approval on the remaining 5 acres</p>
Summary: The application is for All Seasons Delray Beach and Bedner Oaks. All Seasons was last approved by the Board of County Commissioners (BCC) on April 28, 2022 for an Official Zoning Map Amendment and a Class A Conditional Use for a Congregate Living Facility (CLF) on Lyons Road. The request is being processed concurrently with a Future Land Use Amendment (FLUA) (LGA-2024-0003) to modify the text of the Comprehensive Plan, and two Zoning Applications PDD-2023-00971 and PDD-2023-01002.	
The request proposes to delete the All Seasons 5 acre off-site Preserve Area at the northwest corner of SR 7 and Lee Road that will be rezoned as part of concurrent application (PDD-2023-00971). The request proposes to add a replacement 5 acre Preserve area at the southwest corner that is approved as an Agricultural Marketplace and proposed to be rezoned from AGR to AGR-MUPD. The Agricultural Marketplace Conditional Use approval and site plan is proposed to be modified reconfigure the site plan to delete land area and to reduce square footage.	
There are no proposed changes to the Development Area with the All Seasons CLF. The Preliminary Site Plan (PSP) for the Agriculture Marketplace (Bedner Oaks) indicates five buildings with a total of 11,937 square feet (sq. ft.) and 149 parking spaces. Access will remain from Lee Road.	