



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.

Application:	Heritage Park, DOA-2023-01450
Control:	Heritage Park, 1984-00085
Location:	West side of Sims Road, approximately 700 feet north of Atlantic Avenue
ZC Hearing:	April 4, 2024 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	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) 233-5217 or jrlawren@pbcgov.org.

Sincerely,

Joyce Lawrence
Senior Site Planner

Attachments: *Application Summary and Map*

- C: Lisa Amara, Zoning Director
- Wendy N. Hernández, Deputy Zoning Director
- Carlos Torres, AIA, Principal Site Planner
- Monica Cantor, Principal Site Planner
- Bradley Miller, Agent

**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	
Application:	Heritage Park, DOA-2023-01450
Control:	Heritage Park, 1984-00085
Location:	West side of Sims Road, approximately 700 feet north of Atlantic Avenue
BCC District:	District 5, Mayor Maria Sachs, Mayor
Title/Request:	a Development Order Amendment to modify the Site Plan to add residents/beds to an existing Congregate Living Facility on 16.53 acres
Overall Acres:	16.53 acres

Summary: Proposed is an amendment to the Heritage Park development. The 16.53-acre site was approved by the Board of County Commissioners (BCC) on August 23, 1984 to allow a rezoning from the Agricultural Residential (AR) District to the Residential Multiple Family (RM) District, and a Special Exception to allow an On Site Sewage Treatment Facility, and a Planned Residential Development in order to allow an Adult Congregate Living Facility for person 65 and older.

The request would allow the increase of the total residents from 170 to 200. No modifications are proposed to the existing structure, or site design. The Preliminary Site Plan indicates one two-story building totaling 104,044 square feet (sq. ft.) and 195 parking spaces. Access to the site will remain unchanged from Sims Road.

Location Map:

