

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.pbc.gov/pzb/notices

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

<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: Harbor Chase at Wellington Crossing MUPD, DOA-2024-01418

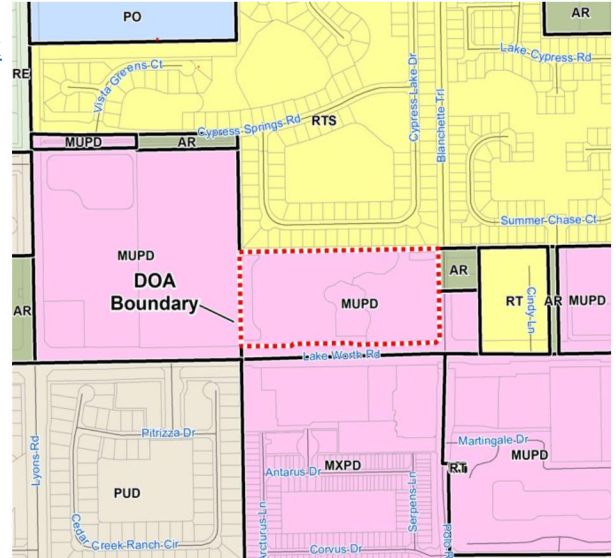
Location: Northwest corner of Lake Worth Road and Blanchette Trail

Zoning Commission Hearing: **March 6, 2025** at 9:00 a.m.
2300 North Jog Road, Vista Center, VC-1W-47,
West Palm Beach, Florida 33411

Board of County Commissioners Hearing: **March 27, 2025** 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: February 18, 2025



Zoning Application Summary

Application:	Harbor Chase at Wellington Crossing MUPD, DOA-2024-01418
Control:	Harbor Chase at Wellington Crossing MUPD, 2004-00009
Location:	Northwest corner of Lake Worth Road and Blanchette Trail
District:	Commission District 6
Title/Request:	Title: a Development Order Amendment Request: to reconfigure the overall MUPD site plan to modify square footage and uses, and to add a building on 17.80 acres

Summary: The application is for Harbor Chase at Wellington Crossing MUPD. The site currently is built with a Type 3 Congregate Living Facility Class A Conditional Use that was approved on April 23, 2015. The site was last approved on June 24, 2021 for an Official Zoning Map Amendment to rezone from the Planned Unit Development (PUD) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District modifications to the site plan to add access points and 60,000 sq. ft. of Medical Office uses. The medical office has not yet been built.

The request proposes to modify the overall MUPD to reduce square footage of the approved Medical Office from 60,000 to 11,000 sq. ft., and modify the uses to add a 32,000 sq. ft. 2-story Professional Office building. The Preliminary Site Plan indicates a total of three buildings, two Water Management Tracts, and 331 parking spaces. Access to the site will remain from Lake Worth Road and Blanchette Trail.