



November 17, 2023

**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.

**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)

<b>Application:</b>	<b>Boca Raton Achievement Center, SV/CA-2023-00532</b>
<b>Control:</b>	Boca Raton Achievement Center, 2023-00035
<b>Location:</b>	North side of 155th Street S, approximately 0.11 miles east of Lyons Road
<b>ZC Hearing:</b>	December 7, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
<b>BCC Hearing:</b>	January 4, 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:

[www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings](http://www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings)

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 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 via [NFrontany@pbcgov.org](mailto:NFrontany@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

**Palm Beach County  
Board of County  
Commissioners**

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

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

## Zoning Application Summary

<b>Application:</b>	<b>Boca Raton Achievement Center, SV/CA-2023-00532</b>
<b>Control:</b>	Boca Raton Achievement Center, 2023-00035
<b>Location:</b>	North side of 155th Street S, approximately 0.11 miles east of Lyons Road
<b>BCC District:</b>	District 5, Vice Mayor Maria Sachs
<b>Title/Request:</b>	a Subdivision Variance to allow access from a 40 feet wide easement on 5.10 acres
<b>Title/Request:</b>	a Class A Conditional Use to allow an Private Elementary or Secondary School on 5.10 acres
<b>Overall Acres:</b>	5.10 acres

**Summary:** The proposed requests are for the 5.10-acre Boca Raton Achievement Center development. The site has no prior Board of County Commissioners (BCC) approvals and is developed as a Wholesale Nursery.

These requests would allow for the development of an Private Elementary and Secondary School and allow access from a 40 feet wide easement. The Preliminary Site Plan (PSP) indicates two buildings with a total of 32,557 square feet (sq. ft.) including classrooms, gym, cafeteria and administrative offices. In addition, 83 parking spaces are provided with access from 155th Street S.

