PALM BEACH COUNTY
ZONING DIVISION

NOTIFICATION OF ZC HEARING POSTPONEMENT

I. General

Application Name:	**Exalt Health, ABN/Z/CA/W/ZV 2026-00565**
Control Name:	York Assisted Living Facility, 2017-00128
Agent:	Joni Brinkman and Alejandro Toro, Urban Design Studio LLC
Agent Address:	401 Clematis Street, Suite CU02 West Palm Beach, Florida 33401

II. Findings

This letter is to inform you that the application referenced above has been postponed to the new hearing date below.

If you have any questions, please contact the Project Manager.

Notice Date:	October 28, 2026
Project Manager:	Joyce Lawrence, Senior Site Planner I 561-233-5217, JRLAWREN@pbc.gov
Scheduled Hearing:	November 5, 2026
New Hearing:	December 3, 2026

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING

Dear Property Owner:

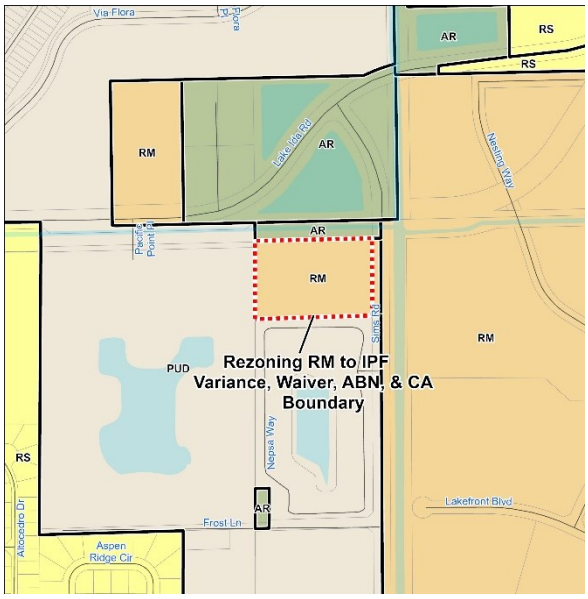
This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

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:	**Exalt Health, ABN/Z/CA/W/ZV-2026-00565**
Location:	West side of Sims Road, approximately 0.03 mile south of Lake Ida Road
Zoning Commission Hearing:	**November 5, 2026** at 9:00 a.m. 2300 North Jog Road, Vista Center, VC-1W-47, West Palm Beach, Florida 33411
Board of County Commissioners Hearing:	**November 18, 2026** 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 I (561) 233-5217 or JRLAWREN@pbc.gov
Notice Date:	October 13, 2026



Zoning Application Summary

Application:	**Exalt Health, ABN/Z/CA/W/ZV-2026-00565**
Control:	York Assisted Living Facility, 2017-00128
Location:	West side of Sims Road, approximately 0.03 mile south of Lake Ida Road
District:	Commission District 5
Title/Request:	**Title:** a Development Order Abandonment **Request:** to abandon a Type 3 Congregate Living Facility on 4.91 acres **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Multifamily Residential (RM) Zoning District to the Institutional and Public Facilities (IPF) Zoning District on 4.89 acres **Title:** a Class A Conditional Use **Request:** to allow a Hospital on 4.89 acres **Title:** a Type 2 Waiver **Request:** to allow 24 hours of operation within 250-feet of residential on 4.89 acres **Title:** a Type 2 Variance **Request:** to reduce the minimum lot size required for a Hospital on 4.89 acres

Summary:
The application is for the proposed Exalt Health development. The site was originally approved by the Board of County Commissioners (BCC) on August 23, 2018, for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multifamily Residential (RM) Zoning District, and a Class A Conditional Use for a Type 3 Congregate Living Facility (CLF). The site is developed with a single-family home, as the approved CLF has not been implemented.

This application is contingent upon a concurrent Small Scale Future Land Use Amendment Application, SCA-2026-00005, Exalt Health, which is proposing to change the Future Land Use Designation from Congregate Living Residential with an underlying 8 units per acre (CLR/8) to Institutional with an underlying High Residential, 8 units (INST/8) FLU designation.

This application includes multiple requests. The first request is to rezone the site from Residential Multifamily (RM) to Institutional and Public Facilities (IPF) Zoning District to be consistent with the proposed land use change. The next two requests would abandon the prior Conditional Use approval for a CLF and allow a Use approval for a Hospital. The final requests include a Type 2 Waiver to allow a 24-hour operation within 250 feet of residential uses and a Type 2 Variance to reduce the minimum lot size required for a hospital use. The Variance is necessary due to a right-of-way taking with the prior approval that resulted in the site being under the 5 acre minimum required by Article 4 for a Hospital Use. The

Preliminary Site Plan indicates a one-story building, 35 feet in height with a total of 39,291 sq. ft. The 40-bed facility provides physician directed inpatient medical care, including 24 hour nursing services, clinical supervision, and structured rehabilitative treatment. Two access points to the site will be from Sims Road.