



April 9, 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.

<b>Application:</b>	<b>Peace Village, ZV/ABN/Z/CA-2023-00669</b>
<b>Control:</b>	Union Congregational Church, 1989-00051
<b>Location:</b>	Southwest corner of Summit Boulevard and Haverhill Road
<b>ZC Hearing:</b>	May 2, 2024 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
<b>BCC Hearing:</b>	May 23, 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. 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@pbc.gov.

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

**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)



**Palm Beach County  
Board of County  
Commissioners**

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

**County Administrator**

Verdenia C. Baker

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### ZONING APPLICATION SUMMARY

<b>Application:</b>	<b>Peace Village, ZV/ABN/Z/CA-2023-00669</b>
<b>Control:</b>	Union Congregational Church, 1989-00051
<b>Location:</b>	Southwest corner of Summit Boulevard and Haverhill Road
<b>BCC District:</b>	District 3, Commissioner Michael A. Barnett
<b>Title/Request:</b>	a Type 2 Variance to allow a reduction in the number of parking spaces on 6.48 acres
<b>Title/Request:</b>	a Development Order Abandonment to abandon a Special Exception for a Church and Accessory Buildings and Structures on 6.48 acres
<b>Title/Request:</b>	a Development Order Abandonment to abandon a Special Exception for a Planned Unit Development on 6.48 acres
<b>Title/Request:</b>	an Official Zoning Map Amendment to allow a rezoning from the Residential Single Family (RS) Zoning District to the Residential Multifamily (RM) Zoning District on 6.48 acres
<b>Title/Request:</b>	a Class A Conditional Use to allow Affordable Housing Density increase greater than 50% (52 additional units) on 6.48 acres

**Summary:** The proposed requests are for the 6.48-acre Peace Village Development. The site was last approved by the Board of County Commissioners (BCC) on June 29, 1989, to allow a Special Exception for a Church and accessory buildings and structures.

The subject application proposes to rezone the entire site to the Residential Medium Density Zoning District in order to allow for the development of two collocated uses, a Place of Worship and Multifamily housing on one parcel. The Unified Land Development Code (ULDC) was modified in 2017 to allow the use approval for a Place of Worship to be processed administratively. Thus, the Applicant is requesting to abandon the resolution that approved a Special Exception for Place of Worship and seek re-approval through the administrative process. The request will also abandon a previous approval for a Special Exception for a Planned Unit Development (PUD) by Resolution R-1987-434.

The Preliminary Site Plan indicates two buildings, one for the Place of Worship (Building A) at 8,600 square feet (sq. ft.) with 150 seats, and a four-story Multifamily building (Building B) with 104 residential units. The Conditional Use request for the Affordable Housing density increase allows the development to increase with an additional 52 units for a total of 104 units. In addition, the Applicant is also seeking a Type 2 Variance to reduce the number of parking spaces for the residential portion of the development from 208 spaces to 132 (-76 spaces) with a total of 182 spaces parking for both uses on site. Other site elements include recreation, water management tracts, and tree preservation areas. Access to the site will be from Summit Boulevard and Haverhill Road.

**Location Map:**

