

Instructions & Answers

Petition – 2 SW 12th Avenue Redevelopment

The 2 SW 12th Avenue Redevelopment Petition is a formal written request to be presented to the City of Boca Raton City Council Members and City Manager. It says Boca Raton residents support making no changes whatsoever to the zoning designation of the Center for Spiritual Living property at 2 SW 12th Avenue. Appropriate use of the property is as it is used now, as single family homes or as a City pocket park – NOT as an Assisted Living Facility (ALF).

Current zoning is “R1D – Single Family”. This allows a developer to build single family homes on the property. A developer has given preliminary plans to the City that do not complement in any way the R1D – Single Family zoning of surrounding neighborhoods. This petition makes it clear that we are happy with current zoning and that whatever happens on the property must complement the neighborhood.

If you are signing a petition or collecting signatures, you might have questions. Here are answers:

Q. Why are we petitioning the City now if plans are not yet before the Planning & Zoning Board or the City Council?

A. Now is the time to go on record that Boca Raton residents only support redevelopment the way code intended or as a City pocket park. The developer is actively engaged at getting the City on board to approve the ALF project. Preliminary plans recently called for a **135,238**-square-foot project.

Q. Why aren't we just petitioning the City to get it to buy the property and make it into a park?

A. The petition includes a request for this. But...a developer has already submitted preliminary plans to build an ALF. An ALF on this site, while possibly detrimental to Boca Square, will generate several benefits to the City of Boca Raton, including more housing, greater tax revenues, fees and jobs. The property currently, or as a park, generates very little, if any, of the financial benefits an ALF would generate.

Q. What is the “Petition Circulator’s Affidavit” box on the bottom of the petition form?

A. If you have volunteered to collect your neighbors’ signatures on these forms, the affidavit is your way to show these are real signatures from real people whom you saw sign the form. This requirement is spelled out in the City code that relates to petitions about zoning changes.

Q. My neighbors don't want to write their phone number or email address on the form. Do they have to?

A. Nope!

Q. Zoning petitions are for property owners within 500 feet of a property looking for a zoning change. If I live farther than that from the Center for Spiritual Living (2 SW 12th Ave.), then why should I sign this petition?

A. This petition sends a clear message to the City and would-be developers that many Boca Raton residents – not just some of the 80+ households within 500 feet of 2 SW 12th Avenue – care about preserving Boca Square’s character. This petition memorializes the sentiment in writing.

Q. Do I have to print the petition out myself?

A. Yes. Consider it a donation to the common good. If you want to save paper, you can print the petition on both sides! As long as petitioners sign in ink, you’ll be good to go.

Please return signed petitions to Holli Sutton- 71 SW 11th Court, Boca Raton- mobile 404-751-7380

Petition – 2 SW 12th Avenue, Boca Raton

**TO: City Council Members, City of Boca Raton, Florida
City Manager, City of Boca Raton, Florida**

**RE: Center for Spiritual Living Property R1D – Single Family Zoning
2 SW 12th Avenue, Boca Raton, Florida 33486
Parcel Control Number 06-42-47-25-03-015-0050**

Dear Boca Raton City Council Members and City Manager:

I am a resident of the City of Boca Raton. I understand the referenced property’s owner, its agent, or its successor seeks to redevelop the referenced 3.7-acre property, which contains an **8,460**-square-foot church building. Preliminary plans have suggested constructing a **135,238**-square-foot Assisted Living Facility on the property.

The property is zoned **R1D – Single Family**. Under this zoning designation, which applies throughout Boca Square and adjacent neighborhoods including Palmetto Park Square, Royal Oak Hills, and Camino Gardens, single family residences are and have been the anticipated use for this and surrounding properties for decades.

I request that the City of Boca Raton keep the property’s **R1D – Single Family** zoning designation in place without any zoning changes and without any variances that would enable redevelopment incompatible with the existing zoning in the surrounding neighborhood. **I request that any redevelopment of the property complement the quiet single-family Boca Square neighborhood with the current use and building size, as R1D – Single Family homes, or as a City of Boca Raton pocket park.**

Very Truly Yours,
Signature:

Printed Name:

Street Address:

Boca Raton, Florida 334_____

Date:

Email (Optional):

Phone (Optional):

Petition Circulator’s Affidavit: I acknowledge under oath that I saw the person whose name and address is written above sign this letter. The signature is the genuine signature of the person it purports to be of. This Petition was signed in my presence on the date indicated above.

Petition Circulator’s Signature: _____ Petition Circulator’s Printed Name: _____
