



October 16, 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

Application:	Cagigas Medical Center, Z/W-2022-01517
Control:	Cagigas Medical Center, 1999-30103
Location:	East side of Military Trail, approximately 0.25 miles south of Summit Blvd
ZC Hearing:	November 2, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	November 29, 2023 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401



**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

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/zoning/Pages/Hearings-and-Meetings.aspx>

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) 233-5088 or JOtley@pbcgov.org.

Sincerely,

Jerome Ottey
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
- Lorenzo Aghemo, Principal Site Planner

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

Zoning Application Summary

Application:	Cagigas Medical Center, Z/W-2022-01517
Control:	Cagigas Medical Center, 1999-30103
Location:	East side of Military Trail, approximately 0.25 miles south of Summit Blvd.
BCC District:	District 3, Commissioner Michael A. Barnett
Title/Request:	an Official Zoning Map Amendment to allow a rezoning from the General Commercial (CG) Zoning District on 0.86 acres and Residential Multifamily (RM) Zoning District on 1.25 acres to the Urban Infill (UI) Zoning District on 2.11 acres
Title/Request	a Type 2 Waiver to allow the building to be articulated so that the shortest side fronts the street; to allow a 15 percent reduction for the required frontage of the building along the primary street; and, to eliminate the pedestrian pass-through on 2.11 acres
Overall Acres:	2.11 acres

Summary: The proposed requests are for the 2.11-acre Cagigas Medical Center development. The site has no prior Board of County Commissioners (BCC) approvals, however was developed with a commercial building and billboard through the Building Permit review process.

The request is contingent upon a concurrent application for a Small Scale Future Land Use Amendment, SCA-2023-016, to change the future land use designation from Commercial High with an underlying High Residential 8 units per acre (CH/8) and Medium Residential 5 units per acre to CH/8. The request of this application would allow the site to be rezoned to the Urban Infill (UI) Zoning District and allow the development of a Medical Office building through a subsequent Administrative application. In addition there is a request for a Type 2 Waiver to allow deviations from the building placement based on the length of the building, its articulations and elimination of a pedestrian area that passes through the building.

The Preliminary Site Plan (PSP) indicates one-two story Medical Office building with a total square footage of 22,000 square feet (sq.ft.), 4,982 sq.ft. combined of Open Space, Pedestrian, and Planting Zones, and 80 parking spaces. Access is proposed from South Military Trail.

