



September 25, 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.

<b>Application:</b>	<b>AI Packer Fleet Services, Z/CA-2023-00660</b>
<b>Control:</b>	AI Packer Fleet Services, 2012-00292
<b>Location:</b>	East side of North Military Trail, approximately 334 feet South of Elmhurst Road
<b>ZC Hearing:</b>	November 2, 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>	November 29, 2023, 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) 233-5278 or via IHaddad@pbcgov.org.

Sincerely,

Imene Haddad, AICP  
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

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



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### Zoning Application Summary

<b>Application:</b>	<b>AI Packer Fleet Services, Z/CA-2023-00660</b>
<b>Control:</b>	AI Packer Fleet Services, 2012-00292
<b>Location:</b>	East side of North Military Trail, approximately 334 feet South of Elmhurst Road
<b>BCC District:</b>	District 7, Commissioner Mack Bernard
<b>Title/Request:</b>	an Official Zoning Map Amendment to allow a rezoning from the Residential Multifamily (RM) zoning district to the Commercial General (CG) zoning district on 2.14 acres
<b>Title/Request:</b>	a Class A Conditional Use to allow Heavy Repair and Maintenance on 2.14 acres
<b>Overall Acres:</b>	2.14 Acres

**Summary:** The proposed requests are for the 2.14 acres AI Packer Fleet Services development. The site has no prior Board of County Commissioners (BCC) approvals and is currently vacant.

The request will rezone the site to the General Commercial (CG) to allow for the development of a Heavy Repair and Maintenance use (Class A Conditional Use). The Preliminary Site Plan (PSP) indicates one building with a total of 11,690 square feet (sq. ft.). with 79 parking spaces proposed. Access will be from North Military Trail.



