



July 14, 2022

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.

Application:	Davis Road TDR, CA-2022-00372
Control:	Campbell Property TDR, 2021-00034
Location:	West side of Davis Road, south of Lake Worth Road.
ZC Hearing:	August 4, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	August 25, 2022 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

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 at 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 project manager Zubida Persaud, Site Planner II at (561) 233-5214 or via ZPersaud@pbcgov.org.

Sincerely,

Wendy N. Hernández
Deputy Zoning Director

Attachments: Application Summary and Map

- C: Lisa Amara, Zoning Director
- Barbara Pinkston, Principal Site Planner
- Carlos Torres, Senior Site Planner
- Zubida Persaud, Site Planner II

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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Official Electronic Letterhead

Zoning Application Summary

Application:	Davis Road TDR, CA-2022-00372
Control:	Campbell Property TDR, 2021-00034
Location:	west side of Davis Road, south of Lake Worth Road.
BCC District:	District 3, Commissioner Dave Kerner
Title/Request:	a Class A Conditional Use to allow three Transfer of Development Right (TDR) units
Overall Acres:	0.99

Summary: The proposed requests are for the 0.99-acre Davis Road development. The development has no prior approvals by the Board of County Commissioners (BCC). However, has an approval for a Subdivision Variance from the Zoning Commission on November 23, 2022. The site is currently developed with Multi-family residential units.

The proposed request is to purchase three units through the County's Transfer of Development Rights (TDR) density bonus program. The request will increase the density from five units to eight units, of which one unit will be designated as a Workforce Housing (WHP) Unit. The Preliminary Site Plan indicates three multifamily structures (two are existing), a total of 8 dwelling units and 16 parking spaces with access from Davis Road.

