



**PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING  
NOTICE OF PUBLIC HEARING  
Control No. 1971-10014  
ZONING APPLICATION ZV/ZW-2020-01272  
(Southport Grove)**

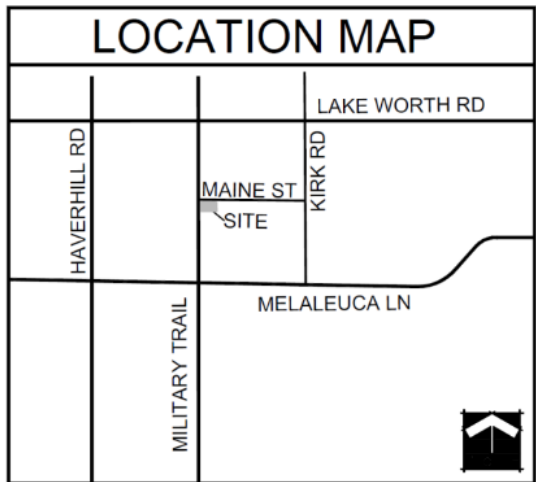
This is a courtesy notice of a proposed zoning action within 500 feet of property that you own or within one mile of a municipal boundary or future annexation area. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any concerns regarding this matter. If you have any questions or would like further information please contact **Timothy Haynes, Senior Site Planner**, at **(561) 233-5222**. Approximately three days prior to the scheduled hearing, the Staff Report with the Site Plan may be viewed online by selecting the hearing/hearing date listed below at <http://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>.

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| <p><b>Zoning Commission:</b><br/>April 1, 2021 at 9:00 a.m.<br/>Vista Center Complex<br/>2300 North Jog Road, Room VC-1W-47,<br/>Ken Rogers Hearing Room<br/>West Palm Beach, Florida</p> | <p><b>Board of County Commissioners:</b><br/>April 22, 2021 at 9:30 a.m.<br/>Governmental Center<br/>301 North Olive Avenue<br/>County Commission Chambers, 6th Floor<br/>West Palm Beach, Florida</p> |
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**GENERAL LOCATION:** Southeast corner of South Military Trail and Maine Street.  
**TITLE:** a Type 2 Variance **REQUEST:** to reduce the number of parking spaces. **TITLE:** an Official Zoning Map Amendment **REQUEST:** to allow a rezoning from the Neighborhood Commercial (CN) and Multifamily Residential (RM) Zoning Districts to the Urban Infill (UI) Zoning District. **TITLE:** a Type 2 Waiver **REQUEST:** to eliminate Slip Street Frontage; allow the facade with the shortest length to be considered the front; to allow a parking structure on a secondary frontage without screening by habitable uses; allow bonus height (an additional floor) for a building in compliance with Green Building Incentive Program; and, reduce the number of bicycle parking spaces.

**APPLICATION SUMMARY:** Proposed is a Type 2 Variance, an Official Zoning Map Amendment and Type 2 Waivers for the Southport Grove development. The 1.80-acre site has no prior Zoning approvals and currently supports Multifamily Dwelling Units.

The Applicant is requesting to rezone the subject site from the Neighborhood Commercial (CN) and the Multifamily Residential (RM) Zoning Districts to the Urban Infill (UI) Zoning District. The request



includes a Type 2 Variance to reduce the number of parking spaces from 117 spaces required to 99 (-18 spaces), as well as five Type 2 Waivers from the Priority Redevelopment Area Overlay Regulations. Specifically, the Applicant is requesting to eliminate the amount of habitable space fronting the parking garage, to allow the short side of the building to front the Primary Street (Military Trail), to reduce the number of bicycle parking spaces, eliminate the requirement for a Slip Street, and bonus height to be allowed a five-story building.

The Preliminary Site Plan (PSP) indicates a five-story, 92 unit multifamily building, 99 parking spaces and one access point on Maine Street. This application is being processed concurrently with a Small Scale Future Land Use Atlas Amendment application (SCA-2021-004).

RETURN TO:  
Planning, Zoning and Building Department  
PALM BEACH COUNTY ZONING DIVISION  
Attn: Timothy Haynes  
2300 N. Jog Road, 2<sup>nd</sup> Floor  
West Palm Beach, FL 33411

Approve \_\_\_\_\_ Oppose \_\_\_\_\_

(Control No.1971-10014) Application No. ZV/Z/W-2020-01272 (Southport Grove)

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DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

**RECOMMENDATIONS AND POSTPONEMENTS:** The Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

**CONDUCT OF HEARINGS:** Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that commissioners have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Public comment is encouraged and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned. Auxiliary aids or services will be provided upon request with at least seven (7) days notice. Please contact the Zoning Division at 233-5041.

**GROUP REPRESENTATIVES:** Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

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| <input type="checkbox"/> I will have a representative at the <input type="checkbox"/> Zoning Commission Hearing and/or <input type="checkbox"/> Board of County Commissioners hearing. My representative's name, address, and phone number are:<br>NAME: _____ PHONE: _____<br>ADDRESS: _____<br>CITY/STATE/ZIP: _____ |
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**APPEALS:** If a person decides to appeal any final decision made by the Board of County Commissioners or Zoning Commission, with respect to any matter considered at such hearing, they will need to provide their own court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.