

January 13, 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:	Guardian Manufacturing, Z-2022-01497
Control:	Guardian Manufacturing, 1973-00102
Location:	Northeast corner of Southern Boulevard and Tall Pines Road
ZC Hearing:	February 2, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	February 23, 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

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 me at (561) 233-5302 or HMyers@pbcgov.org.

Sincerely,

Phil Myers
Site Planner I

Attachments: Application Summary and Map

- C: Lisa Amara, Zoning Director
- Wendy N. Hernández, Deputy Zoning Director
- Carlos Torres, Principal Site Planner

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**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

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

Zoning Application Summary

Application:	Guardian Manufacturing, Z-2022-01497
Control:	Guardian Manufacturing, 1973-00102
Location:	Northeast corner of Southern Boulevard and Tall Pines Road
BCC District:	District 2, Mayor Gregg K. Weiss
Title/Request:	an Official Zoning Map Amendment to allow a rezoning from the General Commercial (CG) Zoning District to the Light Industrial (IL) Zoning District on 1.10 acres
Overall Acres:	1.10 acres

Summary: The proposed request is for the 1.10 acre Guardian Manufacturing development. The site has no prior Board of County Commission (BCC) approvals.

The request would allow a rezoning from General Commercial (CG) to Light Industrial (IL) Zoning District. No new development is proposed at this time, however if approved would allow for the development of Industrial uses.

