



July 7, 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:	Palm Beach Park of Commerce PIPD Surf House, EAC-2022-00343
Control:	Palm Beach Park of Commerce, 1981-00190
Location:	On the east side of Pratt Whitney Road, approximately 3,720 Feet north of BeeLine Highway
BCC Hearing:	July 28, 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 Timothy Haynes, Senior Site Planner at (561) 233-5222 or via THaynes@pbcgov.org.

Sincerely,

Donna M. Adelsperger

for

Wendy N. Hernandez
Deputy Zoning Director

Attachments: Application Summary and Map

C: Lisa Amara, Zoning Director
Carlos Torres, Principal Planner
Timothy Haynes, Senior 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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Official Electronic Letterhead

Zoning Application Summary

Application:	Palm Beach Park of Commerce PIPD Surf House, EAC-2022-00343
Control:	Palm Beach Park of Commerce, 1981-00190
Location:	On the east side of Pratt Whitney Road, approximately 3,720 Feet north of BeeLine Highway
BCC District:	District 1, Vice Mayor Roberts S. Weinroth
Title/Request:	a Development Order Amendment to modify and delete Conditions of Approval; to reconfigure site plan, to delete square footage; to modify uses
Overall Acres:	1322.19-acreas
Affected Acres:	78.91-acreas

Summary: Proposed is an amendment to previously approved Development Order for the 1322.19-acre Palm Beach Park of Commerce Surf House development, and more specifically, the Recreation Pod (78.91-acres). The Pod was last approved by the Board of County Commissioners (BCC) on September 24, 2018 to relocate square footage (sq. ft.), reconfigure the site plan and modify a Condition of Approval.

The request will modify the site plan in order to reconfigure the development to delete square footage, to modify uses for the previously approved Class A Conditional Use for Outdoor Entertainment, and delete Conditions of Approval. The Preliminary Site Plan (PSP) indicates eight buildings associated with the recreational use with a total of 43,910 sq. ft.. The plan also indicates 127 parking spaces with site access from Pratt Whitney Road.

Location Map:

