



September 15, 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 of your property. The application summary is provided below and in the attachment.

Application:	Okeechobee Commerce Park, ZV/PDD-2021-01531
Control:	Okeechobee Commerce Park, 1994-00038
Location:	East side of Military Trail, approximately 670 feet north of Okeechobee Boulevard.
ZC Hearing:	October 6, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	October 27, 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 Brenya Martinez, Site Planner II at (561) 233-5242 or BMartinez@pbcgov.org.

Sincerely,

Wendy N. Hernandez
Deputy Zoning Director

Attachments: Application Summary and Map

- C: Lisa Amara, Zoning Director
- Carlos Torres, AIA, Principal Site Planner
- Brenya Martinez, 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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- Gregg K. Weiss, Vice Mayor
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Official Electronic Letterhead

Zoning Application Summary

Application:	Okeechobee Commerce Park, ZV/PDD-2021-01531
Control:	Okeechobee Commerce Park, 1994-00038
Location:	East side of Military Trail, approximately 670 feet north of Okeechobee Boulevard.
BCC District:	District 7, Commissioner Mack Bernard
Title/ Request:	a Type 2 Variance to allow the side and rear setback reduction, to eliminate pedestrian amenity for non-residential developments and the continuous non-vehicular circulation within a PDD; and to eliminate the 10 percent parking requirement towards the side or rear of a building on a 8.12 acres.
Title/ Request:	an Official Zoning Map Amendment to rezone from the General Commercial (GC) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 8.12 acres..
Overall Acres:	8.12 acres

Summary: The proposed requests are for the 8.12 acres Okeechobee Commerce Park Commercial Development. The site has no prior approvals by the Board of County Commissioners (BCC), but received a Class B Conditional Use approval for a Gun Club in 1994, and more recently a variance on MUPD lot frontage on June 6, 2022.

These requests will modify the zoning from the General Commercial (GC) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. In addition the Applicant requests a Type 2 Variance to allow side and rear setback reduction, to eliminate the required pedestrian amenity for non-residential development, the required continuous non-vehicular circulation to all uses within a PDD; and to eliminate the 10 percent parking requirement towards the side or rear of Building B.

The proposed Preliminary Site Plan (PSP) indicates two existing one-story Buildings (Building A and B), that include a mix of commercial, recreational, and industrial uses of, Retail, Adult Entertainment, Fitness Center, Shooting Range (Gun Club), and Warehouse. A total square footage of 89,833 sq. ft. exists with 285 proposed parking spaces. Two access points are from Military Trail and one from Okeechobee Boulevard.

