

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



Palm Beach County Board of County Commissioners

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County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

Official Electronic Letterhead

January 4, 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.

Application:	Portman Industrial MUPD, ZV/ABN/DOA-2021-01529
Control:	Moroso Motorsports Park MUPD, 1997-00034
Location:	North side of Bee Line Highway, approximately 1 mile west of Pratt Whitney Road
BCC Hearing:	January 26, 2023 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401

The 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 tat 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 Donna Adelsperger, Senior Site Planner at (561) 233-5224 or DAdelspe@pbcgov.org.

Sincerely,

Windyn xumandy

Wendy N Hernández Deputy Zoning Director

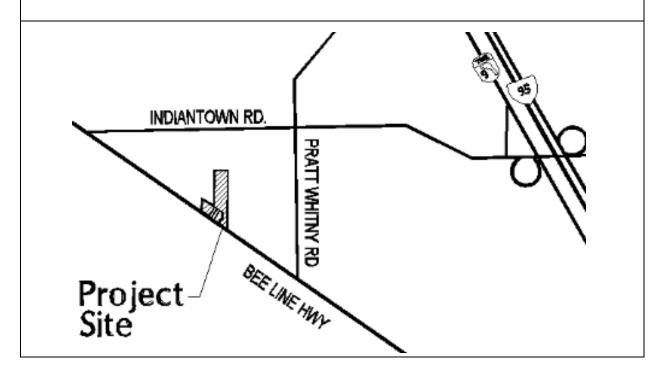
Attachments: Application Summary and Map

C: Lisa Amara, Zoning Director
Carlos Torres, AIA, Principal Site Planner
Donna Adelsperger, Senior Site Planner
Timothy Haynes, Senior Site Planner

Zoning Application Summary		
Application:	Portman Industrial MUPD, ZV/ABN/DOA-2021-01529	
Control:	Moroso Motorsports Park MUPD, 1997-00034	
Location:	North side of Bee Line Highway, approximately 1 mile west of Pratt Whitney Road	
BCC District:	District 1, Commissioner Maria G. Marino	
Title/Request:	a Development Order Abandonment to abandon an Arena, Auditorium or Stadium; Indoor/Outdoor Entertainment; Auto Paint and Body; Convenience Store with Gas Sales; Manufacturing and Processing; Vehicles Sales and Rental; an Electronic Message Center; and, the Alternative Sign Plan on 174.38 acres	
Title/Request:	a Development Order Amendment to reconfigure the site plan; delete and modify uses; and, modify Conditions of Approval on 186.38 acres	
Title/Request:	a Development Order Amendment to modify uses on 12.00 acres	
Overall Acres:	186.38 acres	

Summary: The proposed requests are for the 186.38-acre Portman Industrial (formally known as Moroso Motorsports Park) development. The site currently supports an Outdoor Entertainment and Arena/Stadium, commercial recreational use, for a race track. The development was last approved by the BCC on March 30, 2009 for a MUPD, and not implemented, which included a mix of Recreation, Commercial and Industrial uses.

The requests propose to modify and reconfigure the site plan, uses, and conditions of approval. The Preliminary Site Plan (PSP) indicates four Warehouse buildings, including accessory office, with a total of 2,196,312 sq. ft., 1,867 parking spaces, 415 loading spaces, and outdoor storage area. There are three access points from Beeline Highway and one access point from the existing right-of-way along the west properly line.





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September 12, 2022

Robert Diffenderfer, Esq Lewis, Longman, and Walker 360 South Rosemary Ave., Suite 1100 West Palm Beach, FL 33401

RE: NOTIFICATION OF BCC PUBLIC HEARING POSTPONEMENT AND TIME EXTENSION APPROVAL

Dear Mr. Diffenderfer:

This letter is provide confirmation that the attached request dated September 9, 2022 for a Postponement by Right meets the requirements of Article 2.B.6.E.1 to administratively postpone the application referenced below from the September 22, 2022 Board of County Commissioners Zoning Public Hearing to the January 11, 2023 Public Hearing. In addition, the Zoning Director has approved the associated Time extension request. Therefore, this application will be on the September 22nd agenda for informational purposes and will not require Board action.

Application:	Portman Industrial MUPD, ZV/ABN/DOA-2021-1529
Control:	Moroso Motorsports Park MUPD, 1997-00034
Request Date:	September 9, 2022
Extension:	120-days
Prior Deadline:	September 27, 2022
BCC Hearing:	January 11, 2023
New Deadline:	January 26, 2023

Please be advised that this postponement will require additional fees related to both the postponement and advertising, and this item may be required to be presented to the Zoning Commission if you propose to make significant modifications.

If you should have any questions and/or require further information, please contact Timothy Haynes, Senior Site Planner at 561-233-5222 or THaynes@pbcgov.org.

Sincerely,
Wendyn Xumandy

Wendy N. Hernández Deputy Zoning Director

Attachments: Postponement Request dated September 9, 2022

C: Digital/Email Copy:

Lisa Amara, Zoning Director Carlos Torres, AIA, Principal Site Planner Timothy Haynes, Senior Site Planner



Reply To: West Palm Beach

September 9, 2022

Ms. Lisa Amara, Zoning Director Zoning Division Palm Beach County 2300 North Jog Road West Palm Beach, FL 33411

RE: Postponement for Control No. 1997-034

Applications: SV/ZV/ABN/DOA-2021-01529

Dear Ms. Amara,

This letter is to request a postponement for the above referenced application. I am the agent for the property owner, and I have attached the updated agent consent forms hereto for your reference. We will formally file the forms with our next resubmittal.

On April 18, 2022 a postponement request was filed by Joni Brinkman, who was serving at that time as agent for the project. Since that date the property owners filed a request for mediation under the "Florida Land Use and Environmental Dispute Resolution Act." Upon review of all outstanding issues with the County's staff and legal teams, the request for mediation has been stayed in hopes that the issues may be resolved through the standard Zoning Division public hearing process.

We are currently revising the site plan to eliminate the variances that were denied by the Zoning Commission, along with those rendered moot by the County's re-designation of the surrounding lands. It is our intent to submit those plans for County review in September.

Accordingly, we request that the Board of County Commission hearing on the application be postponed until such time as the County has reviewed and certified the "no-variance" plans for hearing. We acknowledge that this postponement request will extend the application beyond

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Re: Postponement request – SV/ZV/ABN/DOA-2021-01529

September 9, 2022

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the timelines provided for in Florida Statute 125.022 and hereby agree that this extension is necessary and warranted in light of the unusual circumstances surrounding this project and application.

Based on the foregoing, we request an extension to the 180-day deadline and postponement to the January 11th Board of County Commissioner's hearing. We recognize that if DRO certification isn't received in time for that hearing, an additional postponement request will be required.

If you need anything further, please do not hesitate to contact our office.

Sincerely,

Robert Diffenderfer, Esc

C: Timothy Haynes
Donna Adelsperger
Scott Stone
Darren Leiser
Helene Hvizd
Lou Partenza
Ari Mazo

Seth Behn, Esq.