

June 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 300 feet of your property. The application summary is provided below and in the attachment.

Application:	Windsor Industrial, ZV-2021-02031
Control:	Stuart Ledis, 2003-00020
Location:	Southwest corner of Old Belvedere Road and Jog Road
ZC Hearing:	July 7, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida

The Zoning Commission (ZC) will hold public hearings to consider the application identified above. The Board may accept, reject or modify Staff's recommendation and take such other appropriate and lawful action including continuing said public hearing. The staff report will be available online five-days prior to each hearing at the following website:

<https://discover.pbcgov.org/pzb/Pages/Public-Hearing-Notices.aspx>

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. Comments may be provided at the public hearings and/or submitted in writing to the Project Manager identified below. Be advised that anyone choosing to appeal any final decision made by the BCC, with respect to any matter discussed at the hearing will need to provide their own court report 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 Imene Haddad, Senior Site Planner at (561) 233-5278 or IHaddad@pbcgov.org.

Sincerely,

Wendy N. Hernández
Deputy Zoning Director

Attachments: Application Summary and Map

C: **Digital/Email Copy:**
Lisa Amara, Zoning Director
Jeff Gagnon, AICP, Principal Site Planner
Imene Haddad, Senior Site Planner
Donna Adelsperger, 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



Palm Beach County

Board of County

Commissioners

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

Zoning Application Summary

Application:	Windsor Industrial, ZV-2021-02031
Control:	Stuart Ledis, 2003-00020
Location:	Southwest corner of Old Belvedere Road and Jog Road
BCC District:	02, Vice Mayor Greg K. Weiss
Title/Request:	a Type 2 Variance to allow a reduction in lot depth
Overall Acres:	2.55-acres

Summary: The proposed request is for the 2.55-acre Windsor Industrial development. The site had a previous approval by the Board of County Commissioners (BCC) on August 23, 2007 for a rezoning and conditional use approval for a Convenience Store with gas sales.

The request is to allow a reduction in the lot depth from 200 feet to approximately 178 feet. This request, if approved, would allow the parcel to move forward with requests to modify the land use from Commercial Low (CL) to Industrial (IND) and to rezone from Community Commercial (CC) to the Light Industrial (IL) Zoning District, through subsequent applications SCA-2022-00015 and ZV/ABN/Z-2021-1863. These requests would allow for the development of a warehouse use.

