



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

Application:	South Road Office MUPD, DOA-2022-00216
Control:	South Road Office MUPD, 2003-00036
Location:	West side of State Road 7 approximately one mile south Lake Worth Road
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 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 Timothy Haynes, Senior Site Planner at (561) 233-5222 or THaynes@pbcgov.org.

Sincerely,

Wendy N. Hernández
Deputy Zoning Director

Attachments: Application Summary and Map

C: Lisa Amara, Zoning Director
Carlos Torres, AIA, Principal Site 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:	South Road Office MUPD, DOA-2022-00216
Control:	South Road Office MUPD, 2003-00036
Location:	West side of State Road 7 approximately 1 mile south Lake Worth Road
BCC District:	District 6, Commissioner Maria Sachs
Title/Request	a Development Order Amendment to reconfigure the Site Plan; add a building and square footage; and, modify Conditions of Approval on 9.26 acres
Acres:	9.26 acres (overall area)

Summary:

The proposed requests are for the 9.26 acres South Road Office MUPD Development. The development was last approved by the Board of County Commissioners (BCC) on June 27, 2019.

The request will modify the Site Plan and Conditions of Approval in order to add an additional building for a medical office. The Plan indicates five buildings with a total of 73,552 square feet of Daycare, Medical and Professional offices, including 318 parking spaces. Access will be from State Road 7 and 52nd Place South.

