



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

<b>Application:</b>	<b>Paradise Point, Z-2022-00226</b>
<b>Control:</b>	Smitz Rezoning, 2005-00191
<b>Location:</b>	East side of Paradise Point Road approximately 500 feet north of Donald Ross Road
<b>ZC Hearing:</b>	July 7, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
<b>BCC Hearing:</b>	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](http://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 James Borsos, Site Planner II at (561) 233-5034 or JBorsos@pbcgov.org.

Sincerely,

Wendy N Hernández  
Deputy Zoning Director

**Attachments:** Application Summary and Map

- C: Lisa Amara, Zoning Director
- Jeff Gagnon, AICP, Principal Site Planner
- Tim Haynes, Senior Site Planner
- James Borsos, 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](http://www.pbcgov.com/pzb)



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Gregg K. Weiss, Vice Mayor

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Dave Kerner

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Verdenia C. Baker

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Official Electronic Letterhead

## Zoning Application Summary

<b>Application:</b>	<b>Paradise Point, Z-2022-00226</b>
<b>Control:</b>	Smitz Rezoning, 2005-00191
<b>Location:</b>	East side of Paradise Point Road approximately 500 feet north of Donald Ross Road
<b>BCC District:</b>	District 1, Commissioner Maria G. Marino
<b>Title/Request:</b>	to allow a rezoning from the Residential Transitional (RT) Zoning District to the Single Family Residential (RS) Zoning District
<b>Acreage</b>	0.86 acres

**Summary:**

Proposed is an Official Zoning Map Amendment for the 0.86-acre Paradise Point development. The subject site has received Board of County Commissioner (BCC) approval on August 25, 2005 for an Official Zoning Map Amendment from RS to RT. The parcel is vacant.

The request will modify the zoning from RT to RS. The Property Owner intends to develop a Single Family Residence. Access will be from Paradise Point Road.

