



November 14, 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:	Southern Blvd Industrial Center, ZV/DOA/CAW-2022-00485
Control:	Southern Blvd Industrial Center, 2005-00593
Location:	North side of Southern Blvd, approximately a half mile West of Jog Road
ZC Hearing:	December 1, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	January 11, 2023 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 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 me at (561) 233-5224 or via dadelspe@pbcgov.org.

Sincerely,

Donna Adelsperger
Senior Site Planner

Attachments: Application Summary and Map

C: Lisa Amara, Zoning Director
Wendy N. Hernández, Deputy Zoning Director
Carlos Torres, AIA, Principal Site Planner
Donna Adelsperger, 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:	Southern Blvd Industrial Center, ZV/DOA/CA/W-2022-00485
Control:	Southern Blvd Industrial Center, 2005-00593
Location:	North side of Southern Blvd, approximately a half mile West of Jog Road
BCC District:	District 2, Vice Mayor Gregg K. Weiss
Title/Request:	a Type 2 Variance to reduce the required 25 feet width; eliminate the six foot wall, one palm or pine per 30-linear feet, and 1 row of small shrubs within a Type 3 Incompatibility Buffer along the east property on 6.98-acres
Title/Request:	a Development Order Amendment to reconfigure the Site Plan, to add square footage, add a use, add access points; and to modify/or delete Conditions of Approval on the 6.98-acre
Title/Request:	a Class A Conditional Use to allow a single use, exceeding 100,000 square feet for a Warehouse on 6.98-acres
Title/Request:	a Type 2 Waiver to allow 24-hour operational hours within 250-feet of a parcel of land with a residential FLU designation or use on 6.98-acres
Overall Acres:	6.98 acres

Summary: The proposed requests are for the 6.98-acres Southern Boulevard Industrial Center Development. The site was last approved by the Board of County Commissioners (BCC) on June 22, 2006 to allow an Official Zoning Map Amendment with a Conditional Overlay Zone (COZ).

The request will modify the Site Plan and Conditions of Approval to add one Warehouse building exceeding 100,000 sq. ft. within an Industrial FLU designation parcel through a Class A requested use. In addition, the Applicant is also requesting a Type 2 Variances to reduce the Landscape Buffer width, eliminate the required six foot height wall and required planting material along the east property line; and, a Type 2 Waiver to allow for 24-hour operation within 250-feet a parcel of land with a residential FLU designation or use.

The Preliminary Site Plan (PSP) indicates one structure that consists of 91,464 sq ft of Warehouse and 11,305 sq ft of Accessory Office for a total of 102,769 sq ft, 91 Parking spaces, 31 Loading spaces and one access proposed from Southern Boulevard and two accesses from Wallis Road.

