



March 14, 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.

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

Application:	Polo Gardens MUPD, ABN/DOA/CA-2022-01397
Control:	Polo Gardens MUPD, 2013-00296
Location:	Southeast corner of Lake Worth Road and Polo Club Road
ZC Hearing:	April 6, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	April 27, 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 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 me at (561) 233-5210 or via AJafar@pbcgov.org.

Sincerely,

Jordan Jafar
Senior Site Planner

Attachments: Application Summary and Map

- C: Lisa Amara, Zoning Director
- Wendy N. Hernandez, Deputy Zoning Director
- Carlos Torres, Principal Site Planner
- Jordan Jafar, Senior Site Planner

**Palm Beach County
Board of County
Commissioners**

Gregg K. Weiss, Mayor
Maria Sachs, Vice Mayor

Maria G. Marino
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

Official Electronic Letterhead

Zoning Application Summary	
Application:	Polo Gardens MUPD, ABN/DOA/CA-2022-01397
Control:	Polo Gardens MUPD, 2013-00296
Location:	Southeast corner of Lake Worth Road and Polo Club Road
BCC District:	District 6, Commissioner Sara Baxter
Title/Request:	a Development Order Abandonment to abandon a Type 1 Restaurant on 25.04 acres
Title/Request:	a Development Order Amendment to reconfigure the site plan and change uses on 25.04 acres
Title/Request:	a Class A Conditional Use to allow a Hospital on 25.04 acres
Overall Acres:	25.04 acres

Summary: The proposed request is for the 25.79-acre Polo Gardens MUPD development. The site was last approved by the Board of County Commissioners (BCC) on April 22, 2021 allowing a multiple use development with 284 Multifamily dwelling units and 26,707 square feet (sq. ft.) of commercial uses (retail and restaurants).

The request will modify a portion of the development specifically related to the commercial. The residential portion will remain with no modifications. The Preliminary Site Plan will be reconfigured to remove the two one-story commercial structures (27,707 sq. ft.). The plan indicates two two-story buildings, one for a Hospital (30,968 sq. ft.) and the other a Medical Office (23,084 sq. ft.) for a total of 54,952 sq. ft. In addition the PSP indicates a total of 754 parking spaces. Access is from Lake Worth Road and Polo Road.

Location Map:

