



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 300 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:	Plaza Delray MUPD, ZV-2022-01788
Control:	Plaza Delray MUPD, 2016-00078
Location:	South side of West Atlantic Avenue, approximately 500 feet east of Lyons 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

The Zoning Commission (ZC) 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 at 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) 233-5302 or via HMyers@pbcgov.org.

Sincerely,

Phil Myers
Site Planner I

Attachments: Application Summary and Map

C: Lisa Amara, Zoning Director
Wendy N. Hernandez, Deputy Zoning Director
Carlos Torres, AIA, Principal Site Planner

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**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:	Plaza Delray MUPD, ZV-2022-01788
Control:	Plaza Delray MUPD, 2016-00078
Location:	South side of West Atlantic Avenue, approximately 500 feet east of Lyons Road
BCC District:	District 5, Vice Mayor Maria Sachs
Title/Request:	a Type 2 Variance to allow a reduction in the sign setback on 4.83 acres
Overall Acres:	4.83 acres

Summary: The proposed request is for the 4.83 acre Plaza Delray development. The development was last approved by the Board of County Commissioners (BCC) on April 22, 2021 with a mix of commercial Uses.

The request is to allow a reduction in the sign setback from Atlantic Avenue. No other changes are proposed for the development.

