



August 12, 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.

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

<b>Application:</b>	<b>Americo Center, Z/CA-2021-00466</b>
<b>Control:</b>	<b>Samuel Jimenez, 2009-02399</b>
<b>Location:</b>	South side of Northlake Boulevard, approximately 0.04 miles west of North Elizabeth Avenue
<b>ZC Hearing:</b>	September 1, 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>	September 22, 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 Board may accept, reject or modify Staff's recommendation and take such other appropriate and lawful action including continuing said public hearing. 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 Brenya Martinez, Site Planner II at (561) 233-5242 or BMartinez@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
- Brenya Martinez, Site Planner II

"An Equal Opportunity  
Affirmative Action Employer"

## Zoning Application Summary

<b>Application:</b>	<b>Americo Center, Z/CA-2021-00466</b>
<b>Control:</b>	Samuel Jimenez, 2009-02399
<b>Location:</b>	South side of Northlake Boulevard, approximately 0.04 miles west of North Elizabeth Avenue
<b>BCC District:</b>	District 1, Mayor Robert S. Weinroth
<b>Title/Request:</b>	an Official Zoning Map Amendment to allow a rezoning from the Residential Estate (RE) Zoning District to the Commercial Low Office (CLO) Zoning District
<b>Title/Request:</b>	a Class A Conditional Use to allow a Medical or Dental Office
<b>Overall Acres:</b>	1.07-acres

**Summary:** The proposed requests are for the 1.07-acre Americo Center development. The site is currently developed as a Single Family Home and has no prior approvals by the Board of County Commissioners (BCC).

The requests are for an Official Zoning Map Amendment to allow a rezoning from the Residential Estate (RE) Zoning District to the Commercial Low Office (CLO) Zoning District to allow a development of a Medical Office (Class A Conditional Use (CA)) and a Business or Professional Office. The Preliminary Site Plan (PSP) indicates a one-story Commercial Building with a total of 7,818 sq. ft., consisting of 4,502 sq. ft. for the Medical Office and 3,316 sq. ft. for the Business or Professional Office, and 36 parking spaces with access from Northlake Boulevard.

The requests are contingent upon a concurrent Small Scale Future Land Use Amendment (SCA-2021-018) to amend the future land use designation from Low Residential, one unit per acre (LR-1) to Commercial Low Office (CL-O).

## LOCATION MAP

