



January 13, 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.

Application:	Hezron Lopez, Z-2022-01305
Control:	Hezron Lopez, 2022-00073
Location:	West side of Knuth Road, approximately 761 feet north of Boynton Beach Boulevard.
ZC Hearing:	February 2, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	February 23, 2023 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401

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



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 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) 233-5584 or NFrontany@pbcgov.org or Carlos Torres, Principal Site Planner at (561-233-5570 or CTorres@pbcgov.org.

Sincerely,

Nancy J. Frontany Bou
Site Planner II

Attachments: Application Summary and Map

- C: Lisa Amara, Zoning Director
- Wendy N. Hernández, Deputy Zoning Director
- Carlos A. Torres, AIA, Principal Site Planner
- Monica E. Cantor, Principal Site Planner

Palm Beach County
Board of County
Commissioners

Robert S. Weinroth, Mayor
 Gregg K. Weiss, Vice Mayor

Maria G. Marino
 Dave Kerner
 Maria Sachs
 Melissa McKinlay
 Mack Bernard

County Administrator
 Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Zoning Application Summary

Application:	Hezron Lopez, Z-2022-01305
Control:	Hezron Lopez, 2022-00073
Location:	West side of Knuth Road, approximately 761 feet north of Boynton Beach Boulevard.
BCC District:	District 2, Vice Mayor Gregg K. Weiss
Title/Request:	an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Multifamily (RM) Zoning District on 1.00 acres.
Overall Acres:	1.00 acres

Summary: The proposed request is for the 1.00-acre Hezron Lopez development. The site has no prior Board of County Commission (BCC) approvals, and is currently vacant.

The request will modify the zoning from the Agricultural Residential (AR) Zoning District to Residential Multifamily (RM) Zoning District. No development is proposed at this time, however the site may be developed with residential uses. Access to the development is from Knuth Road.

