



April 9, 2024

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:	Lantana Plaza, ABN/DOA/CA-2022-01898
Control:	Lantana Plaza, 2003-00099
Location:	Northeast corner of Lantana Road and Haverhill Road
ZC Hearing:	May 2, 2024 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	May 23, 2024 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:

<https://discover.pbcgov.org/pzb/Pages/Public-Hearing-Notices.aspx>

Comments may be provided at the public hearings and/or submitted in writing to the Project Manager. 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 AJafar@pbc.gov.

Sincerely,

Jordan Jafar
Senior Site Planner

Attachments: Application Summary and Map

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



**Palm Beach County
Board of County
Commissioners**

- Maria Sachs, Mayor
- Maria G. Marino, Vice Mayor
- Gregg K. Weiss
- Michael A. Barnett
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- Sara Baxter
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County Administrator

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ZONING APPLICATION SUMMARY	
Application:	Lantana Plaza, ABN/DOA/CA-2022-01898
Control:	Lantana Plaza, 2003-00099
Location:	Northeast corner of Lantana Road and Haverhill Road
BCC District:	District 3, Commissioner Michael A. Barnett
Title/Request:	a Development Order Abandonment to abandon a Requested Use for a Financial Institution on 9.65 acres
Title/Request:	a Development Order Amendment to modify the Site Plan, to add and delete uses, to add square footage and, to modify Conditions of Approval on 9.65 acres
Title/Request:	a Class A Conditional Use to allow Retail Gas and Fuel Sales and Convenience Store on 9.65 acres

Summary: The proposed request is for the 9.65-acre Lantana Plaza development. The site was originally approved in 2004 by the Board of County Commissioners (BCC) for a Future Land Use Amendment to modify the land use from Medium Residential 5 du/ac (MR-5) to Commercial Low (CL) subject to conditions and an Official Zoning Map Amendment to rezone the property from Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development District (MUPD) in order to develop commercial uses, including a Requested Use for a Financial Institution. An amendment for the overall MUPD was approved in 2009 to modify Conditions of Approval.

This application is being processed concurrently with and is contingent on the Future Land Use Amendment (SCA-2023-00021) to change the future land use designation from CL to Commercial High (CH). The subject request of this application is proposing to modify development to increase square footage to allow for a mix of commercial and industrial uses and abandon the previously approved unbuilt Financial Institution. The request will also modify Conditions of Approval.

The Preliminary Site Plan (PSP) indicates a total of three buildings for the proposed Car Wash, Convenience Store with Retail Gas and Fuel (8 pumps and 16 fueling positions), and a Warehouse with accessory office. The total square footage is 420,548 square feet (sq. ft.) with 145 parking spaces. Access is from Haverhill Road and Lantana Road.

Location Map:

