



March 12, 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:	Polo Gardens MUPD, ABN/DOA/CA-2023-01491
Control:	Polo Gardens MUPD, 2013-00296
Location:	Southeast corner of Lake Worth Road and Polo Club Road
ZC Hearing:	April 4, 2024 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	April 25, 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 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) 233-5566 or Ldamato@pbcgov.org.

Sincerely,

Larry D'Amato
Site Planner II

Attachments: Application Summary and Map

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

**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



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Board of County
Commissioners**

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- Maria G. Marino, Vice Mayor
- Gregg K. Weiss
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ZONING APPLICATION SUMMARY

Application:	Polo Gardens MUPD, ABN/DOA/CA-2023-01491
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 Hospital on 25.79 acres
Title/Request:	a Development Order Amendment to modify the Site Plan to add and delete uses on 25.79 acres
Title/Request:	a Class A Conditional Use to allow a Type 1 Restaurant with a drive-through on 25.79 acres
Overall Acres:	25.79 acres

Summary: Proposed is an amendment to the Polo Gardens MUPD development. The 25.04 acres development was approved by the Board of County Commissioners (BCC) in 2021 as a multiple use type development with a mix of residential and non-residential commercial uses. The plan was amended more recently in 2023 to modify the Site Plan in order to accommodate different medical uses with the residential remaining the same.

The subject requests will modify the Site plan in order to abandon a previously approved Hospital use, add a Type 1 Restaurant with a drive-thru, and amend any applicable Conditions of Approval related to the requests. The Preliminary Site Plan (PSP) indicates two buildings within the commercial portion of the site Building A is 11,200 square feet (sq. ft.) and Building B is 23,984 sq. ft. for a total of 35,184 sq. ft. The proposed Type I Restaurant with a drive through will be one of the tenants within Building A. No changes are proposed to the residential portion of the development, which was approved with eight Multifamily buildings with 284 units. The site plan indicates 185 parking spaces for the commercial area with access from Lake Worth Road and Polo Road.

Location Map:

