

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 1,000 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

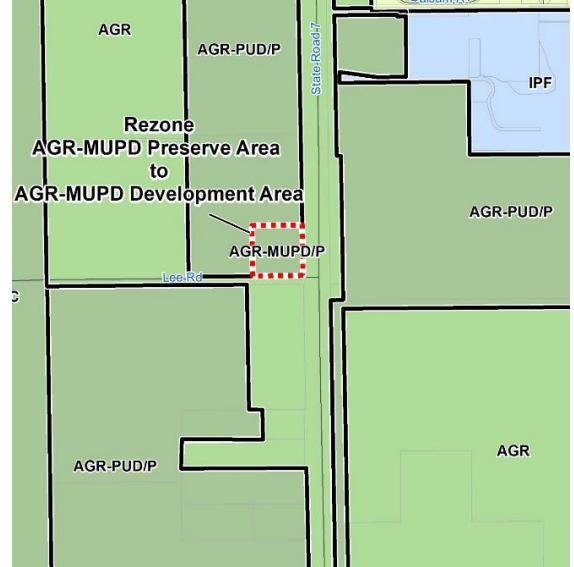
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbcgov.org/pzb/notices

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: Bedner - Lee Industrial, PDD-2023-00971
Location: Northwest corner of State Road 7 and Lee Road
Zoning Commission Hearing: August 1, 2024 at 9:00 a.m.
 2300 North Jog Road, Vista Center, VC-1W-47,
 West Palm Beach, Florida 33411
Board of County Commissioners Hearing: August 22, 2024 at 9:30 a.m.
 301 North Olive Avenue
 Governmental Center, Chambers 6th Floor
 West Palm Beach, Florida 33401
Zoning Staff Contact: Donna Adelsperger, Senior Site Planner
 (561) 233-5224 or dadelspe@pbc.gov
Notice Date: July 10, 2024



Zoning Application Summary

Application:	Bedner - Lee Industrial, PDD-2023-00971
Control:	Bedner - Lee Industrial, 2023-00075
Location:	Northwest corner of State Road 7 and Lee Road
District:	Commission District 5, Mayor Maria Sachs
Title/Request:	Title: an Official Zoning Map Amendment Request: to allow a rezoning from the Multiple Use Planned Development - Preserve (MUPD-P) Zoning District to the Multiple Use Planned Development (MUPD-AGR) Zoning District on 5.0 acres

Summary:

The proposed is an Official Zoning Map Amendment for the 5.0-acre Bedner-Lee Industrial development. The site was previously approved by Board of County Commissioner (BCC) on April 28, 2022 for an Official Zoning Map Amendment from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development - Preserve (MUPD-P) Zoning District. The parcel currently is being used for agricultural is currently Preserve 2 for the All Seasons Delray Beach Development.

The request is contingent upon a concurrent Future Land Use (FLU) Amendment, LGA-2024-0003, to amend the Future Land Use from Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR), and contingent upon the removal of the site from All Seasons by Zoning Application PDD/DOA-2023-01002.

The request would allow a rezoning from AGR-MUPD Preserve Area to AGR-MUPD Development Area to allow for the development of 67,420 square feet (sq ft) of Industrial uses (57,307 sq ft of Warehouse and 10,113 sq ft Accessory Office). The Preliminary Site Plan (PSP) indicates one building with a total of 67,420 sq. ft. of Warehouse Use; a total of 70 parking spaces; 12 loading spaces; and, with one access from State Road 7 and two from Lee Road.