

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

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

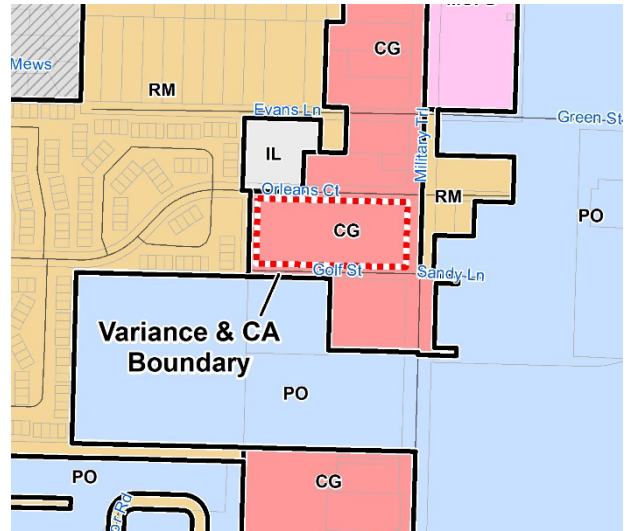
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

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: Project Charlie, SV/CA-2024-00590
Location: West side of N. Military Trail approx. 1700 feet south of Belvedere 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: Matthew Boyd, Site Planner II (561) 233-5344 or MBoyd@pbc.gov
Notice Date: July 10, 2024



Zoning Application Summary	
Application:	Project Charlie, SV/CA-2024-00590
Control:	Project Charlie, 2024-00043
Location:	West side of N. Military Trail approx. 1700 feet south of Belvedere Road
District:	Commission District 2
Title/Request:	Title: a Subdivision Variance Request: to allow access from a local residential street without sidewalks. Title: a Class A Conditional Use Request: to allow a Heavy Repair and Maintenance
Summary:	
<p>The proposed application is for the 3.42-acre Project Charlie development. The site was rezoned on November 2, 1967 pursuant to Resolution 3-Y-67 from the R-1 Single Family District to the C-1 Neighborhood Commercial District in accordance with the 1957 Palm Beach County Land Development Regulations. The site has a Development Permit through the building permit process for General Retail Sales.</p> <p>The subject request proposes to allow for the redevelopment of the site through a Class A Conditional use in order to support Heavy Repair and Maintenance for vehicles. In addition, the request includes a subdivision variance to allow access from a Local Residential Street (60-foot Right of Way (ROW)) rather than a local Commercial Street (80-foot ROW). The Preliminary Site Plan indicates one building with a total of 36,926 square feet (sq. ft.), with associated site elements for water management, landscape buffering, and parking. Access to the site is from Military Trail, Orleans Court., and Gold Street.</p>	