



January 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 of your property. The application summary is provided below and in the attachment.

<b>Application:</b>	<b>Burlington Self Storage at Gun Club Road, DOA-2023-00534</b>
<b>Control:</b>	Gun Club Center, 1974-00126
<b>Location:</b>	Northwest corner of Military Trail and Gun Club Road
<b>ZC Hearing:</b>	February 1, 2024 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
<b>BCC Hearing:</b>	February 22, 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) 233-5278 or IHaddad@pbcgov.org.

Sincerely,

*Imene Haddad*

Imene Haddad, AICP  
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

**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](http://www.pbcgov.com/pzb)



**Palm Beach County  
Board of County  
Commissioners**

Maria Sachs, Mayor  
Maria G. Marino, Vice Mayor  
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Michael A. Barnett  
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**ZONING APPLICATION SUMMARY**

<b>Application:</b>	<b>Burlington Self Storage at Gun Club Road, DOA-2023-00534</b>
<b>Control:</b>	Gun Club Center, 1974-00126
<b>Location:</b>	Northwest corner of Military Trail and Gun Club Road
<b>BCC District:</b>	District 3, Commissioner Michael Barnett
<b>Title/Request:</b>	a Development Order Amendment to reconfigure the Site Plan; add square footage; and, modify uses and Conditions of Approval on 18.25 acres
<b>Overall Acres:</b>	18.25 acres

**Summary:** Proposed is an amendment to the Gun Club Multiple Use Planned Development (MUPD). The Board of County Commissioner (BCC) last approved the site on December 1, 2011 to revoke a Day Care Center and delete Conditions of Approval through the Status Report procedures.

The request will modify the development in order to construct a new Limited Access Self Service Storage building. The proposal will add one 3-story building with 98,857 square (sq. ft.). The Preliminary Site Plan (PSP) indicates seven buildings with a total of 794,837 sq. ft. and 604 parking spaces. Access to the site is from S. Military Trail and Gun Club Road.

**Location Map:**

