

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>

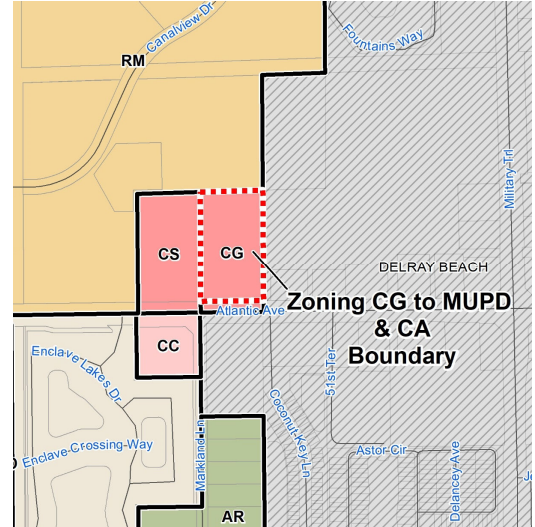
Application: Delray Self Service Storage, PDD/CA-2021-00829

Location: North side of Atlantic Avenue, approximately 0.25 miles west of Military Trail.

Board of County Commissioners Hearing: June 20, 2024 at 1:00 p.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401

Zoning Staff Contact: Imene Haddad, Senior Site Planner
(561) 233-5278 or IHaddad@pbc.gov

Notice Date: June 3, 2024



Zoning Application Summary	
Application:	Delray Self Service Storage, PDD/CA-2021-00829
Control:	Delray Flea Market, 1994-00053
Location:	North side of Atlantic Avenue, approximately 0.25 miles west of Military Trail.
District:	Commission District 5
Title/Request:	<p>Title: an Official Zoning Map Amendment Request: to allow a rezoning from Commercial General (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 4.53 acres</p> <p>Title: a Class A Conditional Use Request: to allow a Type 1 Restaurant with drive-through on 4.53 acres</p>
Summary:	<p>Proposed is an Official Zoning Map Amendment for the Delray Self-Service Storage Development. The site was last reviewed by the Board of County Commission (BCC) on December 11, 1969, for rezoning pursuant to Resolution R-3-SS-69. There are prior approvals by the Board of Adjustment in 1998 and an Administrative Use approval for DRC-1994-00053 in 1994. The site is currently constructed with an Indoor Flea Market.</p> <p>The request is to rezone to the Multiple Use Planned Development (MUPD) zoning to allow the redevelopment of the site. The Preliminary Site Plan indicates three buildings with a total of 140,140 square feet (sq. ft). This includes a Limited Access Self-Service Storage (140,140 sq. ft.), a Car Wash (4,413 sq. ft), and the Type 1 Restaurant with drive-through (Conditional Use) (3,400 sq ft). In addition, the PSP indicates 55 parking spaces, with access from West Atlantic Avenue and cross-access to the adjacent commercial development to the east.</p>



November 17, 2023

Yoan Machado
WGI
2035 Vista Pkwy
West Palm Beach, FL 33411

RE: REMAND TO DRO

Dear Yoan Machado:

This letter is to inform you that the Zoning Director has remanded the application below back to the Development Review Officer for re-certification, due to additional information recently made available to the County subsequent to the October 5, 2023 Zoning Commission.

Application:	Delray Self Service Storage, PDD/CA-2021-00829
Control:	Delray Flea Market, 1994-00053
Action Date:	November 17, 2023
Action:	Remand to DRO for re-certification

Staff previously contacted your office to discuss the issue. To arrange a resubmittal appointment and verify status of fees, please contact the Economic Development Section at (561) 233-5402 or (561) 233-5231, a minimum of five days prior to a resubmittal date.

If you should have any questions and/or require further information, please contact Imene Haddad, Senior Site Planner at 561-233-5278 or IHaddad@pbcgov.org.

Sincerely,

Wendy N. Hernández
Deputy Zoning Director

C: Lisa Amara, Zoning Director
Carlos Torres, AIA, Principal Site Planner
Imene Haddad, AICP, Senior Site Planner
Scott Backman, Agent
Jeff Brophy, 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



**Palm Beach County
Board of County
Commissioners**

Gregg K. Weiss, Mayor

Maria Sachs, Vice Mayor

Maria G. Marino

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*



September 21, 2023

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.

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

Application:	Delray Self Service Storage, PDD/CA-2021-00829
Control:	Delray Flea Market, 1994-00053
Location:	North side of Atlantic Avenue, approximately 0.25 miles west of Military Trail.
ZC Hearing:	October 5, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	October 26, 2023 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:

www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings

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 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 via IHaddad@pbcgov.org.

Sincerely,

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

■

Palm Beach County
Board of County
Commissioners

Robert S. Weinroth, Mayor
Gregg K. Weiss, Vice Mayor

Maria G. Marino
Dave Kerner
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator
Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

Official Electronic Letterhead

ZONING APPLICATION SUMMARY

Application:	Delray Self Service Storage, PDD/CA-2021-00829
Control:	Delray Flea Market, 1994-00053
Location:	North side of Atlantic Avenue, approximately 0.25 miles west of Military Trail.
BCC District:	5, Vice Mayor Maria Sachs
Title/Request:	an Official Zoning Map Amendment to allow a rezoning from Commercial General (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 4.53 acres
Title/Request:	a Class A Conditional Use to allow a Type 1 Restaurant with drive-through on 4.53 acres

Summary: Proposed is an Official Zoning Map Amendment for the Delray Self-Service Storage Development. The site was last reviewed by the Board of County Commission (BCC) on December 11, 1969, for rezoning pursuant to Resolution R-3-SS-69. There are prior approvals by the Board of Adjustment in 1998 and an Administrative Use approval for DRC-1994-00053 in 1994. approvals and is currently operating as an Indoor Flea Market.

The request to rezone to the Multiple Use Planned Development (MUPD) zoning is to allow the redevelopment of the site. The Preliminary Site Plan indicates three buildings with a total of 140,140 square feet (sq. ft). This includes a Limited Access Self-Service Storage (140,140 sq. ft.), a Car Wash (4,413 sq. ft), and the Type 1 Restaurant with drive-through (Conditional Use) (3,400 sq ft). In addition, the PSP indicates 55 parking spaces, with access from West Atlantic Avenue and cross-access to the adjacent commercial development to the east.

