



**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**

Maria Sachs, Mayor

Maria G. Marino, Vice Mayor

Gregg K. Weiss

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

**County Administrator**

Verdenia C. Baker

March 21, 2024

Lauren McClellan  
JMorton Planning & Landscape Architecture  
3920 RCA Blvd, Ste 2002  
Palm Beach Gardens, FL 33410

**RE: NOTIFICATION OF ZC PUBLIC HEARING POSTPONEMENT**

Dear Lauren McClellan:

This letter is to provide confirmation that the attached request dated March 14, 2024, for a Postponement meet the requirements of Article 2.B.6.E.1 to postpone the application administratively as referenced below. The Zoning Director has approved the associated Time extension request.

|                        |  |
|------------------------|--|
| <b>Application:</b>    | <b>One Mile Property, Z 2023-00850</b>   |
| <b>Control:</b>        | One Mile Properties, 2023-00016  |
| <b>Request Date:</b>   | March 14, 2024   |
| <b>Extension:</b>      | 30-days  |
| <b>Prior Deadline:</b> | April 4, 2024 Zoning Commission Hearing and<br>April 25, 2024 Board of County Commissioner Hearing |
| <b>New Deadlines:</b>  | May 2, 2024 Zoning Commission Hearing and<br>May 23, 2024 Board of County Commissioner Hearing     |

This application will be heard at BCC date provided in the table above provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

If you have any questions and/or require further information, please contact me at 561-233-5278 or IHaddad@pbc.gov.

Sincerely,

Wendy N. Hernandez  
Deputy Zoning Director

- C: Lisa Amara, Zoning Director
- Carlos Torres, AIA, Principal Site Planner
- Imene Haddad, AICP, Senior Site Planner
- Alex Ahrenholz, Agent

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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.

|                     |   |
|---------------------|---|
| <b>Application:</b> | <b>One Mile Property, Z-2023-00850</b>  |
| <b>Control:</b>     | One Mile Properties, 2023-00016   |
| <b>Location:</b>    | Northwest corner of Starkey Road and Atlantic Avenue  |
| <b>ZC Hearing:</b>  | April 4, 2024 at 9:00 a.m.<br>Vista Center, 2300 North Jog Road, Room VC-1W-47,<br>West Palm Beach, Florida 33411               |
| <b>BCC Hearing:</b> | April 25, 2024 at 9:30 a.m.<br>Governmental Center, 301 North Olive Ave., Chambers, 6th Floor<br>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  
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

**ZONING APPLICATION SUMMARY**

|                       |  |
|-----------------------|--|
| <b>Application:</b>   | <b>One Mile Property, Z-2023-00850</b>   |
| <b>Control:</b>       | One Mile Properties, 2023-00016  |
| <b>Location:</b>      | Northwest corner of Starkey Road and Atlantic Avenue   |
| <b>BCC District:</b>  | District 5, Mayor Maria Sachs  |
| <b>Title/Request:</b> | an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District on 22.07 acres |
| <b>Overall Acres:</b> | 22.07 acres  |

**Summary:** The proposed request is for the 22.07-acre One-Mile property. The site is currently used for Bonafide Agriculture (row crops) and is currently part of the Valencia Shores AGR-PUD development as a Preserve Parcel.

The request will allow a rezoning from the AGR-PUD Zoning to the AGR Zoning District. The request to rezone is contingent upon a concurrent Zoning Application PDD/DOA-2023-00848 Valencia Shores AGR PUD Preserve Relocation to remove the subject parcel from the Development Order and release the Conservation Easement recorded in ORB 2802 Page 0966 which limits the uses that may be developed on the site. The Applicant states that there is no proposed change in use of the site and will remain row crops.

**Location Map:**

