

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.

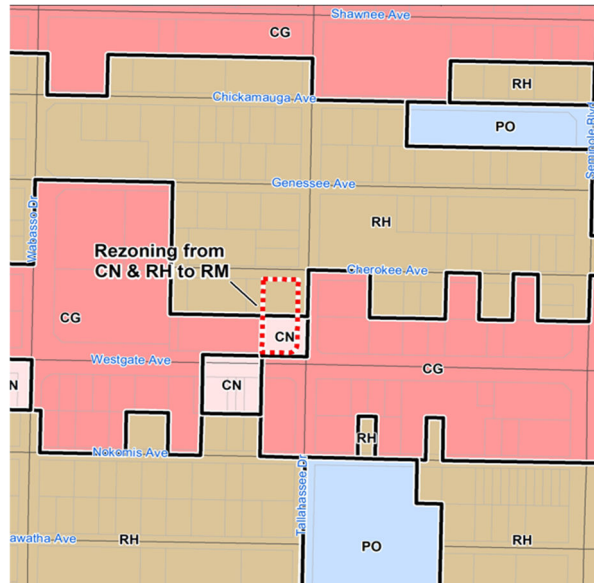
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

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: NorWest Pointe, Z-2024-00162
Location: Northwest corner of Westgate Avenue and Tallahassee Drive
Zoning Commission Hearing: July 2, 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: July 17, 2024 at 9:30 a.m.
 301 North Olive Avenue Governmental Center, Chambers 6th Floor West Palm Beach, Florida 33401
Zoning Staff Contact: Jerome Small, Senior Site Planner
 561-233-5342 or JSmall2@pbc.gov
Notice Date: June 11, 2024



Zoning Application Summary	
Application:	NorWest Pointe, Z-2024-00162
Control:	Catayu Apartments, 2023-00047
Location:	Northwest corner of Westgate Avenue and Tallahassee Drive
District:	Commission District 7
Title/Request:	Title: an Official Zoning Map Amendment Request: to allow a rezoning from the Commercial Neighborhood (CN) Zoning District on 0.27 acres and Residential High Density (RH) Zoning District on 0.27 acres to the Residential Medium Density (RM) Zoning District on 0.54 acres.
Summary:	<p>Proposed is an Official Zoning Map Amendment for the 0.54-acre NorWest Pointe development.</p> <p>The site is vacant and did not have any prior approvals by the Board of County Commissioners (BCC). The subject application contains two parcels with different zoning classifications.</p> <p>The request includes a rezoning from the Commercial Neighborhood (CN) Zoning District on 0.27 acres and Residential High Density (RH) Zoning District on 0.27 acres to the Residential Medium Density (RM) Zoning District on to the total 0.54 acres. The request to rezone would allow for the future development of nine Multifamily residential units, which includes five density bonus units through the Westgate CRA density bonus program, through a subsequent administrative application process. Access is proposed from Cherokee Avenue.</p>