

July 14, 2022

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.

Application:	Babcock PUD, ZV-2022-00505
Control:	Babcock PUD, 1985-00054
Location:	Southwest corner of Florida's Turnpike and West Atlantic Avenue
ZC Hearing:	August 4, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411

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 at 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 project manager Jordan Jafar, Senior Site Planner at (561) 233-5210 or AJafar@pbcgov.org.

Sincerely,

Wendy N. Hernández
Deputy Zoning Director

Attachments: Application Summary and Map

- C: Lisa Amara, Zoning Director
- Wendy N. Hernandez, Deputy Zoning Director
- Carlos Torres, Senior Site Planner
- Jordan Jafar, Senior 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



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Board of County
Commissioners**

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- Gregg K. Weiss, Vice Mayor
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Zoning Application Summary

Application:	Babcock PUD, ZV-2022-00505
Control:	Babcock PUD, 1985-00054
Location:	Southwest corner of Floridas Turnpike and West Atlantic Avenue
BCC District:	District 5, Commissioner Maria Sachs
Title/ Request	a Type 2 Variance to eliminate frontage
Acreage:	40.01

Summary: The proposed request is for the 40.1-acre Babcock PUD. The site had a previous approval by the Board of County Commissioners (BCC) on June 27, 1985, for a Special Exception to allow a Planned Unit Development (PUD).

PUDs are required to have frontage along an areterial or collector roadway. The Exiting Babcock PUD currently has 410 feet +/- frontage along West Atlantic Avenue. The request is to eliminate the PUD frontage in order to delete land area from the PUD that abuts West Atlantic Avenue. This request, if approved, will allow for the processing of two subsequent applications for a Development Order Amendment to delete land area from the PUD and an Official Zoning Map Amendment and Class A Conditional Use to rezone and request a Self Service Storage Facility.

