



April 18, 2025

**Planning, Zoning
& Building Department**

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 Compliance 233-5500
Contractor Regulations 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbc.gov/pzb



**Palm Beach County
Board of County
Commissioners**

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Gregg K. Weiss

Joel Flores

Marci Woodward

Maria Sachs

Bobby Powell, Jr.

County Administrator

Verdenia C. Baker

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Official Electronic Letterhead

Jennifer Morton, PLA LEED AP
JMorton Planning & Landscape Architecture
3920 RCA Blvd, Suite 2002
Palm Beach Gardens, FL 33410

RE: CONFIRMATION OF APPLICATION WITHDRAWAL

Dear Ms. Morton:

This letter is to confirm the withdrawal of the following application pursuant to your request.

Application:	Tax Collector Service Center, Z-2024-01751
Control:	Kenale LLC (2022-00101)
Date:	April 18, 2025

Refund requests may be submitted for consideration, and are subject to established Policies and Procedures Memos.

If you have any questions and/or require further information, please contact me at 561-233-5332 or lamara@pbc.gov.

Sincerely,

A handwritten signature in black ink, appearing to be "Lisa Amara".

Lisa Amara
Zoning Director

C: Wendy N. Hernández, Deputy Zoning Director
Santiago Zamora, Site Planner II



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March 25, 2025

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

RE: NOTIFICATION OF ADMINISTRATIVE POSTPONEMENT

Dear Alex Ahrenholz:

This letter is to provide confirmation that the attached request dated March 21, 2025, for a postponement meet the requirements of Article 2.B.6.E.1 for the application administratively postponed as referenced below.

Application:	Tax Collector Service Center, Z 2024-01751
Control:	Kenale LLC, 2022-00101
Requested Date	March 21, 2025
ZC Hearing Date:	April 3, 2025 Zoning Commission
New ZC Hearing Date:	May 1, 2025 Zoning Commission
BCC Hearing Date:	April 24, 2025 Board of County Commissioner
New BCC Hearing Date:	May 22, 2025 Board of County Commissioner

This application will be heard at new date provided 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 561-233-5406 or HZamora@pbc.gov.

Sincerely,

Wendy N. Hernández
Deputy Zoning Director

Attachments: Applicant's Postponement Request

C: Lisa Amara, Zoning Director
Wendy N. Hernández, Deputy Zoning Director
Carlos Torres, AIA, Principal Site Planner
Alex Ahrenholtz, Agent

March 21, 2024

Lisa Amara, Director
Palm Beach County Zoning Division
2300 N. Jog Rd
West Palm Beach, Florida 33411

Re: Tax Collector Service Center Postponement Request (Z-2024-01751)

Dear Lisa:

On behalf of the Applicant, we respectfully request a postponement of the proposed Tax Collector Service Center rezoning currently scheduled for the April 3, 2025 Zoning Commission hearing to the May 1, 2025 Zoning Commission hearing. Pursuant to Article 2.B.6.E.1, the applicant is permitted a postponement by right as this request is being made nine calendar days prior to the hearing.

Should you have any questions regarding this letter, please feel free to contact me at (561) 500-5060 or by e-mail at jmorton@jmortonla.com.

Sincerely,



Jennifer Morton, PLA, LEED AP
JMorton Planning & Landscape Architecture

cc: Wendy Hernandez, Deputy Zoning Director
Santiago Zamora, Site Planner II, Project Manager
Anne Gannon, Constitutional Tax Collector
Jill Lanigan, Song and Associates

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 1000 feet of your property.

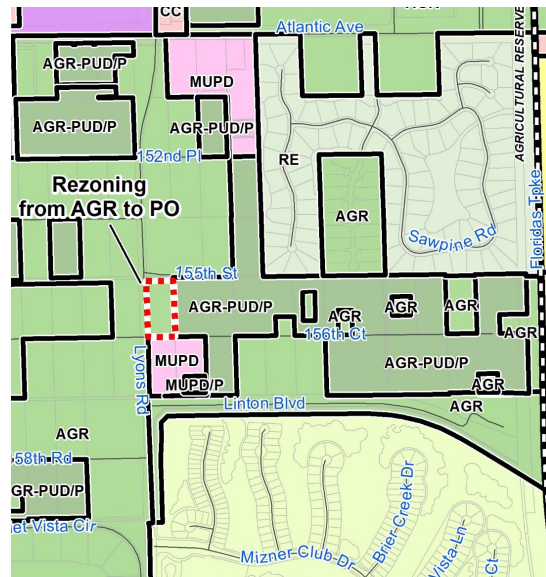
The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

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.pbc.gov/pzb/notices

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: Tax Collector Service Center, Z-2024-01751
Location: Northeast corner of Lyons Road and 156th Court South
Zoning Commission Hearing: April 3, 2025 at 9:00 a.m.
2300 North Jog Road, Vista Center, VC-1W-47,
West Palm Beach, Florida 33411
Board of County Commissioners Hearing: April 24, 2025 at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401
Zoning Staff Contact: Santiago Zamora, Site Planner II
(561) 233-5406 or HZamora@pbc.gov
Notice Date: March 11, 2025



Zoning Application Summary

Application:	Tax Collector Service Center, Z-2024-01751
Control:	Kenale LLC, 2022-00101
Location:	Northeast corner of Lyons Road and 156th Court South
District:	Commission District 5
Title/Request:	Title: an Official Zoning Map Amendment Request: to allow a rezoning from Agricultural Reserve (AGR) to Public Ownership (PO) Zoning District on 4.39 acres

Summary: The application is for the proposed Tax Collector Service Center. The site previously operated as a Wholesale Nursery.

The request proposes an Official Zoning Map Amendment from the Agricultural Reserve (AGR) Zoning District to the Public Ownership (PO) Zoning District. Under the current AGR Zoning District, the site could be developed with the proposed 23,735 square feet (sq. ft.) government services building as an Administrative Approval. Under the proposed PO Zoning District, the proposed governmental services building would be the same square footage; however, the site would be subject to reduced setbacks and proceed as a permitted use.