

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 1,000 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: **Bedner Oaks Commerce, PDD-2023-00972**

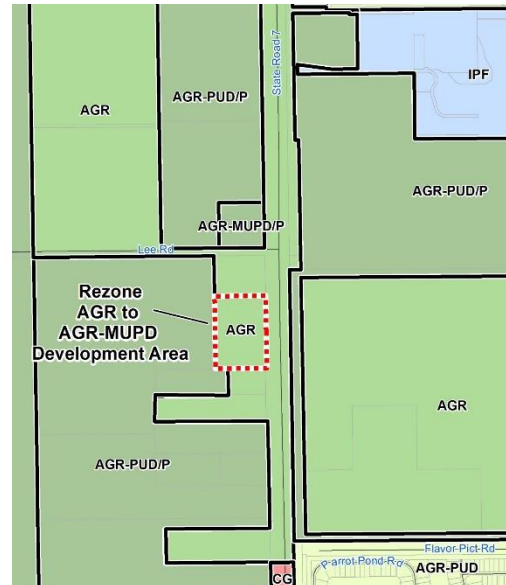
Location: West side of State Road 7, approximately 415 feet south of Lee Road

Zoning Commission Hearing: **August 1, 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: **August 22, 2024** at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401

Zoning Staff Contact: Donna Adelsperger, Senior Site Planner
(561) 233-5224 or dadelspe@pbc.gov

Notice Date: July 10, 2024



Zoning Application Summary	
Application:	Bedner Oaks Commerce, PDD-2023-00972
Control:	Bedner Oaks Commerce, 2023-00072
Location:	West side of State Road 7, approximately 415 feet south of Lee Road
District:	Commission District 5
Title/Request:	Title: an Official Zoning Map Amendment Request: to allow rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (AGR-MUPD) Zoning District on 9.0 acres
Summary:	
<p>Proposed is an Official Zoning Map Amendment for the 9.0-acre Bedner Oaks Commerce development. The site was last reviewed by the Board of County Commission (BCC) for a Class A Conditional Use to allow an Agricultural Marketplace on 14 acres. The 14 acre parcel includes 5 acres of Agricultural Marketplace (northern portion), and 9 acres property with Bonafide Agriculture (Row crops) and farm workers quarters (southern portion).</p> <p>The subject request proposes a rezoning to the Multiple Use Planned Development (AGR-MUPD) Zoning District in order to allow the development of Industrial uses. The Preliminary Site (PSP) indicates two buildings with a total of 115,104 sq. ft. of Warehouse with accessory office, 149 parking spaces, 36 loading spaces, and associated site elements for buffering and water management. Access to the site is from State Road 7.</p> <p>The request is being processed concurrently with a Future Land Use Amendment (FLUA) (LGA-2024-0003) to change the Future Land Use designation from Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR), (89,781 sq ft. Warehouse and 25,323 sq. ft. Accessory Office).</p>	