



**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING
NOTICE OF PUBLIC HEARING
Control No. 1976-00133
ZONING APPLICATION ABN/Z-2019-01611
(Young Property North)**

The April 2, 2020 Zoning Commission and April 23, 2020 Board of County Commissioners Hearings have been cancelled. Additionally, the May 7, 2020 Zoning Commission Hearing has also been cancelled. This Application will now be heard at the June 4, 2020 Zoning Commission and June 25, 2020 Board of County Commissioners Hearings. No changes have been made to any of the Plans or the requests. If you have any questions, or would like further information, please contact **Ryan Vandenburg, Senior Planner**, at (561) 233-5233.



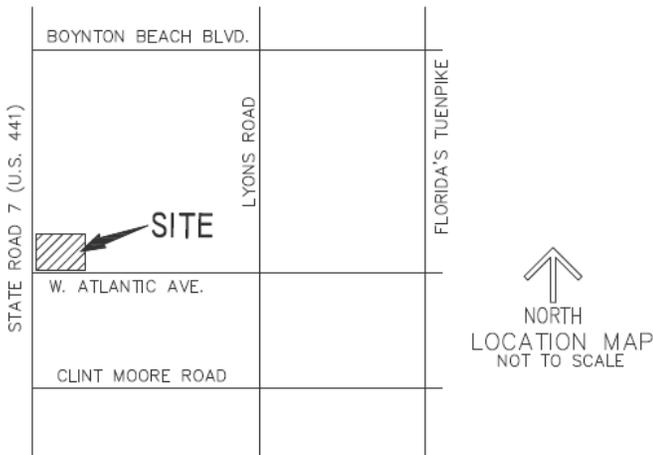
**PALM BEACH COUNTY
 PLANNING, ZONING AND BUILDING
 NOTICE OF PUBLIC HEARING
 Control No. 1976-00133
 ZONING APPLICATION ABN/Z-2019-01611
 (Young Property North)**

This is a courtesy notice of a proposed zoning action within 500 feet of property that you own or within one mile of a municipal boundary or future annexation area. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any concerns regarding this matter. If you have any questions or would like further information please contact **Ryan Vandenburg, Senior Site Planner**, at **(561) 233-5233**. Approximately three days prior to the scheduled hearing, the Staff Report with the Site Plan may be viewed online by selecting the hearing/hearing date listed below at <http://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>.

<p>Zoning Commission: April 2, 2020 at 9:00 a.m. Vista Center Complex 2300 North Jog Road, Room VC-1W-47 Ken Rogers Hearing Room West Palm Beach, Florida</p>	<p>Board of County Commissioners: April 23, 2020 at 9:30 a.m. Governmental Center 301 North Olive Avenue County Commission Chambers, 6th Floor West Palm Beach, Florida</p>
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GENERAL LOCATION: Northeast corner of Atlantic Avenue and State Road 7.
TITLE: a Development Order Abandonment **REQUEST:** to abandon a Special Exception to allow Farm Implement Sales and Service. **TITLE:** an Official Zoning Map Amendment **REQUEST:** to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District.

APPLICATION SUMMARY: Proposed is an Development Order Abandonment and an Official Zoning Map Amendment for the Young Property North development. The 12.77 acre subject site was originally approved by the Board of County Commissioners (BCC) on October 5, 1976, for a Special Exception (SE) to allow Farm Implement Sales and Service. The site is currently undeveloped and being utilized for agricultural row crops.



The applicant is proposing to abandon the prior SE approval, and rezone from the Agricultural Reserve to the Light Industrial Zoning District, which is consistent with the subject site's Industrial with underlying Agricultural Reserve Future Land Use Designation. The Applicant indicates that there is no proposed development at this time. Subsequently, a Site Plan is not required and the location of any access points will be determined at the time a development application is made.

This application was reviewed for consistency with Unified Land Development Code (ULDC) Ord. 2003-067, Supplement 26.

RETURN TO:
Planning, Zoning and Building Department
PALM BEACH COUNTY ZONING DIVISION
Attn: Ryan Vandenburg
2300 N. Jog Road, 2nd Floor
West Palm Beach, FL 33411

Approve _____ Oppose _____

(Control No.1976-00133) Application No. ABN/Z-2019-01611 (Young Property North)

DATE: _____

NAME: _____

PHONE: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that commissioners have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Public comment is encouraged and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned. Auxiliary aids or services will be provided upon request with at least seven (7) days notice. Please contact the Zoning Division at 233-5041.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Commission Hearing and/or Board of County Commissioners hearing. My representative's name, address, and phone number are:
NAME: _____ PHONE: _____
ADDRESS: _____
CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the Board of County Commissioners or Zoning Commission, with respect to any matter considered at such hearing, they will need to provide their own court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.