



**PALM BEACH COUNTY
 PLANNING, ZONING AND BUILDING
 NOTICE OF PUBLIC HEARING
 Control No. 1981-00190
 ZONING APPLICATION ZV-2019-01979
 (Palm Beach Park of Commerce - IAAI East)**

This is a courtesy notice of a proposed zoning action within 300 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 **Brenya Martinez, Site Planner II**, at **(561) 233-5242**. 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>.

Zoning Commission:
 February 6, 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

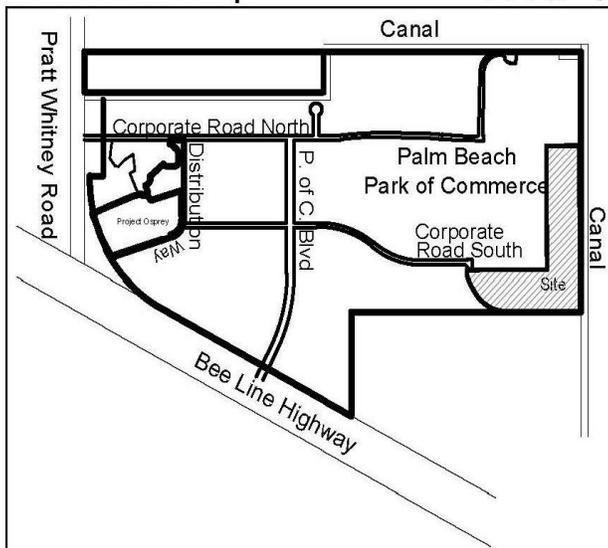
GENERAL LOCATION: South side of Corporate Road South, approximately 0.7 miles east of Park of Commerce Boulevard.

TITLE: a Type 2 Variance **REQUEST:** to eliminate Outdoor and Security Lighting.

APPLICATION SUMMARY: Proposed are Type 2 Variances for the Palm Beach Park of Commerce (PBPOC) - IAAI East development. The 55.07-acre site is part of the PBPOC Planned Industrial Park Development (PIPD) and has a Light Industrial (IL) Pod designation. The PIPD was originally approved by the Board of County Commissioners (BCC) on May 4, 1982, for an Official Zoning Map Amendment to rezone from Agricultural (AG) and IL to the PIPD Zoning District. It was last approved by the BCC on April 24, 2019, for a Development Order Amendment to delete a Condition of Approval (Engineering) for the Regional Recreation Pod.

Location Map

NTS ↑



The Applicant is requesting Variances to eliminate the requirements for Outdoor and Security Lighting for a proposed Outdoor Auction use, which is primarily comprised of an Office building, outdoor display, storage and loading areas.

The Preliminary Site Plan (PSP) indicates a 9,837 square foot (sq. ft.) two-story Office building, 47 parking spaces, with Outdoor Auction Storage Area and a Sales Pad. One access point to the site is proposed from Corporate Road South.

This application was reviewed for compliance with Unified Land Development Code (ULDC) Ordinance 2003-067, Supplement No. 26.

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

Approve _____ Oppose _____

(Control No.1981-00190) Application No. ZV-2019-01979 (Palm Beach Park of Commerce - IAAI East)

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.