



January 20, 2023
 Melissa Kostelia
 Cotleur & Hearing, Inc.
 1934 Commerce Ln, Suite 1
 Jupiter, FL 33458

Department of Planning,
 Zoning & Building
 2300 North Jog Road
 West Palm Beach, FL 33411-2741
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 Planning Division 233-5300
 Zoning Division 233-5200 Building
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RE: DRO RESULT LETTER – APPROVAL

Dear Ms. Kostelia,

This letter is to inform you that the Development Review Officer (DRO) has approved the application referenced below pursuant to Unified Land Development Code (ULDC) Article 2, Application Processes and Procedures. The approval granted by the DRO is subject to all applicable Code requirements, including the Zoning District in which the property lies and Article 2.E, Monitoring.

Application Name:	Americo Center
Application No:	DROE-2022-01767
Control Name/No:	Americo Center, 2009-02399
Approval:	January 20, 2023
Title/Request: A DRO Off the Board to finalize the plans approved by the Board of County Commissioners for an Official Zoning Map Amendment to allow a rezoning from the Residential Estate (RE) Zoning District to the Commercial Low Office (CLO) Zoning District with a Conditional Overlay Zone, and, a Class A Conditional Use to allow a Medical and Dental Office	
STANDARDS	
The Development Review Officer has found the above request meets the standards as described below:	
<p>a. Consistency with the Plan The proposed amendment is consistent with the purposes, goals, objectives and policies in the Plan, including standards for densities, and intensities of use.</p> <p>b. Consistency with the Code The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.</p> <p>c. Adequate Public Facilities The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards), subject to the Conditions of Approval.</p>	
CONDITIONS OF APPROVAL	
<p>DRO Off the Board DISCLOSURE 1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.</p>	

If you have any questions and/or require further information, please contact Brenya Martinez, Site Planner II at (561) 233- 5242 or BMartinez@pbcgov.org.

Sincerely,

Wendy N Hernandez

Wendy N. Hernandez
 Deputy Zoning Director

C: Lisa Amara, Zoning Director
 Monica E. Cantor, Principal Site Planner
 Brenya Martinez, Site Planner II
 Jean Ducharme, Agent

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 Palm Beach County
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 Commissioners
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