

March 28, 2023



Josh Nichols
Schmidt Nichols
1551 N Flagler Dr ,Ste 102
West Palm Beach, FL33401

RE: NOTIFICATION OF REMAND AND TIME EXTENSION APPROVAL

Dear Josh Nichols:

This letter is to inform you that the Zoning Director has approved the attached request dated March 24, 2023 for a remand back to the Development Review Officer (DRO) pursuant to Article 2.B.6.C.2.b.1), and time extension in accordance with F.S. 125.022(1). Therefore, this application is essentially postponed and will be on the April 6, 2023 agenda for informational purposes only and will not require Board action.

Application:	Four Seasons Retail, ZV/Z-2022-00534
Control:	Square Lake, 1973-00079
Request Date:	March 24, 2023
Last Submittal:	May 22, 2023
Initial Deadline:	February 22, 2023 Final Decision
New Deadline:	June 21, 2023 Certification August 24, 2023 Final Decision

Please be advised that this postponement will require additional fees related to both postponement, advertising and remailing of notices, and this item will be required to be presented to the Zoning Commission again and the Board of County Commissioners.

To arrange a resubmittal appointment and verify status of fees, please contact the Community Development Section at (561) 233-5575 or (561) 233-5229, a minimum of five days prior to the resubmittal date. See above for the last opportunity to resubmit.

If you have any questions and/or require further information, please contact Jordan Jafar, Senior Site Planner at (561) 233-5210 or AJafar@pbcgov.org.

Sincerely,

Wendy N. Hernández
Deputy Zoning Director

Attachments: Remand Request dated March 24, 2023

C: **Digital/Email Copy:**
Lisa Amara, Zoning Director
Carlos Torres, AIA, Principal Site Planner
Jordan Jafar, Senior Site Planner

Department of Planning,
Zoning & Building
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 Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



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Official Electronic Letterhead



March 24, 2023

Lisa Amara, Director
Palm Beach County, Zoning Division
2300 North Jog Road
West Palm Beach FL 33411
Phone: (561) 233-5200
Fax: (561) 233-5499
Email: LAmara@pbcgov.org

RE: Four Seasons Retail (Control No. 1973-00079, Application No. Z/ZV-2022-00534)

Dear Ms. Amara,

The purpose of this letter is to request a remand as this application needs to go back to County Zoning staff for review from the applicant's prior meeting with the Square Lake residents for the proposed dumpster relocation and loss of 3 parking spaces from 38 Spaces to 35 Spaces, as well as modifying the proposed Type 2 Variance request from the 1 space/200 s.f. Retail Sales parking ratio to 1 space/305 s.f., which is the minimum variance needed for this application move forward. We have been working closely with the Square Lake Community in remedying their concerns for this application to move towards certification.

Your consideration on this remand request is greatly appreciated. You may reach me at the numbers listed below or via email jnichols@snlandplan.com. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Nichols'.

Josh Nichols, LEED AP

cc: Wendy Hernandez, Deputy Planning Director, PBC Zoning Division, via email
Carlos Torres, Principal Planner, PBC Zoning Division, via email
Jordan Jafar, Senior Site Planner, PBC Zoning Division, via email



February 7, 2023

RE: Notice of a Proposed Zoning Application

Dear Property Owner:

This letter is being provided as a courtesy notice of a proposed zoning application for land within 500 of your property. The application summary is provided below and in the attachment.

Application:	Four Seasons Retail, ZV/Z-2022-00534
Control:	Square Lake, 1973-00079
Location:	West side of Military Trail, approximately 200 feet north of Lillian Avenue.
ZC Hearing:	March 2, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	March 23, 2023 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401

The Zoning Commission (ZC) and Board of County Commissioners (BCC) will hold public hearings to consider the application identified above. The staff report will be available online five days prior to each hearing at the following website:

www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings

Comments may be provided at the public hearings and/or submitted in writing to the Project Manager below. Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Any person representing a group or organization must provide written authorization to speak on behalf of that group. Be advised that anyone choosing to appeal any action with respect to any matter discussed by the hearing will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you have any questions and/or require additional information, please contact me at (561) 233-5210 or AJafar@pbcgov.org.

Sincerely,

Jordan Jafar
Senior Site Planner

Attachments: Application Summary and Map

- C: Lisa Amara, Zoning Director
- Wendy N. Hernandez, Deputy Zoning Director
- Carlos Torres, Principal Site Planner
- Jordan Jafar, Senior Site Planner

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 Zoning & Building
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Zoning Application Summary

Application:	Four Seasons Retail, ZV/Z-2022-00534
Control:	Square Lake, 1973-00079
Location:	West side of Military Trail, approximately 200 feet north of Lillian Avenue.
BCC District:	District 1, Maria G. Marino
Title/Request:	a Type 2 Variance to reduce the number of parking spaces on 1.19 acres
Title/Request:	an Official Zoning Map Amendment to allow a rezoning from the Neighborhood Commercial (CN) Zoning District to the Community Commercial (CC) Zoning District on 1.19 acres
Overall Acres:	1.19 acres

Summary: The proposed requests are for the 1.19-acre Four Seasons Retail Development. The subject site has no prior Board of County Commissioners (BCC) approvals.

The request would allow the rezoning to the Community Commercial (CC) Zoning District, in order to allow for the development of a General Retail use that would be subject to an Administrative Review. In addition, with the request for a General Retail use, the Applicant is requesting a variance to allow the reduction of the required parking spaces for a future Retail Sales Use on the subject site from 53 required parking spaces to 38 parking spaces.

Location Map

