



September 13, 2022

Wendy Tuma  
Urban Design Studio  
610 Clematis St, Ste CU-02  
West Palm Beach, FL 33401

**RE: TIME EXTENSION - APPROVAL**

Dear Wendy Tuma:

This letter is to inform you that the Zoning Director has approved the time extension request in accordance with F.S. 125.022(1) for the application referenced below.

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

<b>Application:</b>	<b>Sherbrooke Estates PUD, DOA-2021-00418</b>
<b>Control:</b>	Sherbrooke Estates PUD, 1976-00139
<b>Request Date:</b>	September 07, 2022
<b>Extension:</b>	90-days
<b>Initial Deadline:</b>	November 28, 2022 final decision
<b>Resubmittal Deadline</b>	December 28, 2022
<b>New Deadline:</b>	February 28, 2022 final decision

If issues remain unresolved within this additional time frame, Staff may certify the application to proceed to the Zoning Commission and the Board of County Commissioners meeting with a recommendation of denial.

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 (5) days prior to the resubmittal date.

If you have any questions and/or require further information, please contact Imene Haddad, Senior Site Planner at 561-233-5278 or IHaddad@pbcgov.org.

Sincerely,

Wendy N. Hernández  
Deputy Zoning Director

- C: **Digital/Email Copy:**  
Lisa Amara, Zoning Director  
Lorenzo Aghemo, Principal Site Planner  
Carlos Torres, AIA, Principal Site Planner  
Imene Haddad, AICP, Senior Site Planner

**Palm Beach County  
Board of County  
Commissioners**

- Robert S. Weinroth, Mayor
- Gregg K. Weiss, Vice Mayor
- Maria G. Marino
- Dave Kemer
- Maria Sachs
- Melissa McKinlay
- Mack Bernard

**County Administrator**

Verdenia C. Baker

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Affirmative Action Employer"*

September 7, 2022

Lisa Amara  
Zoning Director  
Palm Beach County Zoning Division  
2300 N. Jog Road  
West Palm Beach, FL 33411



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Urban Design  
Land Planning  
Landscape Architecture

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Re: **Sherbrooke Estates PUD Request for Time Extension**  
**Application No.: DOA-2021-00418**  
**Control No.: 1976-00139 (Sherbrooke Estates PUD)**

Dear Ms. Amara,

Please accept this letter as an official request for a time extension to the resubmittal deadline and final decision deadline for the above referenced application in order to continue efforts of community outreach that may result in further revisions to the proposed development plan.

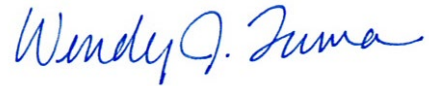
The Development Order Amendment (DOA) application submitted for the Sherbrooke Estates PUD (App. No. DOA-2021-00418) was certified on September 24, 2021. The application was subsequently heard at the February 3, 2022 Zoning Commission (ZC) hearing and was scheduled to be heard by the Board of County Commissioners (BCC) on February 24, 2022. Following the ZC hearing, the applicant requested and was granted a postponement from the February 24 BCC hearing and a 60-day time extension to the final decision date allowing for a BCC hearing on April 28, 2022. On March 31, 2022, the Applicant requested permission to complete a remand resubmittal to process a modified development plan amended to account for feedback received from the public along with a simultaneous time extension. On April 6, 2022, a notice of remand and time extension approval was issued by the County to allow a remand resubmittal on May 23, 2022 and establish a new 180-day deadline of August 25, 2022.

A revised application was submitted on May 23, 2022 and additional comments were issued on this remand application June 3, 2022. Since this time, the applicant has continued efforts at community outreach and to prepare a modified plan that is most responsive to community input. The applicant does not feel they have received sufficient feedback from the community despite extensive efforts and an additional time extension was requested on August 1, 2022. On August 22, 2022, the County approved a time extension to extend the final decision deadline to November 28, 2022. However, the time extension letter indicates a resubmittal deadline of August 22, 2022.

The Applicant is continuing community outreach efforts that may result in the need for further modifications to the development plan. In connection with this request, the Applicant is seeking a 90-day extension to both the resubmittal deadline for certification and the final decision deadline for the application to establish a resubmittal deadline of November 28, 2022 and a final decision deadline of February 23, 2023.

On behalf of the Applicant, Urban Design Studio appreciates your consideration of this request. Should you have any questions about the above request or require any additional documentation, please feel free to contact me at [WTuma@udsflorida.com](mailto:WTuma@udsflorida.com).

Sincerely,

A handwritten signature in blue ink that reads "Wendy J. Tuma". The signature is written in a cursive style with a large initial "W" and a distinct "J" and "T".

Wendy Tuma



April 6, 2022

Wendy Tuma  
Urban Design Studio  
610 Clematis St, Ste CU-02  
West Palm Beach, FL 33401

Department of Planning,  
Zoning & Building  
2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000  
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Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
www.pbcgov.com/pzb

**RE: NOTIFICATION OF REMAND AND TIME EXTENSION APPROVAL**

Dear Wendy Tuma:

This letter is convey that the Zoning Director has approved the attached request dated March 31, 2022 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 28<sup>th</sup> agenda for informational purposes only and will not require Board action.

<b>Application:</b>	<b>Sherbrooke Estates PUD, DOA-2021-00418</b>
<b>Control:</b>	Sherbrooke Estates PUD, 1976-00139
<b>Request Date:</b>	March 31, 2022
<b>Resubmittal Date:</b>	May 23, 2022
<b>New 180 Deadline:</b>	August 25, 2022

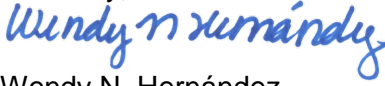


**Palm Beach County  
Board of County  
Commissioners**

- Robert S. Weinroth, Mayor
- Gregg K. Weiss, Vice Mayor
- Maria G. Marino
- Dave Kemer
- Maria Sachs
- Melissa McKinlay
- Mack Bernard

Please be advised that this postponement will require additional fees related to both postponement and advertising, and this item will be required to be presented to the Zoning Commission again. If issues remain unresolved within the above time frame, Staff may certify the application to proceed to the Zoning Commission and the Board of County Commissioners meeting with a recommendation of denial.

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 (5) days prior to the resubmittal date. If you have any questions and/or require further information, please contact Imene Haddad, Senior Site Planner at 561-233-5278 or IHaddad@pbcgov.org.

Sincerely,  
  
Wendy N. Hernández  
Deputy Zoning Director

**County Administrator**  
Verdenia C. Baker

**Attachments:** Postponement Request dated March 31, 2022

- C: **Digital/Email Copy:**  
Lisa Amara, Zoning Director  
Jeff Gagnon, AICP, Principal Site Planner  
Imene Haddad, AICP, Senior Planner

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Official Electronic Letterhead

March 31, 2022

Lisa Amara  
Zoning Director  
Palm Beach County Zoning Division  
2300 N. Jog Road  
West Palm Beach, FL 33411

urban  
design  
studio

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Urban Design  
Land Planning  
Landscape Architecture

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Re: **Sherbrooke Estates PUD Request to Remand and Time Extension**  
**Application No.: DOA-2021-00418**  
**Control No.: 1976-00139 (Sherbrooke Estates PUD)**

Dear Ms. Amara,

Please accept this letter as an official request to remand the above referenced application back to the Development Review Office (DRO) phase of public hearing application review and for a time extension to the final decision date in order to process revisions to the proposed development plan in response to comments from the surrounding community.

The Development Order Amendment (DOA) application submitted for the Sherbrooke Estates PUD (App. No. DOA-2021-00418) was certified on September 24, 2021. The application was subsequently heard at the February 3, 2022 Zoning Commission (ZC) hearing and was scheduled to be heard by the Board of County Commissioners (BCC) on February 24, 2022. Following the ZC hearing, the applicant requested and was granted a postponement from the February 24 BCC hearing and a 60-day time extension to the final decision date allowing for a BCC hearing on April 28, 2022.

In response to public comments during the ZC hearing, the Applicant has continued outreach efforts and has elected to modify the proposed development plan in order to address responses to the application from neighboring homeowners. The Applicant would like the opportunity to present the modified application before the ZC prior to scheduling for a BCC hearing. As such, the Applicant is requesting the County remand the application to the DRO to allow County staff to review the proposed revisions and re-certify the application before being rescheduled for public hearings before the ZC and BCC. In connection with this request, the Applicant is seeking a 120-day extension to the final decision deadline for the application to allow for a BCC hearing on August 25, 2022.

On behalf of the applicant, Urban Design Studio appreciates your consideration of this request. Should you have any questions about the above request or require any additional documentation, please feel free to contact me at [TWoolsey@udsflorida.com](mailto:TWoolsey@udsflorida.com).

Sincerely,



Tyler Woolsey, AICP