



April 20, 2023

Beth Schrantz
Dunay, Miskel and Backman, LLP
14 SE 4th St, Ste 36
Boca Raton FL 33432

RE: NOTIFICATION OF BCC PUBLIC HEARING POSTPONEMENT

Dear Beth Schrantz:

This letter is to provide confirmation that the attached request dated March 22, 2023 for a Postponement meets the requirements of Article 2.B.6.E.1 to administratively postpone the application referenced below from the May 4, 2023 Zoning Commission Hearing and the May 25, 2023 Board of County Commissioners Zoning Public Hearing to the July 6, 2023 Zoning Commission Hearing and the July 19, 2023 Board of County Commissioners Zoning Public Hearing In addition, the Zoning Director has approved the associated Time extension request.

Application:	Pine Trail Shopping Center, W 2022-01656
Control:	Pine Trail Shopping Center, 1978-00273
Request Date:	March 22, 2023
Extension:	60-days
Prior Deadline:	May 4, 2023 and May 25, 2023
ZC Hearing:	July 6, 2023
BCC Hearing:	July 19, 2023

This application will be heard at BCC date provided in the table above provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

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

Sincerely,


Wendy N. Hernandez
Deputy Zoning Director

Attachment: Email from Applicant

- C: Lisa Amara, Zoning Director
- Lorenzo Aghemo, Principal Site Planner
- Carlos Torres, AIA, Principal Site Planner
- Imene Haddad, 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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Maria G. Marino

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

County Administrator

Verdenia C. Baker

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ATTACHMENT Email from Applicant

From: Joe Carosella (jcarosella@rpg123.com)

To: Lisa Amara A.; Imene Haddad

Cc: Bonnie Miskel; Ruth McGlynn; Sara Thompson; Beth Schrantz; Carlos Torres A.; Lorenzo Aghemo; Donna Adelsperger; David Milledge; Wendy Hernandez N.; Michele Burns (admin@rpg123.com); Louis Carosella (LCarosella@rpg123.com)

Subject: Waiver 2022-1656 for later evening hours for planned Bowlero Indoor Entertainment use within Pine Trail Square

Shopping Center WPB FL

Date: Monday, April 17, 2023 10:54:55 AM

Attachments: image002.png

This Message Is From an External Sender

This message came from outside your organization.

Good morning, Lisa and Imene and I hope you had a nice relaxing weekend.

Because we are continuing to work on getting our final Bowlero lease signed, with all the other very detailed nuanced additional landscaping requirements, together with all our other extensive work overload.

Therefore, understanding all the required details that we are working to get completed with the amount of time such will take us with are allocated time available, I am respectfully requesting a 60 day extension to all our public hearings because knowing all the required scope of work, that 30 days would be too short can you please kindly review this formal 60-day extension request and try to provide your response by Tuesday April 18th 2023 we will then continue to work with our land planner and our landscape architect and our surveyor and all the other required parties to process through the final revised additional documentation you have requested. We look forward to continue working together so that this successful bowlero project can be added for all to benefit from.

Best regards,
Joe Carosella, President
Retail Property Group, Inc.
Royal Palm Place
101 Plaza Real South
Suite 200
Boca Raton, FL 33432
Cell: 954-647-6790
Email: jcarosella@rpg123.com

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February 21, 2023

Beth Schrantz
Dunay, Miskel and Backman, LLP
14 SE 4th St, Ste 36
Boca Raton FL 33432

RE: NOTIFICATION OF BCC PUBLIC HEARING POSTPONEMENT

Dear Beth Schrantz:

This letter is to provide confirmation that the attached request dated January 18, 2023 for a Postponement meets the requirements of Article 2.B.6.E.1 to administratively postpone the application referenced below from the March 2, 2023 Zoning Commission Hearing and the March 23, 2023 Board of County Commissioners Zoning Public Hearing to the April 6, 2023 Zoning Commission Hearing and the April 23, 2023 Board of County Commissioners Zoning Public Hearing. In addition, the Zoning Director has approved the associated Time extension request.

Application:	Pine Trail Shopping Center, W 2022-01656
Control:	Pine Trail Shopping Center, 1978-00273
Request Date:	February 16, 2023
Extension:	30-days
Prior Deadline:	March 2, 2023 and March 23, 2023
ZC Hearing:	April 6, 2023
BCC Hearing:	April 23, 2023

This application will be heard at BCC date provided in the table above provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

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

Sincerely,
Wendy N. Hernández
Wendy N. Hernández
Deputy Zoning Director

- C: Lisa Amara, Zoning Director
- Lorenzo Aghemo, Principal Site Planner
- Carlos Torres, AIA, Principal Site Planner
- Imene Haddad, Senior Site Planner

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- Sara Baxter
- Mack Bernard

County Administrator
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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 300 of your property. The application summary is provided below and in the attachment.

Application:	Pine Trail Shopping Center, W-2022-01656
Control:	Pine Trail Shopping Center, 1978-00273
Location:	West side of Military Trail, south of Okeechobee Boulevard to Elmhurst Road
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

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Zoning & Building
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 West Palm Beach, FL 33411-2741
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Official Electronic Letterhead

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 at 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) 233-5278 or IHaddad@pbcgov.org.

Sincerely,

**Imene Haddad
 Senior Site Planner**

Attachments: Application Summary and Map

C: Lisa Amara, Zoning Director
 Wendy N. Hernández, Deputy Zoning Director
 Carlos A. Torres, AIA, Principal Site Planner
 Lorenzo Aghemo, Principal Site Planner

Zoning Application Summary

Application:	Pine Trail Shopping Center, W-2022-01656
Control:	Pine Trail Shopping Center, 1978-00273
Location:	Southwest Corner of Okeechobee Boulevard and North Military Trail.
BCC District:	District 2, Mayor Gregg K. Weiss
Title/Request:	a Type 2 Waiver to allow extended hours of operation for business within 250 feet of a parcel of land with a Residential Future Land Use on 28.06 acres
Overall Acres:	28.06-acres

Summary: The proposed request is for the 28.06-acre Pine Trail Shopping Center development. The Multiple Use Planned Development (MUPD) was last approved by the Board of County Commissioners (BCC) on April 14, 2016.

The request is to allow extended hours of operations from 6:00 AM and 11:00 PM Sunday to Saturday to 6:00 a.m. to 12:30 p.m. Sunday through Thursday (and additional hour and a half), 6:00 a.m. to 1:30 a.m. Friday and Saturday, and 6:00 a.m. to 1:30 a.m. Sunday through Saturday specifically for the day before and day of a Federal Holidays. The request is for a proposed indoor entertainment use within a portion of Building 9 of the MUPD. The PSP indicates nine buildings, 1,248 parking spaces and access from Okeechobee Boulevard, Military Trail and Elmhurst Road.

