



October 16, 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 feet of your property. The application summary is provided below and in the attachment.

<b>Application:</b>	<b>Elan Palm Reserve MUPD, ABN/DOA/CA-2023-00668</b>
<b>Control:</b>	Okean Office MUPD, 2001-00005
<b>Location:</b>	Northeast corner of Military Trail and Hypoluxo Road
<b>ZC Hearing:</b>	November 2, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
<b>BCC Hearing:</b>	November 29, 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](http://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) 233-5224 or [dadelspe@pbcgov.org](mailto:dadelspe@pbcgov.org).

Sincerely,

Donna Adelsperger  
Senior Site Planner

**Attachments:** Application Summary and Map

C: Lisa Amara, Zoning Director  
Wendy N. Hernandez, Deputy Zoning Director  
Carlos Torres, AIA, Principal 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](http://www.pbcgov.com/pzb)



**Palm Beach County  
Board of County  
Commissioners**

Gregg K. Weiss, Mayor  
Maria Sachs, Vice Mayor  
Maria G. Marino  
Michael A. Barnett  
Marci Woodward  
Sara Baxter  
Mack Bernard

**County Administrator**  
Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

Official Electronic Letterhead

### Zoning Application Summary

<b>Application:</b>	<b>Elan Palm Reserve MUPD, ABN/DOA/CA-2023-00668</b>
<b>Control:</b>	Okean Office MUPD, 2001-00005
<b>Location:</b>	Northeast corner of Military Trail and Hypoluxo Road
<b>BCC District:</b>	District 2, Mayor Greg K. Weiss
<b>Title/Request:</b>	a Development Order Abandonment to abandon the Retail Gas and Fuel Sales with Convenience Store on 31.98-acres
<b>Title/Request:</b>	a Development Order Amendment to reconfigure the Site Plan; add and delete uses, and, modify Conditions of Approval on 31.98-acres
<b>Title/Request:</b>	a Class A Conditional Use to allow a Type 1 Restaurant with drive-through on 31.98-acres
<b>Overall Acres:</b>	31.98 acres

**Summary:** The proposed requests are for the 31.98-acre Elan Palm Reserver MUPD development. The development was last approved by the Board of County Commissioners (BCC) on July 22, 2021.

The request will modify the site plan in order to reconfigure the development to add and delete uses, square footage, access points, and Conditions of Approval. The Preliminary Site Plan (PSP) indicates seven commercial buildings for a total of 126,366 square feet (sq. ft); and six residential buildings consisting of 384 Multi-family units plus a club house of 14,874 sq. ft. for the residents. The commercial buildings include a mix of commercial uses, including; three Type 1 Restaurants with drive-throughs and outdoor seating, a Light Repair Maintenance, one Car Wash, Reatil and Limited AccesssStorage (all existing) and one proposed 2,557 sq.ft.Type 1 Restaurant with drive-throughs and outdoor seating. In addition, the previously approved Retail Gas and Fuel Sales use is proposed to be abandoned and replaced with a fourth Type 1 Restaurant with drive-through and outdoor seating. No changes are proposed to the residential portion of the development. The plan indicate a total of 835 parking spaces with access from Hypoluxo Road and Military Trail.



