



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  
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Palm Beach County  
Board of County  
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Robert S. Weinroth, Mayor  
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Maria G. Marino  
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June 27, 2022

Mr. Barnes  
WGINC  
2035 Vista Pkwy  
West Palm Beach FL 33411

**RE: NOTIFICATION OF ZC AND BCC PUBLIC HEARING POSTPONEMENTS**

Dear Matthew Barnes:

This letter is provide confirmation that the attached request dated June 15, 2022 for a Postponement by Right meets the requirements of Article 2.B.6.E.1 to administratively postpone the application referenced below from the July 7, 2022 Zoning Commission Public Hearing and the July 28, 2022 Board of County Commissioners Zoning Public Hearing to the August 4, 2022 and August 25, 2022 Public Hearings. In addition, the Zoning Director has approved the associated Time extension request.

<b>Application:</b>	<b>More Space Storage, ZV/Z/CA 2021-01951</b>
<b>Control:</b>	More Space Storage, 2002-00251
<b>Request Date:</b>	June 15, 2022
<b>Extension:</b>	30 days
<b>Initial 180-day Deadline:</b>	August 1, 2022
<b>ZC Hearing:</b>	August 4, 2022
<b>BCC Hearing:</b>	August 25, 2022
<b>New 180-day Deadline:</b>	September 30, 2022

This application will be heard at the ZC and BCC dates 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 contact James Borsos, Site Planner II, at 561-233-5034 or [JBorsos@pbcgov.org](mailto:JBorsos@pbcgov.org).

Sincerely,

Lisa Amara  
Zoning Director

C: **Digital/Email Copy:**  
Wendy N. Hernández, Deputy Zoning Director  
Carlos Torres, Senior Site Planner  
James Borsos, Site Planner II



June 15, 2022

Lisa Amara  
Zoning Division Director  
2300 N. Jog Rd., 2<sup>nd</sup> Floor  
West Palm Beach, FL 33411

**RE: FORMAL REQUEST FOR 30-DAY POSTPONEMENT – More Space Storage**

Ms. Amara,

Please let this letter serve as a formal request for a by right postponement pursuant to Article 2.B.6.E of the ULDC for the herein referenced project. The project consists of a Rezoning, Class A Conditional Use and Type 2 Variance applications.

The applications are scheduled to be heard by the Zoning Commission (ZC) on July 7, 2022.

Applicant is requesting a date certain postponement of the application to the ZC hearing scheduled for August 4, 2022. The request is being made in order to accommodate travel schedules.

The current statutory review deadline of 180 days is set for August 1, 2022. Therefore, at this time we also need to extend the deadline to keep the application active since the BCC hearing would not be until August 25, 2022 at the earliest. Applicant is requesting an extension of the statutory review deadline until September 30, 2022.

**Application Name:** More Space Storage

**Application No:** ZV/Z/CA-2021-01951

**Control No:** 2002-00252

**Requests:** see list below

- 1) **Official Zoning Map Amendment** to rezone 2.375 acres from the Agricultural Residential (AR) District to the Commercial General (CG) Zoning District
- 2) **Class A Conditional Use** to allow a self-service storage facility (limited-access); and
- 3) **Type 2 Variance (Concurrent)** to allow for the increase in maximum building coverage.

Should you have any questions, please do not hesitate to contact me. Thank you for your assistance with this matter.

Sincerely,

A handwritten signature in blue ink that reads 'Matthew Barnes'. The signature is fluid and cursive, with the first name 'Matthew' and last name 'Barnes' clearly legible.

**WGI, Inc.**  
Matthew Barnes, AICP  
Senior Project Manager



June 15, 2022

**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>More Space Storage, ZV/Z/CA-2021-01951</b>
<b>Control:</b>	More Space Storage, 2002-00251
<b>Location:</b>	East side of South Military Trail approximately 600 feet north of Coconut Lane
<b>ZC Hearing:</b>	July 7, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
<b>BCC Hearing:</b>	July 28, 2022 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 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 project manager James Borsos, Site Planner II at (561) 233-5034 or [JBorsos@pbcgov.org](mailto:JBorsos@pbcgov.org).

Sincerely,

Wendy N Hernández  
Deputy Zoning Director

**Attachments:** Application Summary and Map

C: Lisa Amara, Zoning Director  
Jeff Gagnon, AICP, Principal Site Planner  
Tim Haynes, Senior Site Planner  
James Borsos, Site Planner II

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Zoning Application Summary	
<b>Application:</b>	<b>More Space Storage, ZV/Z/CA-2021-01951</b>
<b>Control:</b>	More Space Storage, 2002-00251
<b>Location:</b>	East side of South Military Trail approximately 630 feet north of Coconut Lane
<b>BCC District:</b>	District 4, Mayor Robert S. Weinroth
<b>Title/Request:</b>	a Type 2 Variance to increase building coverage
<b>Title/Request:</b>	an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the General Commercial (CG) Zoning District
<b>Title/Request:</b>	a Class A Conditional Use to allow a Limited-Access Self-Service Storage Facility
<b>Acreage</b>	2.38 acres
<p><b>Summary:</b> The proposed requests are for the 2.38-acre More Space Storage development. The existing Auto Salvage Yard, based on aeriels, has been in existence since the 1960s approved under previous land development regulations pursuant to the 1957 Zoning Code.</p> <p>The requests will modify the zoning from the Agricultural Residential (AR) Zoning District to General Commercial Zoning District, in order to allow for the development of a Limited Access self Service Storage Facility. The request also includes a variance to increase the building coverage from 25% to 28.3%. The Preliminary Site Plan indicates one building with proposes a total of 87,824 square feet (sq. ft.), including 1,000 sq. ft. of accessory office. Additionally there will be 8,147 sq. ft. of outdoor storage area. Ten parking spaces are proposed with access from S. Military Trail.</p>	
<p><b>Location Map:</b></p>	