



September 23, 2022

Lauren McClellan
JMorton Planning & Landscape Architecture
3920 RCA Blvd., Ste. 2002
Palm Beach Gardens FL 33410

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

RE: NOTIFICATION OF REMAND AND TIME EXTENSION APPROVAL

Dear Ms. Lauren McClellan:

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 28th agenda for informational purposes only and will not require Board action. Staff will be reviewing the request for sufficiency pursuant to Art 2.B.4.E, Modifications after Certification.

Application:	Shops at Indian Trails, DOA/CA 2021-01006
Control:	Shops at Indian Trails, 2006-00147
Request Date:	September 21, 2022
Resubmittal Date:	October 24, 2022
New 180 Deadline:	February 23, 2023 (if determined to be sufficient)



**Palm Beach County
Board of County
Commissioners**

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

Please be advised that this postponement will require additional fees related to both postponement and advertising. 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 Timothy Haynes, Senior Site Planner, at 561-233-5222 or THaynes@pbcgov.org.

County Administrator
Verdenia C. Baker

Sincerely,

Wendy N. Hernández
Deputy Zoning Director

Attachment

- C: **Digital/Email Copy:**
Lisa Amara, Zoning Director
Carlos Torres, AIA, Principal Site Planner
Timothy Haynes, Senior Site Planner

*"An Equal Opportunity
Affirmative Action Employer"*



September 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 1000 feet of your property. The application summary is provided below and in the attachment.

Application:	Shops at Indian Trails, DOA/CA-2021-01006
Control:	Shops at Indian Trails, 2006-00147
Location:	Southwest corner of Northlake Boulevard and Coconut Boulevard.
ZC Hearing:	October 6, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	October 27, 2022 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401

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

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 project manager Timothy Haynes, Senior Site Planner at (561) 233-5222 or THaynes@pbcgov.org.

Sincerely,

Wendy N. Hernández
Deputy Zoning Director

Attachments: Application Summary and Map

C: Lisa Amara, Zoning Director
Carlos Torres, AIA, Principal Site Planner
Timothy Haynes, Senior Site Planner

■

**Palm Beach County
 Board of County
 Commissioners**

Robert S. Weinroth, Mayor
 Gregg K. Weiss, Vice Mayor

Maria G. Marino
 Dave Kerner
 Maria Sachs
 Melissa McKinlay
 Mack Bernard

County Administrator
Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

Zoning Application Summary

Application:	Shops at Indian Trails, DOA/CA-2021-01006
Control:	Shops at Indian Trails, 2006-00147
Location:	Southwest corner of Northlake Boulevard and Coconut Boulevard
BCC District:	District 6, Melissa McKinley
Title/Request:	a Development Order Amendment to modify the Site Plan; add and delete uses and square footage; add access points; and, modify Conditions of Approval on 29.53 acres.
Title/Request:	a Development Order Amendment to modify the site plan, relocate the building, reduce square footage; and, modify Conditions of Approval on 29.53 acres (Type 1 Restaurant with drive-through).
Title/Request:	a Development Order Amendment to modify the site plan, relocate the building, and to increase square footage and reduce the number of pumps on 29.53 acres (Convenience Store with Retail Gas and Fuel).
Title/Request:	a Class A Conditional Use to allow a Type 1 Restaurant with Drive-through on 29.53 acres.
Title/Request:	a Class A Conditional Use to allow a Type 1 Restaurant with Drive-through on 29.53 acres.
Title/Request:	a Class A Conditional Use to allow a General Day Care on 29.53 acres.
Title/Request:	a Class A Conditional Use to allow a Type 2 Restaurant on 29.53 acres.
Title/Request:	a Class A Conditional Use to allow a Type 1 Restaurant greater than 5,000 sq. ft. (no drive-through) on 29.53 acres.
Acres:	29.53 acres

Summary: The proposed requests are for the 29.53 acres Shops at Indian Trails MUPD development. The development was last approved by the Board of County Commissioners (BCC) on January 30, 2014.

The request will modify the approved Site Plan, add and delete uses and square footage, add access points, modify Conditions of Approval; and, relocate previously approved Type 1 Restaurant and Convenience Store with Retail Gas and Fuel. The Preliminary Site Plan (PSP) indicates nine buildings with a mix of commercial uses, with a total 95,025 square feet (sq. ft.) and 548 parking spaces. The Plan indicates four access points from Northlake Boulevard, one from Coconut Boulevard, and one from Hamlin.

