



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



**Palm Beach County
 Board of County
 Commissioners**

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May 27, 2022

Dave Persaud
 Brahm Development LLC
 West Palm Beach FL 33413

RE: NOTIFICATION OF BCC PUBLIC HEARING POSTPONEMENT

Dear Mr. Persaud:

This letter is to inform you that the application referenced below was postponed at the Board of County Commissioners (BCC) Public Hearing on May 26, 2022 based on your extenuating circumstances described in your request (Attachment).

Application:	Evergreen Townhouse, CA 2020-02103
Control:	Evergreen Townhouse, 2019-00177
BCC Hearing:	June 23, 2022

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 contact Brenya Martinez, Site Planner II at 561-233-5242 or BMartinez@pbcgov.org.

Sincerely,

Wendy N Hernández
 Deputy Zoning Director

Attachment

- C: **Digital/Email Copy:**
 Lisa Amara, Zoning Director
 Jeff Gagnon, AICP, Principal Site Planner
 Brenya Martinez, Site Planner II
 Vismary Dorta, Site Plan Technician
 Valerie Flores, Site Plan Technician



April 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.

Application:	Evergreen Townhouse, CA-2020-02103
Control:	Evergreen Townhouse, 2019-00177
Location:	west side of Old Military Trail, approximately 600 feet north of Orlando Avenue
ZC Hearing:	May 5, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	May 26, 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 Board may accept, reject or modify Staff's recommendation and take such other appropriate and lawful action including continuing said public hearing. The staff report will be available online five-days prior to each hearing at the following website:

<https://discover.pbcgov.org/pzb/pages/public-hearing-meeting-notice.aspx>

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. Comments may be provided at the public hearings and/or submitted in writing to the Project Manager identified below. Be advised that anyone choosing to appeal any final decision made by the BCC, with respect to any matter discussed at the hearing will need to provide their own court report 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 Brenya Martinez, Site Planner II at (561) 233-5242 or BMartinez@pbcgov.org

Sincerely,

Wendy N. Hernandez,
Deputy Zoning Director

Attachments: Application Summary and Map

- C: Lisa Amara, Zoning Director
- Jeff Gagnon, AICP, Principal Site Planner
- Imene Haddad, Senior Site Planner

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Zoning Application Summary

Application:	Evergreen Townhouse, CA-2020-02103
Control:	Evergreen Townhouse, 2019-00177
Location:	west side of Old Military Trail, approximately 600 feet north of Orlando Avenue
BCC District:	2
Title:	a Class A Conditional Use
Request:	to allow over 24 Multifamily units in the Multifamily Residential (RM) Zoning District
Title:	a Class A Conditional Use
Request:	to allow Workforce Housing Program Density Bonus greater than 50 percent
Overall Acres:	4.52- acres

Summary: Proposed are two Class A Conditional Uses for Evergreen Townhouse Development. The 4.52-acre site is currently vacant. However, the subject parcel had a recent Development Order approved by the Zoning Commission for a Subdivision Variance, which approved a request to allow access from a 30 foot (ft.) Right of Way (R-O-W) on November 23, 2021.

The Applicant is requesting two Class A Conditional Uses to allow more than 24 Multifamily units within the RM district and to allow over 50% Density Bonus through the Workforce Housing Density Bonus program. The proposed bonus would allow a 76 percent bonus for an additional 17 units. The Preliminary Site Plan (PSP) indicates 40 residential units, within seven two-story buildings. A total of 123 parking spaces, including 43 guest parking spaces are provided.

One access is proposed from a 30 ft. R-O-W known as Old Military Trail.

Location Map:

