



November 18, 2022

Jeff Brophy
WGINC
2035 Vista Pkwy
West Palm Beach FL 33411

Department of Planning,
Zoning & Building
2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

RE: NOTIFICATION OF ZC PUBLIC HEARING POSTPONEMENT

Dear Mr. Jeff Brophy:

This letter is to inform you that the application referenced below was postponed at the Zoning Commission (ZC) Public Hearing on October 6, 2022.

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

Application:	Atlantic AGR Commercial and Self Storage , PDD/CA/W 2021-01361
Control:	Atlantic AGR Commercial and Self Storage , 2021-00083
ZC Hearing:	November 3, 2022
BCC Hearing	November 28, 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 Tme at 561-233-5222 or THaynes@pbcgov.org.

Sincerely,

Timothy Haynes
Senior Site Planner

Attachments: Postponement Request dated October 5, 2022

C: **Digital/Email Copy:**
Lisa Amara, Zoning Director
Wendy N. Hernández, Deputy 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

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October 5, 2022

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

RE: FORMAL REQUEST FOR 30-DAY POSTPONEMENT AND 60-DAY TIME EXTENSION – Atlantic AGR Commercial and Self-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 an Official Zoning Map Amendment, two Class A Conditional Uses, and Type 2 Waiver applications.

The applications were originally scheduled to be heard by the Zoning Commission (ZC) on September 1, 2022, and by the Board of County Commissioners (BCC) on September 22, 2022. The Applicant requested a 30-day postponement to the October 6th ZC hearing and the October 27th BCC hearing to communicate and work with the community.

The Applicant is requesting a date certain postponement of the application to the ZC hearing scheduled on November 3, 2022 and the BCC hearing scheduled on November 28, 2022. The request is being made in order for the Applicant to work with the neighbors at Delray Lakes Estates and need additional time to work with outstanding issues.

The current statutory review deadline of 120 days is set for November 28, 2022. Therefore, at this time we would respectfully request a 60-day time extension to January 27, 2023 in order to meet the BCC hearing on January 11, 2023 if it does not meet the BCC hearing of November 28th, 2022.

Application Name: Atlantic AGR Commercial and Self-Storage

Application No: PDD/CA/W-2021-01361

Control No: 2021-00083

Requests: see list below

- 1) **Official Zoning Map Amendment** to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to Multiple Use Planned Development (MUPD) Zoning District;
- 2) **Class A Conditional Use** to allow a Mutli-Access and Limited Access Self-Service Storage Facility;
- 3) **Class A Conditional Use** to allow a Car Wash; and
- 4) **Type 2 Waiver** to allow an alternative Type 3 Incompatibility Buffer.

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, appearing to read "J Brophy".

WGI, Inc.
Jeff Brophy, PLA, Vice President



November 18, 2022

Jeff Brophy
WGINC
2035 Vista Pkwy
West Palm Beach FL 33411

RE: NOTIFICATION OF ZC PUBLIC HEARING POSTPONEMENT

Dear Mr. Jeff Brophy:

This letter is to inform you that the application referenced below was postponed at the Zoning Commission (ZC) Public Hearing on September 1, 2022.

Application:	Atlantic AGR Commercial and Self Storage , PDD/CA/W 2021-01361
Control:	Atlantic AGR Commercial and Self Storage , 2021-00083
ZC Hearing:	October 6, 2022
BCC Hearing	October 27, 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 me at 561-233-5222 or THaynes@pbcgov.org.

Sincerely,

Timothy Haynes
Senior Site Planner

Attachments: Postponement Request dated October 5, 2022

C: **Digital/Email Copy:**
Lisa Amara, Zoning Director
Wendy N. Hernández, Deputy Zoning Director
Carlos Torres, AIA, Principal Site Planner
Timothy Haynes, Senior Site Planner

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Official Electronic Letterhead



October 5, 2022

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

RE: FORMAL REQUEST FOR 30-DAY POSTPONEMENT AND 60-DAY TIME EXTENSION – Atlantic AGR Commercial and Self-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 an Official Zoning Map Amendment, two Class A Conditional Uses, and Type 2 Waiver applications.

The applications were originally scheduled to be heard by the Zoning Commission (ZC) on September 1, 2022, and by the Board of County Commissioners (BCC) on September 22, 2022. The Applicant requested a 30-day postponement to the October 6th ZC hearing and the October 27th BCC hearing to communicate and work with the community.

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Application Name: Atlantic AGR Commercial and Self-Storage

Application No: PDD/CA/W-2021-01361

Control No: 2021-00083

Requests: see list below

- 1) **Official Zoning Map Amendment** to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to Multiple Use Planned Development (MUPD) Zoning District;
- 2) **Class A Conditional Use** to allow a Mutli-Access and Limited Access Self-Service Storage Facility;
- 3) **Class A Conditional Use** to allow a Car Wash; and
- 4) **Type 2 Waiver** to allow an alternative Type 3 Incompatibility Buffer.

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, appearing to read "J Brophy".

WGI, Inc.
Jeff Brophy, PLA, Vice President



August 12, 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:	Atlantic AGR Commercial and Self Storage , PDD/CA/W-2021-01361
Control:	Atlantic AGR Commercial and Self Storage , 2021-00083
Location:	South side of Atlantic Avenue, approximately 783 feet east of Lyons Road
ZC Hearing:	September 1, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	September 22, 2022 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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 Executive Office 233-5228
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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 tat 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: **Digital/Email Copy:**
 Lisa Amara, Zoning Director
 Carlos Torres, AIA, Principal Planner
 Timothy Haynes, Senior Site Planner

■

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Zoning Application Summary

Application:	Atlantic AGR Commercial and Self Storage , PDD/CA/W-2021-01361
Control:	Atlantic AGR Commercial and Self Storage , 2021-00083
Location:	South side of Atlantic Avenue, approximately 783 feet east of Lyons Road
BCC District:	District 5, Commissioner Maria Sachs
Title/Request:	an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to Multiple Use Planned Development (MUPD) Zoning District
Title/Request:	a Class A Conditional Use to allow a Multi-Access and Limited Access Self-Service Storage Facility
Title/Request:	a Class A Conditional Use to allow a Car Wash
Title/Request:	a Type 2 Waiver to allow an alternative Type 3 Incompatibility Buffer
Overall Acres:	9.89-acres

Summary: The proposed requests are for the 9.89-acre Atlantic AGR Commercial development. The site is currently vacant, and is a Preserve Parcel for the Sussman AGR-PUD.

The request will modify the zoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District in order to allow for the development of commercial uses, including Retail, Multi-Access and Limited Access Self-Service Storage (Conditional Use), and a Car Wash (Conditional Use). In addition, there is a request for an Alternative Type 3 Incompatibility Buffer to include an different type of six foot barrier and location along the east property line. The Preliminary Site Plan (PSP) indicates six commercial buildings with a total of 107,800 square feet (sq. ft.). In addition, the PSP indicates 146 parking spaces and access will be from Atlantic Avenue.

The requests are contingent upon a concurrent Large Scale Future Land Use Amendment (LCA-2022-00004) to change the future land use designation from Agricultural Reserve (AGR) to Commercial Low, with an underlying Agricultural Reserve (CL/AGR) and Zoning Application PDD/DOA-2021-01373 Sussman AGR-PUD to remove the subject parcel from the Development Order and release the Conservation Easement.

Location Map:

