

March 28, 2023



Josh Nichols
Schmidt Nichols
1551 N Flagler Dr ,Ste 102
West Palm Beach, FL33401

RE: NOTIFICATION OF REMAND AND TIME EXTENSION APPROVAL

Dear Josh Nichols:

This letter is to inform you that the Zoning Director has approved the attached request dated March 24, 2023 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 6, 2023 agenda for informational purposes only and will not require Board action.

Application:	Four Seasons Retail, ZV/Z-2022-00534
Control:	Square Lake, 1973-00079
Request Date:	March 24, 2023
Last Submittal:	May 22, 2023
Initial Deadline:	February 22, 2023 Final Decision
New Deadline:	June 21, 2023 Certification August 24, 2023 Final Decision

Please be advised that this postponement will require additional fees related to both postponement, advertising and remailing of notices, and this item will be required to be presented to the Zoning Commission again and the Board of County Commissioners.

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 days prior to the resubmittal date. See above for the last opportunity to resubmit.

If you have any questions and/or require further information, please contact Jordan Jafar, Senior Site Planner at (561) 233-5210 or AJafar@pbcgov.org.

Sincerely,

Wendy N. Hernández
Deputy Zoning Director

Attachments: Remand Request dated March 24, 2023

C: **Digital/Email Copy:**
Lisa Amara, Zoning Director
Carlos Torres, AIA, Principal Site Planner
Jordan Jafar, Senior 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



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March 24, 2023

Lisa Amara, Director
Palm Beach County, Zoning Division
2300 North Jog Road
West Palm Beach FL 33411
Phone: (561) 233-5200
Fax: (561) 233-5499
Email: LAmara@pbcgov.org

RE: Four Seasons Retail (Control No. 1973-00079, Application No. Z/ZV-2022-00534)

Dear Ms. Amara,

The purpose of this letter is to request a remand as this application needs to go back to County Zoning staff for review from the applicant's prior meeting with the Square Lake residents for the proposed dumpster relocation and loss of 3 parking spaces from 38 Spaces to 35 Spaces, as well as modifying the proposed Type 2 Variance request from the 1 space/200 s.f. Retail Sales parking ratio to 1 space/305 s.f., which is the minimum variance needed for this application move forward. We have been working closely with the Square Lake Community in remedying their concerns for this application to move towards certification.

Your consideration on this remand request is greatly appreciated. You may reach me at the numbers listed below or via email jnichols@snlandplan.com. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Nichols'.

Josh Nichols, LEED AP

cc: Wendy Hernandez, Deputy Planning Director, PBC Zoning Division, via email
Carlos Torres, Principal Planner, PBC Zoning Division, via email
Jordan Jafar, Senior Site Planner, PBC Zoning Division, via email