

December 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 of your property. The application summary is provided below and in the attachment.

<b>Application:</b>	<b>Diamond Plaza, DOA/CA/W-2022-00466</b>
<b>Control:</b>	Down East Developers Inc, 1986-00004
<b>Location:</b>	Southeast corner of S. Military Trail and Diamond Road
<b>ZC Hearing:</b>	January 5, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
<b>BCC Hearing:</b>	January 26, 2023 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:

<https://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

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 Jerome Ottey, Senior Site Planner at (561) 233-5088 or JOttey@pbcgov.org.

Sincerely,

Jerome Ottey,  
Senior Site Planner

**Attachments:** Application Summary and Map

- C: Lisa Amara, Zoning Director
- Wendy N. Hernández, Deputy Zoning Director
- Carlos Torres, AIA, Principal Site Planner
- Lorenzo Aghemo, Principal 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  
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## Zoning Application Summary

<b>Application:</b>	<b>Diamond Plaza, DOA/CA/W-2022-00466</b>
<b>Control:</b>	Down East Developers Inc, 1986-00004
<b>Location:</b>	Southeast corner of S. Military Trail and Diamond Road
<b>BCC District:</b>	District 3, Commissioner Dave Kerner
<b>Title/Request:</b>	a Development Order Amendment to modify uses on 2.07 acres
<b>Title/Request:</b>	a Class A Conditional Use to allow a Cocktail Lounge within 250 feet of a parcel of land with a residential Future Land Use designation or use on 2.07 acres
<b>Title/Request</b>	a Type 2 Waiver to allow an extension of the hours of operation for a Non-Residential use located within 250 feet of a parcel of land with a residential Future Land Use designation or use on 2.07 acres
<b>Overall Acres:</b>	2.07

**Summary:** The proposed requests are for the 2.07-acre Diamond Plaza development. The site is currently developed with a commercial plaza that includes Retail Sales, Office, and Type 2 Restaurant uses. The last approval by the Board of County Commissioners (BCC) for this development was on April 22, 1986.

The requests propose a Cocktail Lounge within 250 feet of a residential future land use and use. Additionally, the request includes a Waiver to extend the hours of operation from 6:00 a.m. to 11:00 p.m., to 6:00 a.m. to 5:00 a.m, providing an additional 6 hours. There are no new buildings proposed. The Preliminary Site Plan (PSP) indicates two commercial buildings, 116 parking spaces, with access from South Military Trail, Diamond Avenue and cross access through the property to the south.

**Location Map:**



October 25, 2022



Bradley Miller  
Urban Design Studio  
610 Clematis St, Ste CU-02  
West Palm Beach FL 33401

**RE: NOTIFICATION OF ZC PUBLIC HEARING POSTPONEMENT**

Dear Mr. Miller:

This letter is to inform you that, per your request (attached), the application referenced below will be postponed to the Zoning Commission (ZC) Public Hearing on January 5, 2023.

<b>Application:</b>	<b>Diamond Plaza, DOA/CA/W 2022-00466</b>
<b>Control:</b>	Down East Developers Inc, 1986-00004
<b>ZC Hearing:</b>	January 5, 2023

This application will be heard at the ZC date 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 Jerome Ottey, Senior Site Planner, at 561-233-5088 or JOttey@pbcgov.org.

Sincerely,

**Jerome Ottey,**  
Senior Site Planner

- C: **Digital/Email Copy:**
- Lisa Amara, Zoning Director
- Wendy N. Hernández, Deputy Zoning Director
- Carlos Torres, AIA, Principal Site Planner
- Lorenzo Aghemo, Principal Site Planner
- Sandra Megrue, Agent

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

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- Mack Bernard

**County Administrator**

Verdenia C. Baker

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October 19, 2022

Lisa Amara, Director  
PALM BEACH COUNTY ZONING DIVISION  
Vista Center, 2nd Floor  
2300 N. Jog Road  
West Palm Beach, FL 33411  
Via Email: lamara@pbcgov.org

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Re: **Diamond Plaza (Kanela's Lounge)**  
**Application No. DOA/CA/W – 2022-00466**  
**UDS No. 21-061.000**

Dear Ms. Amara:

The above referenced application was previously granted 60 and 30-day postponements, by the Zoning Division, with the last being from the October 6, 2022 Zoning Commission public hearing agenda to the November 3, 2022 agenda. The applicant is appreciative of the granting of these postponements by PBC, however must request an additional 60 days in order for the applicant and their counsel to continue to finalize agreements with PBC Code Enforcement and contracts with local law enforcement agencies for off-duty services. There has additionally been a recent request by Commissioner Kerner's office for a meeting to discuss operations moving forward. The applicant would like to ensure that these matters have been addressed prior to attending a public hearing.

With that understanding, applicant believes that an additional 60-days is required and respectfully requests this postponement of the application from the November 3, 2022 Zoning Commission public hearing agenda to the January 5, 2023 agenda.

Please let us know if you need any further information or have any questions.

Sincerely,

**URBAN DESIGN STUDIO**



Sandra J. Megrue, AICP  
Senior Planner

cc: Jerome Ottey, (JOttey@pbcgov.org)  
Timoleon Nicholaou (timoleon@me.com)  
Bradley Miller (BMiller@udsflorida.com)  
Alan J. Ciklin, Esq. (ACiklin@jonesfoster.com)



September 19, 2022

Bradley Miller  
Urban Design Studio  
610 Clematis St, Ste CU-02  
West Palm Beach FL 33401

Department of Planning,  
Zoning & Building  
2300 North Jog Road  
West Palm Beach, FL 33411-2741  
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**RE: NOTIFICATION OF ZC PUBLIC HEARING POSTPONEMENT**

Dear Mr. Miller:

This letter is to inform you that, per your request (attached), the application referenced below will be postponed to the Zoning Commission (ZC) Public Hearing on November 3, 2022.

<b>Application:</b>	<b>Diamond Plaza, DOA/CA/W 2022-00466</b>
<b>Control:</b>	Down East Developers Inc, 1986-00004
<b>ZC Hearing:</b>	November 3, 2022

This application will be heard at the ZC 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 Jerome Ottey, Senior Site Planner, at 561-233-5088 or JOttey@pbcgov.org.

Sincerely,

Wendy N. Hernández,  
Deputy Zoning Director

- C: **Digital/Email Copy:**  
Lisa Amara, Zoning Director  
Carlos Torres, AIA, Principal Site Planner  
Lorenzo Aghemo, Principal Site Planner  
Jerome Ottey, Senior Site Planner  
Sandra Megrue, Agent

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September 13, 2022

Lisa Amara, Director  
PALM BEACH COUNTY ZONING DIVISION  
Vista Center, 2nd Floor  
2300 N. Jog Road  
West Palm Beach, FL 33411  
Via Email: lamara@pbcgov.org

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Land Planning  
Landscape Architecture

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Re: **Diamond Plaza (Kanela's Lounge)**  
**Application No. DOA/CA/W – 2022-00466**

Dear Ms. Amara:

The above referenced application was previously granted a 60-day postponement, by the Zoning Division, from the August 4, 2022 Zoning Commission public hearing agenda to the October 6, 2022 agenda. As the applicant continues to finalize agreements with PBC Code Enforcement and other involved parties, we believe that an additional 30-days is required and respectfully request postponement of this applicant from the October 6, 2022 Zoning Commission public hearing agenda to the November 3, 2022 agenda.

Please let us know if you need any further information or have any questions.

Sincerely,

**URBAN DESIGN STUDIO**



Sandra J. Megrue, AICP  
Senior Planner

cc: Jerome Ottey, (JOttey@pbcgov.org)  
Timoleon Nicholaou (timoleon@me.com)  
Bradley Miller (BMiller@udsflorida.com)  
Alan J. Ciklin, Esq. (ACiklin@jonesfoster.com)



August 5, 2022

Mr. Miller  
Urban Design Studio  
610 Clematis St, Ste CU-02  
West Palm Beach FL 33401

Department of Planning,  
Zoning & Building  
2300 North Jog Road  
West Palm Beach, FL 33411-2741  
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**RE: NOTIFICATION OF ZC PUBLIC HEARING POSTPONEMENT**

Dear Mr. Bradley Miller:

This letter is to inform you that the application referenced below was postponed at the Zoning Commission (ZC) Public Hearing on August 4, 2022, based on your request as attached.

<b>Application:</b>	<b>Diamond Plaza, DOA/CA/W 2022-00466</b>
<b>Control:</b>	Down East Developers Inc, 1986-00004
<b>ZC Hearing:</b>	October 6, 2022

This application will be heard at the ZC Hearing 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 Jerome Ottey, Senior Site Planner, at 561-233-5088 or JOttey@pbcgov.org.

Sincerely,

Wendy N. Hernández,  
Deputy Zoning Director

Attachment A: Request for Postponement

- C: **Digital/Email Copy:**  
Lisa Amara, Zoning Director  
Barbara Pinkston, Principal Site Planner  
Carlos Torres, Principal Site Planner  
Lorenzo Aghemo, Principal Site Planner  
Jerome Ottey, Senior Site Planner  
Sandra Megrue, Agent

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Lisa Amara, Director  
PALM BEACH COUNTY ZONING DIVISION  
Vista Center, 2nd Floor  
2300 N. Jog Road  
West Palm Beach, FL 33411

Via Email: lamara@pbcgov.org

Re: **Diamond Plaza (Kanela's Lounge)**  
**Application No. DOA/CA/W – 2022-00466**

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Landscape Architecture

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Dear Ms. Amara:

This application is currently scheduled for the August 4, 2022 Zoning Commission public hearing agenda. On behalf of the applicant, we respectfully request a 60-day postponement to the October 6, 2022 agenda.

Sincerely,

**URBAN DESIGN STUDIO**



Bradley Miller  
Principal

cc: Jerome Ottey, (JOttey@pbcgov.org)  
Timoleon Nicholaou (timoleon@me.com)  
Alan J. Ciklin, Esq. (ACiklin@jonesfoster.com)





July 14, 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 of your property. The application summary is provided below and in the attachment.

<b>Application:</b>	<b>Diamond Plaza, CA/W-2022-00466</b>
<b>Control:</b>	Down East Developers Inc, 1986-00004
<b>Location:</b>	Southeast corner of S. Military Trail and Diamond Road
<b>ZC Hearing:</b>	August 4, 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>	August 25, 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:

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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 Jerome Ottey, Senior Site Planner at (561) 233-5088 or JOttey@pbcgov.org.

Sincerely,

Wendy N. Hernández,  
Deputy Zoning Director

**Attachments:** Application Summary and Map

C: Lisa Amara, Zoning Director  
Lorenzo Aghemo, Principal Site Planner  
Jerome Ottey, Senior Site Planner

Department of Planning,

Zoning & Building

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## Zoning Application Summary

<b>Application:</b>	<b>Diamond Plaza, CA/W-2022-00466</b>
<b>Control:</b>	Down East Developers Inc, 1986-00004
<b>Location:</b>	Southeast corner of S. Military Trail and Diamond Road
<b>BCC District:</b>	District 3, Commissioner Dave Kerner
<b>Title/Request:</b>	a Class A Conditional Use to allow a Cocktail Lounge
<b>Title/Request</b>	a Type 2 Waiver to allow an extension of the hours of operation for a Non-Residential use located within 250 feet of a parcel of land with a residential Future Land Use designation or use
<b>Overall Acres:</b>	2.073

**Summary:** The proposed requests are for the 2.07-acre Diamond Plaza development. The site is currently developed as a Commercial shopping center, including Retail Sales, Office, and Type 2 Restaurant uses. The development was last reviewed by the Board of County Commissioners on January 30, 1986.

The requests will modify the site plan to allow a Cocktail Lounge, including a Type 2 Waiver to allow the lounge to extend the hours of operation from the permitted 6:00 a.m. to 11:00 p.m. to 6:00 a.m. to 5:00 a.m. The subject use is less than 250 feet from a parcel of land with a residential Future Land Use designation or use. The Preliminary Site Plan (PSP) indicates two commercial buildings, 116 parking spaces, with access from South Military Trail, Diamond Avenue.

Location:

