

No Building Permits for the site may be issued after January 1, 2007. A time extension for this condition may be approved by the County Engineer only if based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Section 5.8 of the Unified Land Development Code. (DATE: MONITORING - Engineering) ~~(Previous ENGINEERING Condition 6 of Resolution R-2003-1397, Control No.1999-00028)~~

Is hereby deleted. [REASON: Superseded by a new buildout condition later.]

DELETE Engineering Condition Number 7 of Exhibit C-2:

Previous ENGINEERING Condition 6 of Resolution R-2003-1397, Control No.1999-00028, which currently states:

In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule: No Building Permits for the site may be issued after January 1, 2007. A time extension for this condition may be approved by the County Engineer only if based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Section 5.8 of the Unified Land Development Code. (DATE: MONITORING - Engineering) [Note: COMPLETED] ~~(Previous ENGINEERING Condition 6 of Resolution R-2003-1397, Control No.1999-00028)~~

Is hereby deleted. [REASON: Superseded by a new buildout condition later.]

DELETE Engineering Condition 9 of Exhibit C-2:

(Previous ENGINEERING Condition 8 of Resolution R-2003-1397, Control No.1999-00028), which currently states:

The Property owner shall construct a right turn lane east approach on Belvedere Road at the both project entrances onto Belvedere Road.

- a. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with this construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. (BLDGPMT: MONITORING - Engineering)
- b. 8b. Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit. (BLDGPMT/CO: MONITORING - Engineering)
- c. 8c. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPMT: MONITORING - Engineering) ~~(Previous ENGINEERING Condition 8 of Resolution R-2003-1397, Control No.1999-00028)~~

Is hereby deleted. [REASON: Superseded by new condition]

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

9. (231-338) (DOA-2021-00418) Sherbrooke Estate PUD
(1976-00139)

ADD Exhibit F- Applicant's Community Outreach Summary Dated July 12, 2021

Sherbrooke Estates DOA-2021-00418 Community Outreach Summary

Prepared: July 12, 2021

Updated: January 31, 2022



Urban Planning and Design
Landscape Architecture
Communication Graphics

Timeline of Outreach

- **February 26, 2021** – Notice of Application to Sherbrooke Estates PUD Homeowners – UDS transmitted 168 letters via certified mail to notice to all Sherbrooke Homeowners as required by ULDC Art. 3.E.1.E.3.a.
- **February 27, 2021** – Invitation for Virtual Conference with Development Team to Sherbrooke Estates PUD Homeowners – UDS transmitted 168 letters via standard mail to invite all Sherbrooke Homeowners to a virtual meeting to learn more about the project.
- **March 1, 2021** – Application for Development Order Abandonment (DOA) Submitted to Palm Beach County – UDS submitted application DOA-2021-00418 proposing residential development of a portion of the former Sherbrooke Golf Course.
- **March 2, 2021** –Virtual Conference with the Sherbrooke Homeowners - Approximately 60 residents attended a virtual Zoom conference during which the Applicant and UDS presented the project and listened to community feedback on the proposed development of the closed golf course.
- **March 16, 2021** – Sherbrooke & Surrounding HOA Board Requests for Meetings – UDS transmitted a request for availability to representatives of the Sherbrooke Estates HOA Board and all surrounding HOAs including the Lacuna, San Messina, Country Cove Estates, Bellaggio, and Villaggio associations via standard mail and email. None of the HOA representatives responded to these letters or emails; however, one resident of the Lacuna (Muirfield Estates) was made aware of the letter and reached out directly as described below.
- **March 18, 2021** – Correspondence with Adjacent Property Owner – UDS received direct email and telephone communication from a resident of the adjacent Lacuna (Muirfield Estates) community to discuss existing nuisances related to the closed golf course and solutions available in the course of redevelopment. This resident did not reach out as a representative of the Lacuna HOA but did request a meeting with the Applicant and UDS on the property as described below.
- **March 23, 2021** – On-Site Meeting with Adjacent Property Owner – UDS coordinated an on-site meeting between the Applicant and the concerned Lacuna homeowner. The meeting was cancelled by the Lacuna homeowner at the direction of Lacuna HOA Board stating that the Sherbrooke HOA requested that they decline to meet with our team.

- **March 31, 2021** – Email Follow-Up with Sherbrooke and Surrounding HOA Boards – UDS followed up to the March 16 request for meeting availability with emails to the HOA representatives including Lacuna, San Messina, Country Cove Estates, Bellaggio, and Villaggio associations. Only the Bellaggio community responded to this follow up as described below.
- **April 12, 2021** – Virtual Conference with Bellaggio HOA Board – As a result of email follow up to earlier letters as described above, a virtual conference was scheduled with the Bellaggio HOA Board to discuss existing nuisances related to the closed golf course and solutions available in the course of redevelopment. Minor revisions were made to the master plan with respect to proposed buffers and fencing to accommodate a solution to the Bellaggio Board's concerns.
- **May 14, 2021** – On-Site Meeting with Adjacent Property Owners – The same Lacuna homeowner contacted UDS to schedule an on-site meeting despite the position of the Lacuna HOA to not meet with the development team. The Applicant and UDS met with two Lacuna homeowners whose properties are located adjacent to a portion of the Sherbrooke golf course proposed for redevelopment. Their specific concerns were reviewed and resulted in minor changes to the proposed development plan with respect to proposed buffers and open space configuration adjacent to the property in order to accommodate a solution for existing concerns of Lacuna homeowners.
- **June 16, 2021** – Letter to Sherbrooke HOA President – The Applicant's representative transmitted a letter to the Sherbrooke HOA President, Jack Lombardi, requesting the opportunity to continue coordination on the proposed development project. No response has been received.
- **July 6, 2021** – Letter to Sherbrooke HOA Board - The Applicant's representative transmitted a letter to the Sherbrooke HOA Board of Representatives requesting the opportunity to continue coordination on the proposed development project. No response has been received.
- **July 7, 2021** – Begin Telephone Outreach Campaign – The Applicant engaged a consultant to conduct outreach of which one aspect involves a telephone outreach campaign. This program involves reaching out via telephone to almost 2,000 individuals comprising the Sherbrooke Estates homeowners and surrounding communities. The campaign will continue through the review process with a goal of reaching all individuals directly. Thus far, the following calls have been completed through this program which involves the consultant successfully reaching an individual to inform them of the project, offer to include them in future updates, and request a statement of their position on the project.
 - As of June 12, 2021, a total of 173 unique calls have been completed since beginning this program.

- **July 23, 2021** – Letter to Sherbrooke HOA Board – The Applicant's representative transmitted a letter to the Sherbrooke HOA Board of Representatives requesting the opportunity to continue coordination on the proposed development project. No response has been received.
- **August 6, 2021** – Letter to Sherbrooke HOA Board – The Applicant's representative transmitted a letter to the Sherbrooke HOA Board of Representatives requesting the opportunity to continue coordination on the proposed development project. No response has been received.
- **August 12, 2021** – Letter to Sherbrooke HOA Board – The Applicant's representative transmitted a letter to the Sherbrooke HOA Board of Representatives requesting the opportunity to continue coordination on the proposed development project. No response has been received.
- **August 19, 2021** – Letter to Sherbrooke HOA Board – The Applicant's representative transmitted a letter to the Sherbrooke HOA Board of Representatives requesting the opportunity to continue coordination on the proposed development project. No response has been received.
- **August 28, 2021** – Letter to Sherbrooke HOA Board – The Applicant's representative transmitted a letter to the Sherbrooke HOA Board of Representatives requesting the opportunity to continue coordination on the proposed development project. No response has been received.
- **September 16, 2021** – Certified Letter to Sherbrooke HOA Board – The Applicant's representative transmitted a letter to the Sherbrooke HOA Board of Representatives requesting the opportunity to continue coordination on the proposed development project. No response has been received.
- **September 16, 2021** – Letter to Outside HOA Boards (Lacuna, Bellaggio, San Messina, Country Cove, Villaggio) The Applicant's representative transmitted a letter to the aforementioned HOA Boards of Representatives requesting the opportunity to continue coordination on the proposed development project. No response has been received.
- **September 20, 2021** – Meeting Invite Email to Sherbrooke Supporters – Sent to 80 supporters inviting them to an informational session about the project in order to present and solicit their feedback.
- **September 27, 2021** – Meeting Reminder Email to Sherbrooke Supporters – Sent to 78 supporters reminding them about the informational session regarding the project in order to present and solicit their feedback.
- **September 28, 2021** – Virtual Conference with Sherbrooke Residents

- **September 30, 2021** – Meeting Reminder Email to Sherbrooke Supporters – Sent to 78 supporters reminding them about the informational session regarding the project in order to present and solicit their feedback.
- **September 30, 2021** – Virtual Conference with Sherbrooke Residents
- **October 7, 2021** – One-on-one Meeting Invite Letter to Sherbrooke Residents – The Applicant's representative transmitted a letter to Sherbrooke homeowners requesting the opportunity to continue coordination on the proposed development project. One response has been received and meeting scheduling is in process.
- **October 9, 2021** – Meeting Invite Email to Lacuna Residents – Sent to 133 Lacuna residents inviting them to informational sessions about the project in order to present and solicit their feedback.
- **October 11, 2021** – Meeting Invite Email to Sherbrooke Residents – Sent to 57 Sherbrooke residents inviting them to informational sessions about the project in order to present and solicit their feedback.
- **October 12, 2021** – Meeting Reminder Email to Lacuna Residents - Sent to 122 Lacuna residents reminding them about the informational sessions regarding the project in order to present and solicit their feedback.
- **October 14, 2021** – Meeting Invite Email to Sherbrooke Residents - Sent to 52 Sherbrooke residents reminding them about the informational sessions regarding the project in order to present and solicit their feedback.
- **October 15, 2021** – Meeting Invite Email to Bellaggio Residents - Sent to 611 Bellaggio residents inviting them about the informational sessions regarding the project in order to present and solicit their feedback.
- **October 18, 2021** – Meeting Reminder Email to Bellaggio Residents - Sent to 562 Bellaggio residents reminding them about the informational sessions regarding the project in order to present and solicit their feedback.
- **October 19, 2021** – Meeting Invite Email to Sherbrooke Residents - Sent to 53 Sherbrooke residents inviting them about the informational sessions regarding the project in order to present and solicit their feedback.
- **October 21, 2021** – Meeting Reminder Email to Sherbrooke Residents - Sent to 50 Sherbrooke residents reminding them about the informational sessions regarding the project in order to present and solicit their feedback.
- **October 22, 2021** – Meeting Invite Email to San Messina Residents - Sent to 21 San Messina residents inviting them about the informational sessions regarding the project in order to present and solicit their feedback.

- **October 25, 2021** – Meeting Reminder Email to San Messina Residents - Sent to 21 San Messina residents reminding them about the informational sessions regarding the project in order to present and solicit their feedback.
- **October 27, 2021** – Meeting Invite Email to Country Cove Residents - Sent to 44 Country Cove residents inviting them about the informational sessions regarding the project in order to present and solicit their feedback.
- **October 29, 2021** – Meeting Reminder Email to Country Cove Residents - Sent to 43 Country Cove residents reminding them about the informational sessions regarding the project in order to present and solicit their feedback.
- **October 29, 2021** – Virtual Conference with COWBRA Board – Presented our project plans to COWBRA Board Members for their input.
- **October 30, 2021** – Meeting Invite Email to Villaggio Residents - Sent to 432 Villaggio residents inviting them about the informational sessions regarding the project in order to present and solicit their feedback.
- **November 1, 2021** – Meeting Reminder Email to Villaggio Residents - Sent to 398 Villaggio residents reminding them about the informational sessions regarding the project in order to present and solicit their feedback.
- **November 5, 2021** – Meeting Invite Email to All Residents - Sent to 1270 surrounding residents inviting them about the informational sessions regarding the project in order to present and solicit their feedback.
- **November 8, 2021** – Meeting Reminder Email to All Residents - Sent to 1248 surrounding residents reminding them about the informational sessions regarding the project in order to present and solicit their feedback.
- **November 12, 2021** – Meeting Reminder Email to All Residents - Sent to 1248 surrounding residents reminding them about the informational sessions regarding the project in order to present and solicit their feedback.
- **November 15, 2021** – Meeting Reminder Email to All Residents - Sent to 1238 surrounding residents reminding them about the informational sessions regarding the project in order to present and solicit their feedback.
- **December 1, 2021** – Meeting Invite Email to All Residents - Sent to 1226 surrounding residents inviting them about the informational sessions regarding the project in order to present and solicit their feedback.
- **December 3, 2021** – Meeting Reminder Email to All Residents - Sent to 1221 surrounding residents reminding them about the informational sessions regarding the project in order to present and solicit their feedback.

- **December 7, 2021** – Meeting Reminder Email to All Residents - Sent to 1223 surrounding residents reminding them about the informational sessions regarding the project in order to present and solicit their feedback.
- **December 8, 2021** – Direct Mailer to All Residents - Mailed to all surrounding resident's houses to provide more information about our project and ask them to sign a petition in support.
- **December 10, 2021** – Meeting Invite Email to All Residents - Sent to 1213 surrounding residents inviting them about the informational sessions regarding the project in order to present and solicit their feedback.
- **December 13, 2021** – Calls to All Residents begin – Calls to surrounding residents letting them know about the project, asking for their support, and recording their supportive statements.
- **December 14, 2021** – Meeting Reminder Email to All Residents - Sent to 1206 surrounding residents reminding them about the informational sessions regarding the project in order to present and solicit their feedback.
- **December 15, 2021** – Door to Door Survey Canvassing begins – Canvassing team door knocking asking Sherbrooke residents to take a survey to solicit their feedback about the project.
- **December 21, 2021** – Door to Door Survey Canvassing ends – Canvassing team door knocking asking Sherbrooke residents to take a survey to solicit their feedback about the project.
- **December 22, 2021** – Survey Email to All Residents - Sent to 1200 surrounding residents asking them for their feedback about our project.
- **December 23, 2021** – Calls to All Residents end – Calls to surrounding residents letting them know about the project, asking for their support, and recording their supportive statements.
- **December 28, 2021** – Letter to Sherbrooke Residents next to planned open space - Sent to 40 Sherbrooke residents whose properties abut preserved open space as per the projects plans.
- **January 17, 2021** – Meeting Invite Email to All Residents - Sent to 1210 surrounding residents inviting them about the informational sessions regarding the project in order to present and solicit their feedback.
- **January 19, 2021** – Meeting Reminder Email to All Residents - Sent to 1205 surrounding residents reminding them about the informational sessions regarding the project in order to present and solicit their feedback.

- **January 24, 2021** – Meeting Invite Email to All Residents - Sent to 1200 surrounding residents inviting them about the informational sessions regarding the project in order to present and solicit their feedback.
- **January 26, 2021** – Meeting Reminder Email to All Residents - Sent to 1196 surrounding residents reminding them about the informational sessions regarding the project in order to present and solicit their feedback.

Outreach Meetings

- **March 2, 2021** – Virtual Conference with the Sherbrooke Residents
- **April 12, 2021** – Virtual Conference with Bellaggio HOA Board
- **September 28, 2021** – Virtual Conference with Sherbrooke Residents
- **September 30, 2021** – Virtual Conference with Sherbrooke Residents
- **October 13, 2021** – Virtual Conference with Lacuna Residents
- **October 14, 2021** – Virtual Conference with Lacuna Residents
- **October 18, 2021** – Virtual Conference with Sherbrooke Residents
- **October 19, 2021** – Virtual Conference with Sherbrooke Residents
- **October 20, 2021** – Virtual Conference with Bellaggio Residents
- **October 21, 2021** – Virtual Conference with Bellaggio Residents
- **October 25, 2021** – Virtual Conference with Sherbrooke Residents
- **October 26, 2021** – Virtual Conference with Sherbrooke Residents
- **October 27, 2021** – Virtual Conference with San Messina Residents
- **October 28, 2021** – Virtual Conference with San Messina Residents
- **November 1, 2021** – Virtual Conference with Country Cove Residents
- **November 2, 2021** – Virtual Conference with Country Cove Residents
- **November 2, 2021** – Virtual Conference with COWBRA Board
- **November 3, 2021** – Virtual Conference with Villaggio Residents

- **November 4, 2021** – Virtual Conference with Villaggio Residents
- **November 9, 2021** – Virtual Conference with All Residents
- **November 11, 2021** – Virtual Conference with All Residents
- **November 16, 2021** – Virtual Conference with All Residents
- **November 18, 2021** – Virtual Conference with All Residents
- **December 6, 2021** – Virtual Conference with All Residents
- **December 8, 2021** – Virtual Conference with All Residents
- **December 13, 2021** – Virtual Conference with All Residents
- **December 15, 2021** – Virtual Conference with All Residents
- **January 18, 2022** – Virtual Conference with All Residents
- **January 20, 2022** – Virtual Conference with All Residents
- **January 25, 2022** – Virtual Conference with All Residents
- **January 27, 2022** – Virtual Conference with All Residents

Support Petitions

- **Bear Island** – 1
- **Bellaggio** – 27
- **Canyon Trails** – 1
- **Country Cove** – 9
- **Forest View Village** – 1
- **Lacuna** – 17
- **Ranchette Lake** – 2
- **Sherbrooke Estates** – 1
- **Valencia Point** – 2

- **Villaggio** – 45
- **Other** – 1
- **Total** – 108

Outreach By the Numbers

- **Phone Conversations:** 275
- **Emails Sent:** 35,000+
- **Doors Knocked:** 159
- **Community Meetings:** 31
- **On-Site Meetings with Individual Homeowners:** 2
- **Letters to Sherbrooke HOA:** (HOA declined opportunity to meet)
 - Sent to 8 Sherbrooke HOA Board Members, 7 times
- **Letter to Surrounding HOAs:**
 - Sent to 35 residents (HOA representative) from surrounding HOAs, 1 time
- **One-on-One Meeting Letter:**
 - Sent to 168 Sherbrooke residents, 1 time
- **Direct Mailer:**
 - Sent to 2603 residents in the impacted area, 1 time
- **Letter to Sherbrooke Residents Adjacent to Planned Open Space:**
 - Sent to 40 Sherbrooke residents, 1 time
- **Support Petitions:** 108

Attachment(s):

- Letters to Sherbrooke HOA Representatives (7)
- Letter to Sherbrooke Residents Adjacent to Planned Open Space

- One-on-One Invitation Letter to Sherbrooke Residents
- Tri-Fold Mailer to Sherbrooke Residents



Mattamy Homes • Southeast Florida Division

2500 Quantum Lakes Dr., Suite 215
Boynton Beach, FL 33426
T 561-413-6101

7/6/2021

[ADDRESS]

[GREETING],

Mattamy Homes is in the process of working with the County on a planned project to reimagine the Sherbrooke Golf and Country Club and Golf Course into a planned development for residential use. We are committed to working with Sherbrooke residents on this project to ensure the final product adds to the overall value of the community, provides open and public space for all to use and has input from nearby residents and neighbors.

As you may know, we have hosted online meetings with residents and have received feedback which we are considering as part of our plan. We would like to meet with your HOA to further this conversation to ensure all voices are heard as we put together a final product and plan.

Project Benefits

Our current plan intends to create a high-quality, desirable neighborhood with townhomes and single-family homes. Our plan will have ample open space and buffers that exceed the 40% required. We are also proposing a recreation center on the west side that could have a shared element for all other Sherbrooke Planned Unit Development members. The proposed development does not require any rezoning as it is consistent with Sherbrooke Estates PUD (Planned Unit Development) zoning.

We believe this plan will help improve property values, create additional public and open space for residents, and eliminate the negative impacts a defunct golf course has on the community. The current site plans and more information on this project can be found online at www.mattamy-sherbrooke.net.

About Mattamy Homes – An Award-Winning Homebuilder

We are the largest privately-owned home building company in North America. We are more than a builder and developer; we create entire communities of enduring value by combining innovation and sustainability in all our projects.

Please Contact Us

Please contact us so we can incorporate input and feedback from our neighbors and your residents. We would like to setup a listening session and discussion with your HOA and residents to begin working together on this important project for our community.

Tony Palumbo
Vice President, Land Acquisition & Development
Tony.Palumbo@mattamycorp.com

Jeremy Bunner
Sr. Manager, Land Acquisition & Entitlement
Jeremy.Bunner@mattamycorp.com

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7/23/2021

[ADDRESS BLOCK]

Dear [FIRST NAME],

We are contacting you again to follow up on our initial letter. Mattamy Homes is working with the County on a planned project to reimagine the Sherbrooke Golf and Country Club and Golf Course into a planned development for residential use. We would like input from Sherbrooke residents on this project to ensure the final product adds to the overall value of the community and provides open and public space for all to use.

We have hosted online meetings with residents and have received feedback which we are considering as part of our plan. We would like to meet with your HOA to further this conversation to ensure all voices are heard as we put together a final plan. Please learn more about our project below and contact us to schedule a meeting.

Project Benefits

Our current plan intends to create a high-quality, desirable neighborhood with townhomes and single-family homes. Our plan will have ample open space and buffers that exceed the 40% required. We are also proposing a recreation center on the west side that could have a shared element for all other Sherbrooke Planned Unit Development members. The proposed development does not require any rezoning as it is consistent with Sherbrooke Estates PUD (Planned Unit Development) zoning.

We believe this plan will help improve property values, create additional public and open space for residents, and eliminate the negative impacts a defunct golf course has on the community. The current site plans and more information on this project can be found online at www.mattamy-sherbrooke.net.

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8/6/2021

[ADDRESS]

Dear [FIRST NAME],

We are following up on our attempt to connect with you about our proposed project at the closed Sherbrooke Estates Golf Course.

As you may know, we have met with residents in the community and would like to share our project plans and the initial feedback we have received. The current plan does not require any rezoning, is consistent with the current PUD and provides numerous benefits to the community.

Your feedback is important to us. Please contact us so we can incorporate input from our neighbors and your residents. We would like to setup a listening session and discussion with your HOA and residents to begin working together on this important project for our community.

Thank you.

Tony Palumbo
Vice President, Land Acquisition & Development
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8/12/2022

[ADDRESS BLOCK]

Dear [FIRST NAME],

We are following up on our ongoing effort to meet with you to discuss our proposed project at the closed Sherbrooke Estates Golf Course. Your feedback is very important to us.

As you may know, we have met with residents in the community and would like to share our current project plans and the initial feedback we have received. The current plan does not require any rezoning, is consistent with the current PUD and provides numerous benefits to the community.

We would like to setup a listening session and discussion with your HOA and residents to begin working together on this important project for our community. Please contact us so we can listen to and incorporate your input.

Thank you.

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T 561-413-6101

August 19, 2021

[ADDRESS BLOCK]

Dear [FIRST NAME],

We are contacting you again to discuss our proposed project at the closed Sherbrooke Estates Golf Course. We want to have this meeting because your input is very important to us.

We have successfully met with your neighbors and are working to incorporate their feedback into our plan. We would like to keep you apprised of the various adjustments we are making based on their input. As a reminder, the current plan does not require any rezoning, is consistent with the current PUD and provides numerous benefits to the community.

Please contact us to set up a meeting so we can listen to and incorporate your input before our plans are finalized.

Thank you.

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August 28, 2021

[ADDRESS BLOCK]

Dear [FIRST NAME],

Once again, we are reaching out to set up a meeting to discuss our proposed project at the closed Sherbrooke Estates Golf Course. Meeting with you is important to us because your input should be incorporated into our final plans.

We have successfully met with your neighbors and are working to incorporate their feedback into our plan. We would like to keep you apprised of the various adjustments we are making based on their input. As a reminder, the current plan does not require any rezoning, is consistent with the current PUD and provides numerous benefits to the community.

Please contact us to set up a meeting so we can listen to and incorporate your input before our plans are finalized.

Thank you.

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September 16, 2021

«AddressBlock»

«GreetingLine»

Mattamy Homes is in the process of working with the County on a planned project to reimagine the Sherbrooke Golf and Country Club and Golf Course into a planned development for residential use. We are committed to working with Sherbrooke residents on this project to ensure the final product adds to the overall value of the community, provides open and public space for all to use and has input from nearby residents and neighbors.

As you may know, we have hosted online meetings with residents and have received feedback which we are considering as part of our plan. We would like to meet with your HOA to further this conversation to ensure all voices are heard as we put together a final product and plan.

Project Benefits

Our current plan intends to create a high-quality, desirable neighborhood with townhomes and single-family homes. Our plan will have ample buffers and open space that exceed the 40% required. Our project dedicates over 68% to open space. We are also proposing a recreation center on the west side that could have a shared element for all other Sherbrooke Planned Unit Development members. The proposed development does not require any rezoning as it is consistent with Sherbrooke Estates PUD (Planned Unit Development) zoning.

We believe this plan will help improve property values, create additional public and open space for residents, and eliminate the negative impacts a defunct golf course has on the community. The current site plans and more information on this project can be found online at www.mattamy-sherbrooke.net.

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Please Contact Us

Please contact us so we can incorporate input and feedback from our neighbors and your residents. We would like to setup a listening session and discussion with your HOA and residents to begin working together on this important project for our community.

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mattamyhomes.com



**Mattamy Homes • Southeast Florida
Division**
2500 Quantum Lakes Dr., Suite 215
Boynton Beach, FL 33426
T 561-413-6101

September 16, 2021

«AddressBlock»

«GreetingLine»

As you may know, Mattamy Homes is in the process of working with the County on a planned project to reimagine the Sherbrooke Golf and Country Club and Golf Course into a planned development for residential use. We are committed to working with residents in the surrounding area to ensure the final product adds to the overall value of the community.

We have hosted online meetings with residents and have received feedback which we are considering as part of our plan. We would like to meet with your neighborhood and further this conversation to ensure all voices are heard as we put together a final product and plan.

Project Benefits

Our current plan intends to create a high-quality, desirable neighborhood with townhomes and single-family homes. Our plan will have ample buffers and open space that exceed the 40% required. Our project has dedicated over 68% to open space. The proposed development does not require any rezoning as it is consistent with Sherbrooke Estates PUD (Planned Unit Development).

We believe this plan will help improve property values for the surrounding community and create additional public and open space for residents. Our plan will also eliminate the negative impacts a defunct golf course has by upgrading security, curbing instances of trespassing, loitering, and other nuisance behavior. The current site plans and more information on this project can be found online at www.mattamy-sherbrooke.net.

About Mattamy Homes – An Award-Winning Homebuilder

We are the largest privately-owned home building company in North America. We are more than a builder and developer; we create entire communities of enduring value by combining innovation and sustainability in all our projects.

Please Contact Us

Please contact us so we can incorporate input and feedback from our neighbors and your residents. We would like to setup a listening session and discussion with your neighborhood and residents to begin working together on this important project for our community.

Tony Palumbo

Vice President, Land Acquisition & Development
Tony.Palumbo@mattamycorp.com

Jeremy Bunner

Sr. Manager, Land Acquisition & Entitlement
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mattamyhomes.com

[ADDRESS]

[GREETING]

We are writing to invite you to a one-on-one meeting to discuss the redevelopment of the Sherbrooke Golf Course. Mattamy Homes is in the process of working with the County on a planned project to reimagine the Sherbrooke Golf Course into a planned development for residential use.

We are committed to working with Sherbrooke residents on this project to ensure the final product adds to the overall value of the community, provides open and public space for all to use, and has input from nearby residents and neighbors.

As you may know, we have hosted online meetings with residents and have received feedback which we are considering as part of our plan. Unfortunately, your HOA is unwilling to meet with us to discuss the golf course conversion project. That is why we are writing to you – we would like to meet with you to discuss the updated plan.

Our current plan incorporates suggestions from residents, including:

- Our plan will have ample buffers and open space that exceed the 40% required.
- Our project dedicates over 68% to open space.
- A recreation center on the west side could have a shared element for all other Sherbrooke Planned Unit Development members.
- The proposed development does not require any rezoning as it is consistent with Sherbrooke Estates PUD (Planned Unit Development) zoning.

We believe this plan will help improve property values, create additional public and open space for residents, and eliminate a defunct golf course's negative impact on the community. You can find more information on the current site plans online at www.mattamy-sherbrooke.net.

We look forward to speaking with you to discuss our plan in more detail.

THE SHERBROOKE GOLF & COUNTRY CLUB

A NEW PLAN FOR A BETTER FUTURE



Mattamy Homes
2500 Quantum Lakes Dr | Suite 215
Boynton Beach, FL 33426

LOOK INSIDE TO READ THE PLAN.

THE CLOSED SHERBROOKE GOLF & COUNTRY CLUB IS HURTING THE COMMUNITY
X TRESPASSERS X CODE VIOLATIONS X OFF-ROADING VEHICLES

PBSO INCIDENT REPORT: HOMELESS ENCAMPMENT FOUND ON SHERBROOKE GOLF & COUNTRY CLUB

| Incident ID | Report Number | Incident Date | Initial Type | City |
|--------------|---------------|---------------------|--------------------------|---------------|
| 202100790349 | | 08/15/2021 15:51:08 | 68 - POLICE SERVICE CALL | 68 - POLICE S |

| Location | City |
|---------------|----------------|
| 6151 LYONS RD | UNINCORPORATED |
| Intersection | Subdivision |
| | SHERBROOKE |

| Comment Date | User ID | Call Sign |
|--------------------------------|---------|-----------|
| 08/15/2021 16:43 | 31338 | CHBUD |
| 1004/4 | | |
| 08/15/2021 15:53 | 37708 | SRINQ |
| 6A32 - RE: HOMELESS ENCAMPMENT | | |
| 08/15/2021 15:52 | 37708 | SRINQ |

HAZ CLR PREV 13 37 13P 68 1061 14 RED 25 14 79



The Palm Beach Post 7-30-21
 "ATV Burnout" event that would have attracted scores of trail riders to the shuttered golf course at Sherbrooke Country Club west of Lake Worth Beach.

Mattamy Homes
2500 Quantum Lakes Dr | Suite 215
Boynton Beach, FL 33426

PLACE
FIRST CLASS
STAMP
HERE

Mattamy Homes
2500 Quantum Lakes Dr | Suite 215
Boynton Beach, FL 33426

**SHOW YOUR SUPPORT
AND RETURN TODAY!**

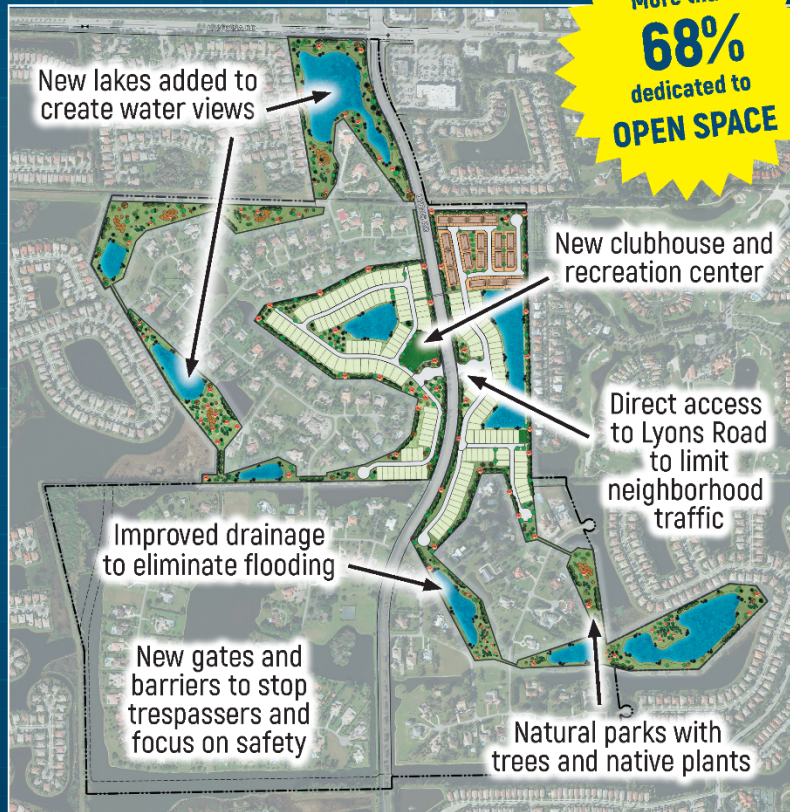
A NEW PLAN TO PROTECT SHERBROOKE'S FUTURE

THE FACTS:

- ▶ For over five years, the Sherbrooke Golf & Country Club has been closed due to it no longer being financially stable.
- ▶ With the course no longer maintained, vegetation is overgrown, wild animals roam free, and trespassers commit crimes and cross through private property.
- ▶ The abandoned golf course has hurt property values, created safety concerns, and is causing unsightly views for the surrounding neighborhoods.

THE PLAN:

- ▶ Small residential community of 282 homes.
- ▶ The property is already zoned residential to allow this type of development.
- ▶ Homes are similar in character and design of surrounding neighborhoods.
- ▶ Plan ensures preservation of open space; over 68%!
- ▶ Enhanced natural views.
- ▶ Increased property values.
- ▶ And more!



SHOW YOUR SUPPORT FOR IMPROVING THE CLOSED SHERBROOKE GOLF COURSE AND FOR THIS NEW PLAN TODAY!

SUPPORTER PETITION

Application #DOA-2021-00418

Return petition by

Mail: Sign your name, tear above, place a first class stamp and drop in the mail

Email: Info@Mattamy-Sherbrooke.net | Online: www.Mattamy-Sherbrooke.net

I support the newly proposed residential community by Mattamy Homes on the closed Sherbrooke Golf & Country Club. The plan outlined by Mattamy preserves over 68% of the property to public open space and provides numerous benefits, including drainage improvements and new lakes.

Mattamy Homes has conducted a thorough community outreach effort to share their project plan, address our concerns, and incorporate our feedback. I support their proposal and encourage my elected leaders to support this plan.

Name: _____

Address: _____ Lake Worth, FL 33467

Residential Community: _____

Phone: _____ Email: _____



**ORDER OF BUSINESS
ZONING COMMISSION
PALM BEACH COUNTY, FLORIDA**

THURSDAY FEBRUARY 3, 2022

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room, VC-1W-47
2300 N Jog Rd, West Palm Beach, 33411**

CALL TO ORDER

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication
- F. Adoption of the Minutes
- G. Swearing In
- H. Amendments to the Agenda
- I. Motion to adopt the Agenda
- J. Disclosures
- K. Conflicts/Recusals

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

Disclaimer: Agenda subject to changes at or prior to the public hearing.



AGENDA
PALM BEACH COUNTY ZONING COMMISSION

FEBRUARY 3, 2022

CALL TO ORDER

- A. Roll Call - 9:00 A.M.
- B. Opening Prayer, and Pledge of Allegiance
- C. Remarks of the Chair:

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center, Ken Rogers Hearing Room, VC-1W-47, 2300 N Jog Rd, West Palm Beach, 33411, to consider applications for Official Zoning Map Amendments, Planned Developments, Conditional Uses, Development Order Amendments, Type II Variances and other actions permitted by the Palm Beach County Unified Land Development Code and to hear the recommendations of staff on these matters. The Commission takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on accepting, rejecting, or modifying the recommendations of staff regarding other requests. The Board of County Commissioners of Palm Beach County will conduct a public hearing in the 6th Floor, Jane Thompson Memorial Chambers, 301 N Olive Ave, West Palm Beach, 33401, at 9:30 A.M. on Thursday, February 24, 2022 to take final action on the applications listed below regarding Official Zoning Map Amendments (rezoning), Class A Conditional Uses, Requested Uses, Planned Developments, Development Order Amendments, Waiver Requests and Administrative Inquiries.
- D. Notice:

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following requirements:

Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.

Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.

Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.

Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Chair, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.

Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.
- E. Proof of Publication - Motion to receive and file.
- F. Adoption of the Minutes
- G. Swearing In - County Attorney
- H. Amendments to the Agenda
- I. Motion to adopt the Agenda
- J. Disclosures
- K. Conflicts/Recusals

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. [ZV/SW/CA-2020-00880](#) Title: a Type 2 Variance application of TRG Farms, LLC by Frogner Consulting LLC, Agent. Request: to eliminate 100 feet of the Type 2 Incompatibility Buffer along the south property line, landscape islands within the off-street parking, foundation planting around Building B; and, to reduce the rear setback for Building B and the outdoor storage setback from the south property line
Title: a Subdivision Waiver application of TRG Farms, LLC by Frogner Consulting LLC, Agent. Request: to reduce the minimum legal access width
Title: a Class A Conditional Use application of TRG Farms, LLC by Frogner Consulting LLC, Agent. Request: to allow Landscape Service
General Location: Approximately 0.70 miles west of State Road 7/US 441 on the south side of Anderson Lane (**TRG Farms**) (Control 2016-00143)

Pages 1 - 2

Project Manager: Donna Adelsperger

Size: 5.11 acres ±

BCC District: 6

Staff Recommendation: Staff recommends a postponement to Thursday, March 3, 2022.

MOTION: To postpone to Thursday, March 3, 2022.

2. [ZV/ABN/CA-2021-00797](#) Title: a Type 2 Variance application of Palm Elite Car Wash, Inc. by URBANA, Agent. Request: to allow the increase in an easement overlap from 5 feet to 10 feet on a 20-foot right-of-way buffer
Title: a Development Order Abandonment application of Palm Elite Car Wash, Inc. by URBANA, Agent. Request: to abandon a Type 2 Waiver to allow the primary entrance to face the interior parking area; reduce the setback for outdoor uses to Non-PRA residential use; and, increase the setback from the build-to-line
Title: a Class A Conditional Use application of Palm Elite Car Wash, Inc. by URBANA, Agent. Request: to allow a Car Wash
General Location: Northeast corner of South Military Trail and Vermont Avenue (**Palm Elite Car Wash**) (Control 2013-00200)

Pages 3 - 4

Project Manager: James Borsos

Size: 0.93 acres ±

BCC District: 3

Staff Recommendation: Staff recommends a postponement to Thursday, March 3, 2022.

MOTION: To postpone to Thursday, March 3, 2022.

- 3. [ZV-2020-02120](#) Title: a Type 2 Variance application of West Atlantic Commercial Properties, LTD by WGINC, Agent. Request: to allow for the reduction in minimum lot size.

General Location: North side of West Atlantic Avenue, approximately 0.25 miles west of South Military Trail. (**Delray Self Service Storage**) (Control 1994-00053)

Pages 5 - 6

Project Manager: Imene Haddad

Size: 4.53 acres ±

BCC District: 5

Staff Recommendation: Staff recommends a postponement to Thursday, March 3, 2022.

MOTION: To postpone to Thursday March 3, 2022.

B. REMANDS

C. WITHDRAWALS

END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

D. ZONING APPLICATIONS - NEW

4. [ZV/DOA/CA-2021-01043](#) Title: a Type 2 Variance application of Basm Global Real Estate Fund LLC, HSC West Palm Beach, LLC by Schmidt Nichols, Agent. Request: To allow Outdoor Display Merchandise to be stored outdoors overnight
Title: a Development Order Amendment application of Basm Global Real Estate Fund LLC, HSC West Palm Beach, LLC by Schmidt Nichols, Agent. Request: to modify the site plan and uses, add square footage and to add and delete Conditions of Approval
Title: a Class A Conditional Use application of Basm Global Real Estate Fund LLC, HSC West Palm Beach, LLC by Schmidt Nichols, Agent. Request: a Class A Conditional Use to allow a Daycare
General Location: Southeast corner of Belvedere Road and Sansburys Way. **(HSC West Palm Beach)** (Control 1999-00028)

Pages 7 - 86

Conditions of Approval Pages (15 - 31)

Project Manager: Imene Haddad

Size: 8.13 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C-1 through C-4.

MOTION: To adopt a Resolution approving a Type 2 Variance to allow Outdoor Display Merchandise to be stored outdoors overnight, subject to Conditions of Approval in Exhibit C-1.

MOTION: To recommend approval of a Development Order Amendment (Overall MUPD) to modify the site plan and uses, add square footage and to add and delete Conditions of Approval subject to the Conditions of Approval as indicated in Exhibit C-2

MOTION: To recommend approval of a Development Order Amendment (Retail Gas and Fuel with Convenience Store) to modify the site plan, add square footage, fueling positions/pumps and modify Conditions of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval of a Class A Conditional use to allow a General Daycare, subject to the Conditions of Approval as indicated in Exhibit C-4.

5. [ZV-2021-01760](#) Title: a Type 2 Variance application of JJ Gilbane, LLC, FLM Jupiter Gardens, LLC by Shutts and Bowen LLP, Gentile Glas Holloway O'Mahoney & Associates Inc., Agent. Request: to eliminate a Compatibility Buffer; and, a Type 1 Incompatibility Buffer

General Location: South side of Jupiter Gardens Boulevard, approximately 320 feet west of Central Boulevard (**Jupiter Gardens Apartments**) (Control 2021-00092)

Pages 87 - 116

Conditions of Approval Pages (91 - 91)

Project Manager: James Borsos

Size: 4.65 acres \pm

BCC District: 1

(affected area 0.15 acres \pm)

Staff Recommendation: Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a Resolution approving a Type 2 Variance to eliminate a Compatibility Buffer; and, a Type 1 Incompatibility Buffer, subject to the conditions of Approval as indicated in Exhibit C.

6. [DOA-2021-01645](#) Title: a Development Order Amendment application of 16490 Innovation LLC by 2GHO Inc., Agent. Request: to modify the Site Plan; and, increase building square footage

General Location: South side of Innovation Drive, approximately 0.25 miles west of Bee Line Highway (**Innovation Center**) (Control 2001-00009)

Pages 117 - 140

Conditions of Approval Pages (122 - 127)

Project Manager: Jeffrey Gagnon

Size: 70.97 acres \pm

BCC District: 1

(affected area 11.99 acres \pm)

Staff Recommendation: Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Development Order Amendment to modify the Site Plan; and, increase building square footage, subject to the Conditions of Approval as indicated in Exhibit C.

- 7. [ABN/DOA-2021-01030](#) Title: a Development Order Abandonment application of Cherry Road Storage LLC - Sanjay Patel by Schmidt Nichols, Agent. Request: to abandon Requested Uses to allow Vehicle Sales and Rental; and, General Repair and Maintenance
Title: a Development Order Amendment application of Cherry Road Storage LLC - Sanjay Patel by Schmidt Nichols, Agent. Request: to modify the Site Plan and uses; add square footage; and, modify and delete Conditions of Approvals
General Location: East of Military Trail and north side of Cherry Road (**Cherry Road Plaza MUPD**) (Control 1977-00041)

Pages 141 - 176

Conditions of Approval Pages (148 - 156)

Project Manager: Brenya Martinez

Size: 13.76 acres ±

BCC District: 2,7

(affected area 5.85 acres ±)

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Development Order Abandonment, to abandon Requested Uses to allow Vehicle Sales and Rental; and, General Repair and Maintenance.

MOTION: To recommend approval of a Development Order Amendment to modify the Site Plan and uses; add square footage; and, modify and delete Conditions of Approvals, subject to the Conditions of Approval as indicated in Exhibit C.

- 8. [ABN/DOA-2021-01521](#) Title: a Development Order Abandonment application of Sean Dalfen, Mgr., DI Management Florida, LLC, David Saunders, Mgr., Ranch House Realty, LLC by Schmidt Nichols, Agent. Request: to abandon a Class A Conditional Use for Vehicle Sales and Rental, Light
Title: a Development Order Amendment application of Sean Dalfen, Mgr., DI Management Florida, LLC, David Saunders, Mgr., Ranch House Realty, LLC by Schmidt Nichols, Agent. Request: to modify the Site Plan; add and delete uses; add square footage; and, modify the Conditions of Approval
General Location: North and South sides of Ranch House Road East of South Congress Avenue (**CHS Properties MUPD**) (Control 1998-00089)

Pages 177 - 230

Conditions of Approval Pages (185 - 198)

Project Manager: James Borsos

Size: 27.29 acres ±

BCC District: 3

(affected area 10.51 acres ±)

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of Development Order Abandonment of a Class A Conditional Use for Vehicle Sales and Rental, Light.

MOTION: To recommend approval of a Development Order Amendment to modify the Site Plan; add and delete uses; add square footage; and, modify the Conditions of Approval, subject to the Conditions of Approval and indicated in Exhibit C.

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

REGULAR AGENDA**A. ITEMS PULLED FROM CONSENT****B. STATUS REPORTS****C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

9. [DOA-2021-00418](#) Title: a Development Order Amendment application of Mattamy Palm Beach, LLC by Urban Design Studio, Agent. Request: to modify the Master Plan; add units; and, add access points

General Location: Located at the southwest corner of Lyons Road and Lantana Road, and continues south, on the east and west sides, approximately 1,900 feet north of Hypoluxo Road. (**Sherbrooke Estates PUD**) (Control 1976-00139)

Pages 231 - 338

Conditions of Approval Pages (250 - 259)

Project Manager: Imene Haddad

Size: 530.14 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Development Order Amendment to modify the Master Plan; add units; and, add access points, subject to the Conditions of Approval as indicated in Exhibit C.

D. ZONING APPLICATIONS - NEW**E. SUBDIVISION VARIANCE****F. OTHER ITEMS**

10. [Title: Zoning Commission Annual Organizational Meeting and Election of Chair and Vice Chair](#)

END OF REGULAR AGENDA**COMMENTS****A. COUNTY ATTORNEY****B. ZONING DIRECTOR****C. PLANNING DIRECTOR****D. EXECUTIVE DIRECTOR****E. COMMISSIONERS**

ADJOURNMENT

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