



Planning, Zoning & Building Department
12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000

SPECIAL USE PERMIT APPLICATION

II. PROPERTY OWNER/AGENT INFORMATION

Property Owner(s) of Record: MIZNER PLACE, LLC
Address: 12300 South Shore Blvd. City: Wellington ST: FL Zip: 33414
Phone: _____ Cell Phone: _____ Fax: _____

Applicant if other than owner(s): JUANITO'S RESTAURANT, LLC
Address: 12300 South Shore Blvd City: Wellington ST: FL Zip: 33414
Phone: _____ Cell Phone: _____ Fax: 561-798-1709

Agent Name: CRAIG T. GALLE, ESQ
Company Name: THE GALLE LAW GROUP, P.A
Address: 13501 South Shore Blvd #103 City: Wellington ST: FL Zip: 33414
Phone: 561-798-1708 Cell Phone: 561-818-6659 Fax: 561-798-1709

Consultants: If applicable to your request, please attach a separate list of all consultants that will provide information on this request. You should include the name, address, telephone number and fax number as well as the type of professional service provided.

III. PROPERTY LOCATION

A. Property Control Number (PCN): If additional PCN's, list on a separate sheet and attach to the application.

PCN: [7] [3] -- [4] [1] -- [4] [4] -- [1] [5] -- [1] [9] -- [0] [0] [2] -- [0] [0] [0] [0]

B. Section _____ Township _____ Range _____ Total Acreage of Subject Property 2.69

C. Project Name: The GRILLE RESTAURANT Previous Petition #: _____

D. Project Address: 12300 South Shore Blvd ~~Wellington~~ Wellington, FL 33414

E. General Location Description (proximity to closest major intersection, in miles or fractions thereof):

South Shore Blvd b/w Forest Hill and BIG BLUE

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IV. LAND USE AND ZONING INFORMATION

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A. Zoning Designation: C Future Land Use Designation: _____ Is Property within the EOZD? C

B. Existing Use(s) on Property: RESTAURANT

C. Proposed Use(s): RESTAURANT - CHARITY TALENT SHOW ON
FEB 11, 18, 25 AND MARCH 4 AND 11, 2015
FROM 6:30 pm TO 9:30 pm

IV. ADDITIONAL INFORMATION

The following information is required as part of this application:

A. Standards for Review

Failure of the proposed special use to meet any standard below shall be deemed adverse to the public interest and the application shall not be approved. A letter verifying the decision of the Planning & Zoning Manager to approve, approve with conditions, or deny the application will be sent to the applicant. The applicant shall explain how the request is consistent with the following:

1. **Consistency with Wellington Comprehensive Plan**—the proposed Special Permit Use is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.

YES

2. **Complies with supplementary use standards**—the proposed Special Permit Use complies with all relevant and appropriate portions of LDRS Section 6.4, Use Regulations & Definitions and Section 6.6 Supplementary Regulations.

YES

3. **Compatibility with surrounding uses and zones**—the proposed Special Permit Use is consistent with the character of the immediate vicinity of the land proposed for development.

YES

4. **Design minimizes adverse impact**—the design of the proposed Special Permit Use minimizes adverse effects, including visual impact, of the proposed use on adjacent lands.

YES

5. **Duration**—the length of time the proposed Special Permit Use will occur and how impacts will be minimized.

Dates: Feb 11, 18, 25 AND MARCH 4 AND 11, 2015

Time: 6:30 pm to 9:30 pm

6. **Health and sanitation**—the proposed Special Permit Use complies with all relevant standards related to health and sanitation as determined by the Palm Beach County Public Health Unit.

YES

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7. **Traffic considerations**—the proposed Special Permit Use complies with all relevant transportation standards as determined by Wellington Engineering Department.

YES

8. **Consistent with the LDRS**—the proposed Special Permit Use complies with all additional standards imposed on it by all other applicable provisions of the LDRS.

YES

9. **Adequate public facilities**—permanent structures shall comply with Article 11, Adequate Public Facilities Standards, of the LDRS.

YES

- B. **Describe Special Use/Event Proposed:** The summary shall include the LDRS Section that authorizes the Special Permit Use request, the specific requirement of the code and your proposed request. If live entertainment is proposed as a part of the use/event, provide a description of the type of entertainment and whether amplified sound will or will not be used as a part of the entertainment.

CHARITY TALENT SHOW, PRIMARILY INSIDE THE GRILLE RESTAURANT
WITH OVER FLOW ONTO THE OUTDOOR PATIO WITH SPEAKER AMPLIFIED
SOUND (PRIMARILY SINGING AND TALKING TO MUSIC)

- C. State the number of days and dates the use/event is expected to last: 5 OCCASSIONS FEB 11, 18, 25
MARCH 4 and 11, 2015

- D. Provide the hours of operation for the entire use/event: 6:30 pm - 9:30 pm

- E. Is entertainment proposed at the event? ✓ What type of entertainment is proposed? _____

TALENT SHOW (FOR CHARITY) WITH SINGING/MUSIC

- F. If applicable, state the hours of operation for the entertainment: 6:30 pm - 9:30 pm

- G. Will amplified sound be used? YES

- H. Provide the number of vendors anticipated for the use/event: 1 (Applicant)

- I. Will food be served? YES Will alcohol be served? YES

- J. Provide the anticipated attendance for the special use/event: Approx 300-350

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V. OTHER APPROVALS

Sign-off is required for temporary amusement rides, carnival, circus, revival tent, auction, bazaar, and other temporary events.

Name of Event: The GRILLE - CHARITY TALENT SHOW Event Date: FEB 11, 18, 25
MARCH 4 AND 11, 2015

This acknowledgement, in no way constitutes approval of the attached designated use.

SHERIFF'S DEPARTMENT

14000 Greenbriar Blvd. Wellington, FL 33414

FAX (561) 688-5447

By: _____ Date: _____

Site Plan Required? Yes / No

Comments:

FIRE RESCUE

12300 Forest Hill Blvd, West Palm Beach, FL

FAX (561) 233-0057

By: _____ Date: _____

Site Plan Required? Yes / No

Comments:

DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATIONS/DIVISION OF HOTEL & RESTAURANTS

(850) 487-1395

By: _____ Date: _____

Site Plan Required? Yes / No

Comments:

ENVIRONMENTAL HEALTH DIVISION/PLANNING & ZONING

100 Australian Avenue, West Palm Beach, FL 33406

By: _____ Date: _____

Site Plan Required? Yes / No

Comments:

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VI. OWNER/APPLICANT ACKNOWLEDGEMENT

I/We: MIZNER PLACE, LLC, do hereby swear/affirm that I/we am/are the owner(s)/applicant of the property referenced in this application.

I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Division of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.

I/We further consent to Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.

Signature(s) of Owner(s)/Applicant(s)

Print Name(s)

VII. CONSENT STATEMENT
Owner to complete if using agent/representative

I/We, the aforementioned owner(s), do hereby give consent to JUAN GANDO/CRAIG GALE to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use. THIS CONSENT IN NO WAY PROVIDES PERMISSION BY THE OWNER TO USE THE FOUNTAIN AREA BY THE APPLICANT BEYOND THE LAST EVENT ON MARCH 11, 2015.

Signature(s) of Owner(s)

Print Name(s)

NOTARY

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20th day of February, 2015

by Norman Weinstein

He/She is personally known to me or has produced

as identification and did/did not take an oath.

(Signature of Notary)

Maryanne Hayes

(Name - Must be typed, printed, or stamped)

My Commission Expires: 3/4/2016



VIII. NOTICE AFFIDAVIT

State of Florida)
) SS.
County of Palm Beach)

Before me, the undersigned authority, personally appeared CRAIG T. GALLE, who, having first been duly sworn deposes and says:

1. The accompanying Property Owners List is, to the best of his/her knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls of the Palm Beach County Property Appraiser for all property within five hundred (500) feet of the below described parcel of land.
2. The accompanying Property Owners List included, to the best of his/her knowledge, all affected municipalities and/or counties, in accordance with the Village of Wellington notice requirements and/or policies.
3. A tax map highlighting the properties located within five hundred feet of the parcel of land that is the subject of the request is attached as part of this application. The accompanying Property Owner's list contains the required information for all properties highlighted on the tax map.
4. Public notice, which is his/her obligation to provide, will be in accordance with the Village of Wellington requirements

The property in question is: ☒ legally described as follows [] see attached legal description

MIZNER PLACE PAR B
CRAIG T. GALLE
Signature Print, type or stamp name here

NOTARY

STATE OF FLORIDA
COUNTY OF PALM BEACH

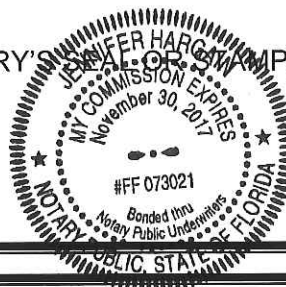
The foregoing instrument was acknowledged before me this 13th day of February, 2015
by CRAIG T. GALLE. He/She is personally known to me or has produced

[Signature] as identification and did/did not take an oath.

(Signature of Notary) My Commission Expires: Nov 30, 2017

Jennifer Hargan
(Name - Must be typed, printed, or stamped)

(NOTARY'S SEAL OR STAMP)



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NOTICE OF APPLICATION FOR SPECIAL PERMIT USE

This notice is furnished to you, as required by the Land Development Regulations, to notify all persons owning property within 500 feet of the property involved in an application for a Special Permit Use.

Applicant: JUANITO'S RESTAURANT, LLC - The GRILLE
Special Use Property Address: 12300 South Shore Blvd, Wellington, FL 33414
Subdivision/Commercial Site Name: MIZNER PLACE
Special Use Applied for: SPECIAL EVENT - CHARITY TALENT SHOW
Dates of Special Use: FEB. 11, 18, 25, MARCH 4, 11, 2015
Hours of Special Use: 6:30 pm - 9:30 pm
Council Date (if applicable) N/A

If you have any questions regarding the petition, please contact:

Wellington Planning, Zoning, and Building Department
12300 Forest Hill Boulevard,
Wellington, FL 33414
(561) 791-4000

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PLANNING AND ZONING DIVISION



Planning and Zoning Division
12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000

IX. AGREEMENT FOR REMOVAL OF TEMPORARY FACILITY

State of Florida)
) SS.
County of Palm Beach)

Before me, the undersigned authority, personally appeared _____, who, having first been duly sworn; deposes and says:

That he/she is the Agent of the following described land in Palm Beach County, Florida, to wit: for temporary rides, carnival, circus, revival tent, bazaar, and other temporary events:

That the undersigned was granted special permit use approval by Wellington Planning and Zoning Division on _____ to have a Temporary Facility on the above-described property for maximum period of _____ days, the dates being _____ through _____. It is understood that the undersigned agrees to the following:

- 1) The property will be self-policed during the period the permit for temporary outdoor retail sales is active and, furthermore, that said property will be returned to an orderly and sanitary condition after the expiration of said temporary permit;
- 2) Said facility is to be inspected by the area's Fire Marshall prior to the erection of the temporary facility and shall be inspected upon completion of all activities; and
- 3) No electricity shall be provided to the facility unless Wellington Building Division issues an approved Electrical Permit. It is understood that the undersigned at their volition will remove said temporary facility by the expiration date noted above.
- 4) To fulfill all conditions of approval for the special use permit.

Signature: _____

Witness: _____

Witness: _____

NOTARY

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____

by _____. He/She is personally known to me or has produced

_____ as identification and did/did not take an oath.

_____ My Commission Expires: _____

(Signature of Notary)


(Name – Must be typed, printed, or stamped)


(NOTARY'S SEAL OR STAMP)

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 **Property Appraiser**
Gary R. Nikolits, CFA
Palm Beach County

Homestead Exemption ☐ E-file 

Location Address 12300 SOUTH SHORE BLVD
Municipality WELLINGTON
Parcel Control Number 73-41-44-15-19-002-0000
Subdivision MIZNER PLACE
Official Records Book _____ Page _____
Sale Date _____
Legal Description MIZNER PLACE PAR 8

Owners
MIZNER PLACE LLC

Mailing address
STATESIDE CAPITAL CORP C/O 2700 N MILITARY TRL STE 225
BOCA RATON FL 33431 6398

No Sales Information Available.

No Exemption Information Available.

Number of Units _____ *Total Square Feet 36451 Acres 2.6932
Use Code 1800 - OFFICE MULTISTORY Zoning -

Tax Year	2014	2013	2012
Improvement Value	\$3,846,853	\$3,728,792	\$3,391,173
Land Value	\$1,084,009	\$1,032,390	\$1,032,390
Total Market Value	\$4,930,862	\$4,761,182	\$4,423,563

All values are as of January 1st each year

Tax Year	2014	2013	2012
Assessed Value	\$4,930,862	\$4,761,182	\$4,423,563
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$4,930,862	\$4,761,182	\$4,423,563

Tax Year	2014	2013	2012
Ad Valorem	\$104,784	\$101,574	\$95,630
Non Ad Valorem	\$12,528	\$12,458	\$12,457
Total tax	\$117,312	\$114,032	\$108,087

Zoning Codes

Use Code	City	Zoning Code	Description	Descrip
00 - UNINCORPORATED		A1		
00 - UNINCORPORATED TOWNHOUSE			Agricultural	
00 - UNINCORPORATED ZERO LOT LINE			Agricultural Reser	
00 - UNINCORPORATED CONVEY LAND			Agricultural Reser	
00 - UNINCORPORATED SFR CONDO			Agricultural Produ	
00 - UNINCORPORATED FAMILAR			Agricultural Residi	
00 - UNINCORPORATED FAMILAR SBMM ZONING				
00 - UNINCORPORATED FAMILAR-IND ZONING				
00 - UNINCORPORATED FAMILAR IMP NONE CONTRIBUTING				
00 - UNINCORPORATED HOUSECC			General Commerc	
00 - UNINCORPORATED DOT LINE-H				
00 - UNINCORPORATED CHO			Comm High Intens	
00 - UNINCORPORATED HOMELO			Limited Office Cor	
00 - UNINCORPORATED HOME REAL PROP			Neighborhood Cor	
00 - UNINCORPORATED MOBILE HOME				

1 2 3 4 5 6 7 8 9 10

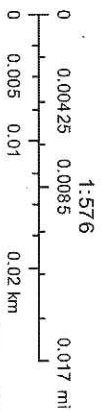
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73414415190020000



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Villings

Property Appraiser GIS - PCN listing

Buffer:

S 73414415190020000

Buffer:500

734144103300000000	73414410440100400	73414410440210830	73414415150000340
734144103700000000	73414410440110410	73414410440210840	73414415150000350
734144103700000010	73414410440110420	73414410440220850	73414415150000360
734144103700100000	73414410440110430	73414410440220860	73414415190010000
73414410440010010	73414410440110440	73414410440220870	73414415190030000
73414410440010020	73414410440120450	73414410440220880	73414415220030010
73414410440010030	73414410440120460	73414410440230890	73414415220030020
73414410440010040	73414410440120470	73414410440230900	
73414410440020050	73414410440120480	73414410440230910	
73414410440020060	73414410440130490	73414410440230920	
73414410440020070	73414410440130500	73414410440240930	
73414410440020080	73414410440130510	73414410440240940	
73414410440030090	73414410440130520	73414410440240950	
73414410440030100	73414410440140530	73414410440240960	
73414410440030110	73414410440140540	73414410440250970	
73414410440030120	73414410440140550	73414410440250980	
73414410440040130	73414410440140560	73414410440250990	
73414410440040140	73414410440150570	73414410440251000	
73414410440040150	73414410440150580	73414410440261010	
73414410440040160	73414410440150590	73414410440261020	
73414410440050170	73414410440150600	73414410440261030	
73414410440050180	73414410440160610	73414410440261040	
73414410440050190	73414410440160620	73414410440271050	
73414410440050200	73414410440160630	73414410440271060	
73414410440060210	73414410440160640	73414410440271070	
73414410440060220	73414410440170650	73414410440271080	
73414410440060230	73414410440170660	73414410440281090	
73414410440060240	73414410440170670	73414410440281100	
73414410440070250	73414410440170680	73414410440281110	
73414410440070260	73414410440180690	73414410440281120	
73414410440070270	73414410440180700	73414414000003030	
73414410440070280	73414410440180710	73414414470010000	
73414410440080290	73414410440180720	73414415000001060	
73414410440080300	73414410440190730	73414415110010000	
73414410440080310	73414410440190740	73414415150000250	
73414410440080320	73414410440190750	73414415150000260	
73414410440090330	73414410440190760	73414415150000270	
73414410440090340	73414410440200770	73414415150000280	
73414410440090350	73414410440200780	73414415150000290	
73414410440090360	73414410440200790	73414415150000300	
73414410440100370	73414410440200800	73414415150000310	
73414410440100380	73414410440210810	73414415150000320	
73414410440100390	73414410440210820	73414415150000330	

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PLANNING AND ZONING DIVISION

ORDER # _____

DATE RECEIVED _____

GARY R. NIKOLITS, CFA
PALM BEACH COUNTY PROPERTY APPRAISER
301 N OLIVE AVENUE - 1ST FLOOR
WEST PALM BEACH, FL 33401

REQUEST FOR DATA RUN OR PROPERTY INFORMATION

NAME OF COMPANY AND/ OR INDIVIDUAL: CRAIG T. GALLE, ESQ.
(PRINT)ADDRESS: 13501 South Shore Blvd, Suite 103, Wellington, FL 33414
(PRINT)TELEPHONE NUMBER(S): 561-818-6659 E-MAIL ADDRESS: POLOLAWYER@AOL.COMRADIUS - OPTIONAL - WHERE NEEDED, (INDICATE NUMBER OF FEET FROM STARTING POINT): 500PROPERTY CONTROL NUMBERS (PCN'S) - FOR VARIANCES: _____

PUBLIC RECORDS - DESCRIPTION OF RUN OR AREA REQUESTED: _____

Address: 12300 South Shore Blvd, Wellington, FL 33414PCN 73-41-44-15-19-002-0000NEEDED FOR SPECIAL USE PERMIT APPLICATION WITH WELLINGTONINDICATE AMOUNT
NEEDED:

____ VARIANCE REQUEST

____ OWNER(S) OF CONDO UNITS

☒ RADIUS MAP SETS

____ TAX ROLL RECEIPTS

☒ LABEL SETS

____ CD FORMAT (CSV)

☒ OWNERS LIST

____ EXCEL FORMAT

I, THE UNDERSIGNED, WISH TO ORDER THE ABOVE DESCRIBED DATA RUN; (ORDER WILL BE PROCESSED ONLY AS MARKED OR AS INDICATED ABOVE).I UNDERSTAND THAT I WILL BE RESPONSIBLE FOR ANY CHARGES INCURRED FROM PROCESSING THIS ORDER.
OUR OFFICE MAY CALL YOU TO REQUEST PAYMENT IN ADVANCE OR NON-REFUNDABLE DEPOSIT BEFORE THE
WORK IS PROCESSED.

OFFICE USE ONLY

CONTACT: PUBLIC SERVICE DEPARTMENT - VARIANCES
PROPERTY APPRAISER PUBLIC RECORDS
PHONE: 561-355-2881 FAX: 561-355-1528CRAIG T. GALLE

(PRINT CONTACT NAME)



(SIGNATURE)

2/11/15

(DATE)

Labels 137 = \$ 3.97
Print Lines 1454 = \$ 1.47
11x17 map = \$ 2.50

RECEIVED \$ 7.94

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Planning and Zoning Division
12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000

X. SUBMITTAL CHECKLIST

I. GENERAL

PLEASE CHECK
REQUIRED

☒☒☒☐☒☒

YES NO N/A

☐☐☒☐☐☒☐☐☒☐☐☒☐☐☒

1. A completed application signed by owner, agent and/or applicant. Agent's authorization or power of attorney must be attached if applicant is other than owner.
2. Required application fees.
3. One (1) copy of a warranty deed including property control number or folio number and legal description of the property. Legal description of property.
4. Two (2) copies of a signed and sealed recent survey including any and all easements of record (referenced by OR Book and page, prepared by a surveyor registered in the State of Florida).
5. A list of all owners within a five hundred (500) foot radius of boundary lines of the subject property from the most recent tax roll information as provided by the Palm Beach Property Appraiser's Office. Executed affidavit signed by the person responsible for completing the property owner list
6. One (1) sets of POSTAGE PAID first class envelopes with the typed names of the owners within a five hundred (500) foot radius of the boundary lines of the subject property and Wellington's return address required.
7. Confirmation of Liability Insurance.
8. Certificate of Fire Proofing for tent structures.
9. A recent aerial photograph of the site with a minimum scale of 1"=300 and recent tax map showing the effected property.
10. Unity of Title
11. Two (2) drawings showing plans, elevations and cross sections of proposed use to include the following; (II. Concept Plan List)

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YES	NO	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. Accessory dwelling occupancy required proof of elderly, physically disabled or meets the low income standards as defined in Article 3.
13. Documentation of not-for-profit status.
14. Sheriff's Department and Fire Rescue Department sign-off's are required for temporary amusement rides, carnival, circus, revival tent, auction, bazaar and other temporary events.
15. Department of Business & Professional Regulations, Division of Hotel & Restaurants sign-off is required when serving food.
16. Environmental Health Division sign-off is required for temporary septic service.

II. Concept or Site and Development Plans (Two Copies)

No larger than 24" x 36" with scale not smaller than 100' to an inch. Revised plans to be clouded to show changes

PLEASE CHECK		
YES	NO	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1. Access points to the property for those attending the special use/event.
2. Traffic control and parking plan for the special use/event.
3. Special use/event area square footage
4. Location, setbacks, and footprint of tent or other structures.
5. Location where permit will be posted.
6. Location of all proposed signage.

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