



December 13, 2023

**RE: Notice of a Proposed Zoning Application**

Dear Property Owner:

This letter is being provided as a courtesy notice of a proposed zoning application for land within 500 feet of your property. The application summary is provided below and in the attachment.

|                     |   |
|---------------------|---|
| <b>Application:</b> | <b>Johns PUD, ZV/PDD/DOA-2023-00955</b>   |
| <b>Control:</b>     | Johns PUD, 2021-00073   |
| <b>Location:</b>    | East and west side of Lyons Road, approximately 0.26 miles north of Glades Road   |
| <b>ZC Hearing:</b>  | January 11, 2024 at 9:00 a.m.<br>Vista Center, 2300 North Jog Road, Room VC-1W-47,<br>West Palm Beach, Florida 33411              |
| <b>BCC Hearing:</b> | January 25, 2024 at 9:30 a.m.<br>Governmental Center, 301 North Olive Ave., Chambers, 6th Floor<br>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:

[www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings](http://www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings)

Comments may be provided at the public hearings and/or submitted in writing to the Project Manager below. Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Any person representing a group or organization must provide written authorization to speak on behalf of that group. Be advised that anyone choosing to appeal any action with respect to any matter discussed by tat the hearing will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you have any questions and/or require additional information, please contact me at (561) 233-5278 or via IHaddad@pbcgov.org.

Sincerely,

*Imene Haddad*

Imene Haddad, AICP  
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

**Department of Planning,  
Zoning & Building**

2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)



**Palm Beach County  
Board of County  
Commissioners**

- Maria Sachs, Mayor
- Maria G. Marino, Vice Mayor
- Gregg K. Weiss
- Michael A. Barnett
- Marci Woodward
- Sara Baxter
- Mack Bernard

**County Administrator**

Verdenia C. Baker

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Official Electronic Letterhead

## Zoning Application Summary

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|-----------------------|--|
| <b>Application:</b>   | Johns PUD, ZV/PDD/DOA-2023-00955   |
| <b>Control:</b>       | Johns PUD, 2021-00073  |
| <b>Location:</b>      | East and west side of Lyons Road, approximately 0.26 miles north of Glades Road  |
| <b>BCC District:</b>  | 5, Maria Sachs   |
| <b>Title/Request:</b> | a Type 2 Variance to allow an increase in wall height on 329.87 acres  |
| <b>Title/Request:</b> | an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District on 70.35 acres |
| <b>Title/Request:</b> | a Development Order Amendment to modify the Master Plan to add land area and units, and modify Conditions of Approval on 329.87 acres  |
| <b>Overall Acres:</b> | 329.87 acres   |

**Summary:** The proposed request is for the 329.87-acre Johns PUD. The site was last approved by the Board of County Commissioners (BCC) for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District on January 27, 2022.

The subject requests will modify the Master Plan in order to add land area (70.35 acres) and units (308 units), and a variance to allow a 16-foot high wall on top of a 10-high berm within the perimeter landscape buffer along the east property line and a 16-foot high wall on top of a 5 high berm within the perimeter landscape buffer along the north property line.

The Preliminary Master Plan (PMP) indicates a total of 987 units within eight Residential Pods (A through H). The new Pod H will be located on the west side of Lyon’s Road. In addition, the Plan indicates two recreation Pods, open space, and a 6.26-acre Civic Pod. Access is from Lyons Road and State Road 7.

**Location Map:**

