



**PALM BEACH COUNTY
 PLANNING, ZONING AND BUILDING
 NOTICE OF PUBLIC HEARING
 Control No. 2002-90045
 ZONING APPLICATION ZV/PDD/W-2015-01457
 (Indian Trails Grove)**

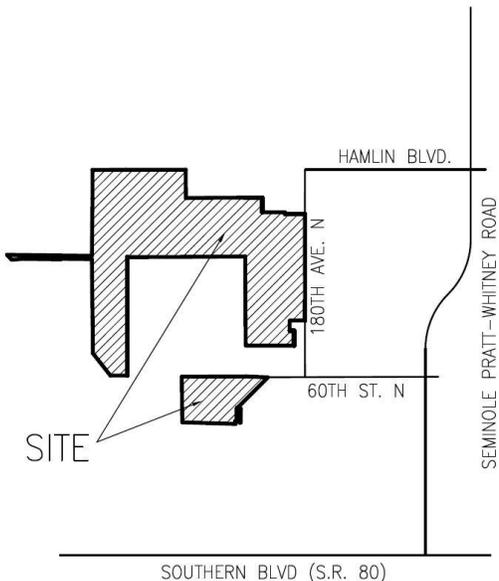
This is a courtesy notice of a proposed zoning action within 500 feet of property that you own or within one mile of a municipal boundary or future annexation area. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any concerns regarding this matter. If you have any questions or would like further information please contact **Roger Ramdeen, Senior Site Planner**, at **(561) 233-5584**. Approximately three days prior to the scheduled hearing, the Staff Report with the Site Plan may be viewed online by selecting the hearing/hearing date listed below at <http://www.pbcgov.com/pzb/zoning/communitydev/agendas.htm>.

<p>Zoning Commission: February 2, 2017 at 9:00 a.m. Vista Center Complex 2300 N. Jog Road, Room VC-1W-47, Ken Rogers Hearing Room West Palm Beach, Florida</p>	<p>Board of County Commissioners: February 23, 2017 at 9:30 a.m. Governmental Center 301 North Olive Avenue County Commission Chambers, 6th Floor West Palm Beach, Florida</p>
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GENERAL LOCATION: South of Hamlin Boulevard on the west side of 180th Avenue North and west of 180th Avenue North on the south side of 60th Street North. **TITLE:** a Type II Variance **REQUEST:** to eliminate a Type II Incompatibility Buffer. **TITLE:** an Official Zoning Map Amendment to a Planned Development District **REQUEST:** to allow a rezoning from the Agricultural Production (AP) and Agriculture Residential (AR) Zoning Districts to the Western Communities Residential Planned Unit Development (WCR PUD) Zoning District. **TITLE:** a Type II Waiver **REQUEST:** to allow 50% of the local streets within the overall PUD to terminate in a cul-de-sac.

APPLICATION SUMMARY: Proposed are an Official Zoning Map Amendment (PDD), a Type II Variance (ZV), and a Type II Waiver (W) for the Indian Trails Grove Development. The 4,871.57-acre parcel of land was last approved by the Board of County Commissioners (BCC) on September 22, 2016, for a Future Land Use Amendment (FLUA) to the Western Communities Residential Future Land Use (FLU). The site has no other Zoning approvals, and is currently utilized as Bona-fide Agriculture (row crops).

The Applicant is requesting to rezone the property from the Agricultural Production (AP) and Agriculture Residential (AR) Zoning Districts to the Western Communities Residential Planned Unit Development (WCR PUD) Zoning District in order to develop a residential community, including commercial, civic and recreational uses.



The request also includes a Type II Variance to eliminate the Type II Incompatibility Buffer adjacent to the County Park in Pod D and a Type II Waiver to allow 50% of the local streets within the overall PUD to terminate in a cul-de-sac. The Preliminary Master Plan (PMP) indicates six Residential Pods with 3,897 dwelling units inclusive of 1,821 Single-family, 1,811 Zero Lot Line, and 265 Townhouse units. More specifically, Pod A is 562.80 acres with 662 units, Pod B is 265.57 acres with 269 units, Pod C is 648.45 acres with 865 units, Pod D is 526.13 acres with 702 units, Pod E is 636.78 acres with 859 units, and Pod F is 523.85 acres with 540 units. The PMP also indicates seven Civic Pods (136.88 acres), three Commercial Pods (55.89 acres), Open Space totaling 3,207.50 acres (1,707.93 acres of Large Open Space Parcel and 1,499 acres of Development Area Open Space, and Recreation Pods (57.84 acres). There are four main access points proposed, one on Hamlin Boulevard, one on Orange Boulevard and two on 60th Street North.

RETURN TO:
Planning, Zoning and Building Department
PALM BEACH COUNTY ZONING DIVISION
Attn: Roger Ramdeen
2300 N. Jog Road, 2nd Floor
West Palm Beach, FL 33411

Approve _____ Oppose _____

(Control No.2002-90045) Application No. ZV/PDD/W-2015-01457 (Indian Trails Grove)

DATE: _____

NAME: _____

PHONE: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that commissioners have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Public comment is encouraged and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned. Auxiliary aids or services will be provided upon request with at least seven (7) days notice. Please contact the Zoning Division at 233-5041.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

<input type="checkbox"/> I will have a representative at the <input type="checkbox"/> Zoning Commission Hearing and/or <input type="checkbox"/> Board of County Commissioners hearing. My representative's name, address, and phone number are: NAME: _____ PHONE: _____ ADDRESS: _____ CITY/STATE/ZIP: _____
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APPEALS: If a person decides to appeal any final decision made by the Board of County Commissioners or Zoning Commission, with respect to any matter considered at such hearing, they will need to provide their own court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.