



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  
  
Gregg K. Weiss, Mayor  
Maria Sachs, Vice Mayor  
  
Maria G. Marino  
Michael A. Barnett  
Marci Woodward  
Sara Baxter  
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County Administrator  
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July 25, 2023

Doug Murray  
WGINC  
2035 Vista Pkwy  
West Palm Beach FL 33411

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

Dear Mr Doug Murray:

This letter is to advise you that the application described below will not be able to proceed to the August Public Hearing due to lack of approval from UCO and Century Village for your proposed drainage through their development.

<b>Application:</b>	<b>Southampton PUD, DOA 2022-01119</b>
<b>Control:</b>	Century Village-Turtle Bay CC, 1973-00215
<b>Request Date:</b>	July 24, 2024
<b>Extension</b>	30-days
<b>Prior Deadline:</b>	August 3, 2023, and August 24, 2023
<b>ZC Hearing</b>	September 7, 2023
<b>BCC Hearing:</b>	September 28, 2023

As previously discussed with the Zoning Director, this information was required to collaborate the information within your drainage statement. Without this documentation we cannot proceed to the public hearings. Therefore Staff has postponed this application from the August 3, 2023 Zoning Commission Hearing and the August 24, 2023 Board of County Commissioners Zoning Public Hearing to the September 7, 2023 Zoning Commission Hearing and the September 28, 2028 Board of County Commissioners Zoning Public Hearings. Please ensure you have the documents submitted to the Zoning Division prior to August 14, 2023 in order to stay on track for the September hearings.

If you have any questions and/or require further information, please contact Imene Haddad, Senior Site Planner, at 561-233-5278 or [IHaddad@pbcgov.org](mailto:IHaddad@pbcgov.org).

Sincerely,

Wendy N. Hernández  
Deputy Zoning Director

C: Lisa Amara, Zoning Director  
Carlos Torres, AIA, Principal Site Planner  
Imene Haddad, Senior Site Planner



July 18, 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>Southampton PUD, DOA-2022-01119</b>
<b>Control:</b>	Century Village-Turtle Bay CC, 1973-00215
<b>Location:</b>	Southwest corner of Century Boulevard and Haverhill Road, approximately 630 feet north of Okeechobee Boulevard.
<b>ZC Hearing:</b>	August 3, 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>	August 24, 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:

[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 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 [IHaddad@pbcgov.org](mailto:IHaddad@pbcgov.org).

Sincerely,

Imene Haddad, AICP  
Senior Site Planner

**Attachments:** Application Summary and Map

C: Lisa Amara, Zoning Director  
Wendy N. Hernandez, Deputy Zoning Director  
Carlos Torres, AIA, Principal Site Planner

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## Zoning Application Summary

<b>Application:</b>	<b>Southampton PUD, DOA-2022-01119</b>
<b>Control:</b>	Century Village-Turtle Bay CC, 1973-00215
<b>Location:</b>	Southwest corner of Century Boulevard and Haverhill Road, approximately 630 feet north of Okeechobee Boulevard.
<b>BCC District:</b>	District 2, Mayor Gregg K. Weiss
<b>Title/Request:</b>	A Development Order Amendment to modify the Master and Site Plans; add land area, units, and access points; and modify Conditions of Approval on 80.98 acres
<b>Existing Acres:</b>	23.66 acres
<b>Proposed Acres:</b>	<b>Overall</b> 80.98 acres

**Summary:** The proposed request is for the 80.98 acres of Southampton PUD. The Southampton PUD site was last approved by the Board of County Commissioners (BCC) for a Development Order Amendment to delete land area and Conditions of Approval on February 28, 2013. The proposed land area to be added back to South Hampton, formally known as Reflection Bay Control 2011-00245, was before the BCC on August 26, 2021, to rezone from Traditional Neighborhood Development (TND) to the Planned Unit Development (PUD) Zoning District.

The request will modify the Master Plan by adding land area (57.54 acres) and units (621). The Preliminary site plan (PSP) indicates three existing multifamily buildings within Pod A with 240 units and 621 Townhouse units within Pod B for a total of 861 units. In addition, the Plan indicates four Recreation Pods, open space, and a 1.62-acre Civic Pod. A total of 1602 parking spaces are provided with one access point from Haverhill Road.

