

September 20, 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>Canyon Isles AGR-PUD, DOA-2022-00205</b>
<b>Control:</b>	Fogg Property Central PUD, 2002-00068
<b>Development Location:</b>	East side of Lyons Road, and West side of State Road 7/US 441 approximately 1.10 miles south of Boynton Beach Boulevard
<b>ZC Hearing:</b>	October 5, 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>	October 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) 233-5224 or via [dadelspe@pbcgov.org](mailto:dadelspe@pbcgov.org).

Sincerely,



Donna Adelsperger  
Senior Site Planner

**Attachments:** Application Summary and Map

C: Lisa Amara, Zoning Director  
Wendy N. Hernandez, Deputy Zoning Director  
Carlos Torres, 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**

Gregg K. Weiss, Mayor  
Maria Sachs, Vice Mayor  
  
Maria G. Marino  
Michael A. Barnett  
Marci Woodward  
  
Sara Baxter  
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Verdenia C. Baker

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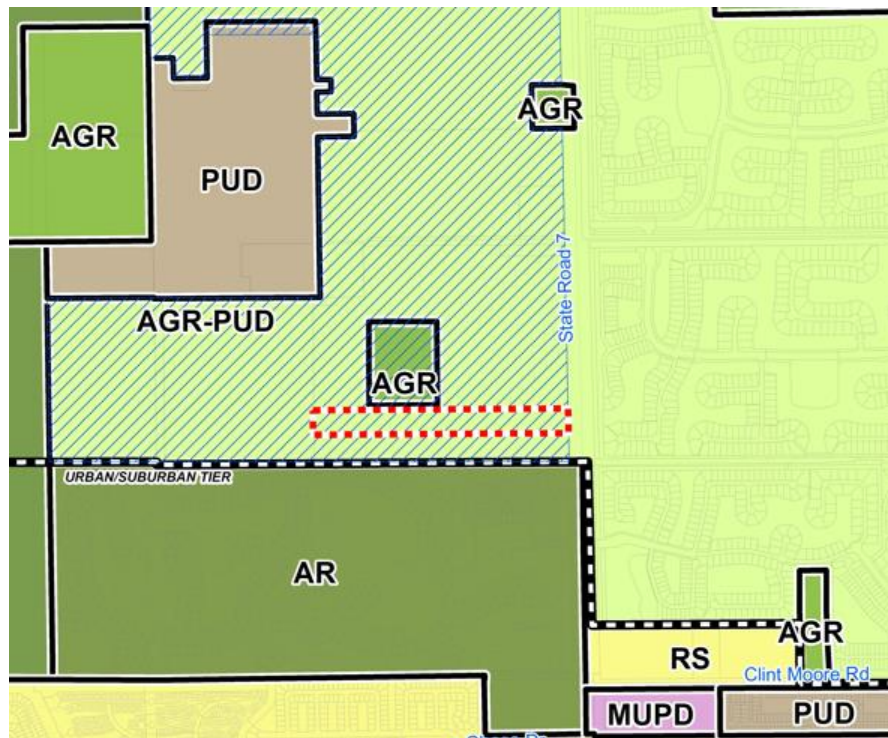
### Zoning Application Summary

<b>Application:</b>	<b>Canyon Isles AGR-PUD, DOA-2022-00205</b>
<b>Control:</b>	Fogg Property Central PUD, 2002-00068
<b>Development Location:</b>	East side of Lyons Road, and West side of State Road 7/US 441 approximately 1.10 miles south of Boynton Beach Boulevard
<b>BCC District:</b>	District 5, Vice Mayor Maria Sachs
<b>Title/Request:</b>	a Development Order Amendment to delete land area (23.42 acres) from an existing 511.84 acre approval; and, to modify the Master Plan for the remaining 488.17-acres
<b>Title/Request:</b>	a Release of Conservation Easement to allow the full release of the Conservation Easement recorded in OR 25867, Page 1456 for 23.42-acres

**Summary:** The proposed requests are for the 488.17 acres Canyon Isles AGR-PUD development. The Site was last approved by the Board of County Commissioners (BCC) on January 14, 2015.

This request is being reviewed concurrently with Comprehensive Plan Text and Future Land Use amendment (Application LGA-2021-021), along with seven other Zoning Applications. The Zoning applications are contingent on the Planning application request.

The request of this application will modify the Master Plan to delete 23.42 acres of Preserve, located in the Ag Reserve Tier, named Canyon Isles Preserve Parcel 2 and will utilize 29.27 acres of Preserve located within the Rural Tier, more specifically within the Western Communities Residential Overlay (WCRO) and the Indian Trail Groves Planned Development. The deleted land area will be part of the development area of a new project called Hyder West Planned Development (ZV/PDD-2022-00143).



The Preliminary Master Plan (PMP) indicates no modifications to the Development Area, which is built out with 1,205 units and Recreation Pods. Access for the Development Area is from Lyons Road and Acme Dairy Road. The Canyon Isles Preserve Parcel 2 is located on the west side of State Road 7, approximately 420 feet south of Cabernet Drive. No changes are proposed to the other preserve parcels for this development.