

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.

Application:	Hyder AGR-PUD, DOA-2022-00203
Control:	Hyder AGR-PUD, 2005-00455
Development Location:	West side of Lyons Road, approximately 1.5 miles south of Atlantic Avenue
ZC Hearing:	October 5, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	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

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 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, 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



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Zoning Application Summary

Application:	Hyder AGR-PUD, DOA-2022-00203
Control:	Hyder AGR-PUD, 2005-00455
Location:	West side of Lyons Road, approximately 1.5 miles south of Atlantic Avenue
BCC District:	District 5, Vice Mayor Maria Sachs
Title/Request:	a Development Order Amendment to delete land area (23.84 acres) from an existing 1836.79 acres approval, and to modify the Master Plan for the remaining 1812.96 acres
Title/Request:	a Release of Conservation Easement to allow the partial release of the Conservation Easement recorded in OR 28370, Page 1020, to release 23.84-acres from the previously approved 124.27 acre Conservation Easement, for a remaining 100.43 acres

Summary: The proposed requests are for the 1,812.96-acre Hyder AGR-PUD development. The Site was last approved by the Board of County Commissioners (BCC) on July 27, 2017.

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 23.84 acres of Preserve located in the Ag Reserve Tier within the 124.27-acre Hyder North Preserve Parcel 1 and utilize 29.79 acres of Preserve located within the Rural Tier, more specifically within 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). In addition, the Applicant is proposing to modify the remaining acreage of Hyder North Preserve Parcel 1, to allow for the excavation of fill to be moved to the new Hyder West Planned Development, and allow a Civic parcel for a Passive or Active Public Park.



The Preliminary Master Plan (PMP) indicates no modifications to the Development Area which is built out with 1,205 units and Recreation Pods. Access to the Development Area remains unchanged from Lyons Road and State Road 7. The Hyder North Preserve Parcel 1 is located 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.