

January 11, 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.



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

Application:	Hunter's Crossing, Z/CA-2022-00844
Control:	Amber Woods, 2013-00360
Location:	South side of Lake Worth Road, approximately 900 feet east State Road 7
ZC Hearing:	February 2, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	February 23, 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 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) 233-5217 or jrlawren@pbcgov.org.

Sincerely,

Joyce Lawrence
Senior Site Planner

Attachments: Application Summary and Map

C: Lisa Amara, Zoning Director
Wendy N. Hernández, Deputy Zoning Director
Barbara Pinkston, Principal Site Planner
Carlos Torres, Principal Site Planner

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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
Mack Bernard

County Administrator
Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

Official Electronic Letterhead

Zoning Application Summary

Application:	Hunter's Crossing, Z/CA-2022-00844
Control:	Amber Woods, 2013-00360
Location:	South side of Lake Worth Road, approximately 900 feet east State Road 7
BCC District:	District 6, Commissioner Sara Baxter
Title/Request:	an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District on 36.90 acres
Title/Request:	a Class A Conditional Use to allow Zero Lot Line (ZLL) dwelling units on 36.90 acres
Title/Request:	a Class A Conditional Use to allow Townhouse dwelling units on 36.90 acres
Overall Acres:	36.90 acres

Summary: The proposed requests are for the 36.9-acre Hunter's Crossing development. The site consists of four parcels of land that currently support a Single Family dwelling unit, vacant land and a pastureland with cows. The site has no prior Zoning approval.

The requests to allow a Rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) District, along with the Conditional Uses, would allow a residential development with a mix of Zero Lot Line Homes (ZLL) and Townhouse units. The Preliminary Subdivision Plan indicates a total of 117 units comprised of 97 Zero Lot Line (ZLL) dwelling units, 9 Townhouse dwelling units, and 11 Single Family dwellings. The Plan also indicates a Recreation Pod, Water Management Tracts, and a South Florida Water Management District Wetland Preserve. Access to the site will be from Lake Worth Road.

These requests are contingent upon a concurrent application for a Large Scale Future Land Use (FLU) Amendment (Planning Application No. LGA-2023-008) to amend the FLU designation from Low Residential, 1 unit per acre (LR-1) to Low Residential, 2 units per acre (LR-2).

