



May 26, 2023

Lauren McClellan
JMorton Planning & Landscape Architecture
3920 RCA Blvd, Ste 2002
Palm Beach Gardens FL 33410

RE: NOTIFICATION OF BCC PUBLIC HEARING POSTPONEMENT

Dear Lauren McClellan:

This letter is to inform you that the application referenced below was postponed at the Board of County Commissioners (BCC) Public Hearing on May 25, 2023.

Application:	Towns at Tidewater, Z/CA 2021-02123
Control:	Tal Kuperman, 2014-00014
BCC Hearing:	June 22, 2023

This application will be heard at BCC date provided in the table above provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

If you have any questions and/or require further information, please contact me at 561-233-5224 or via dadelspe@pbcgov.org.

Sincerely,

A handwritten signature in blue ink that reads "Donna M. Adelsperger".

Donna Adelsperger
Senior Site Planner

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

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

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May 25, 2023

Ms Jennifer Morton

JMorton Planning & Landscape Architecture

3920 RCA Blvd, Ste 2002

Palm Beach Gardens FL 33410

RE: NOTIFICATION OF BCC PUBLIC HEARING POSTPONEMENT

Dear Ms Jennifer Morton:

This letter is to inform you that the application referenced below was postponed at the Board of County Commissioners (BCC) Public Hearing on [May 25, 2023](#).

Application:	Towns at Tidewater, Z/CA 2021-02123
Control:	Tal Kuperman, 2014-00014
BCC Hearing:	<enter new hearing date>

This application will be heard at BCC date provided in the table above provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

If you have any questions and/or require further information, please contact [Donna Adelsperger](#), Senior Site Planner at [561-233-5224](#) or via dadelspe@pbcgov.org.

Sincerely,

Donna Adelsperger
Senior Site Planner

C: **Digital/Email Copy:**
Lisa Amara, Zoning Director
Wendy N. Hernandez, Deputy Zoning Director
<<Supervisor, Title (Principal of PM Section)>>
[Donna Adelsperger, Senior Site Planner](#)



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April 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 of your property. The application summary is provided below and in the attachment.

Application:	Towns at Tidewater, Z/CA-2021-02123
Control:	Tal Kuperman, 2014-00014
Location:	South side of Hypoluxo Road, approximately 0.83 miles east of Jog Road
ZC Hearing:	May 4, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	May 25, 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 the project manager at (561) 233-5224 or dadelspe@pbcgov.org.

Sincerely,

Donna Adelsperger
Senior Site Planner

Attachments: Application Summary and Map

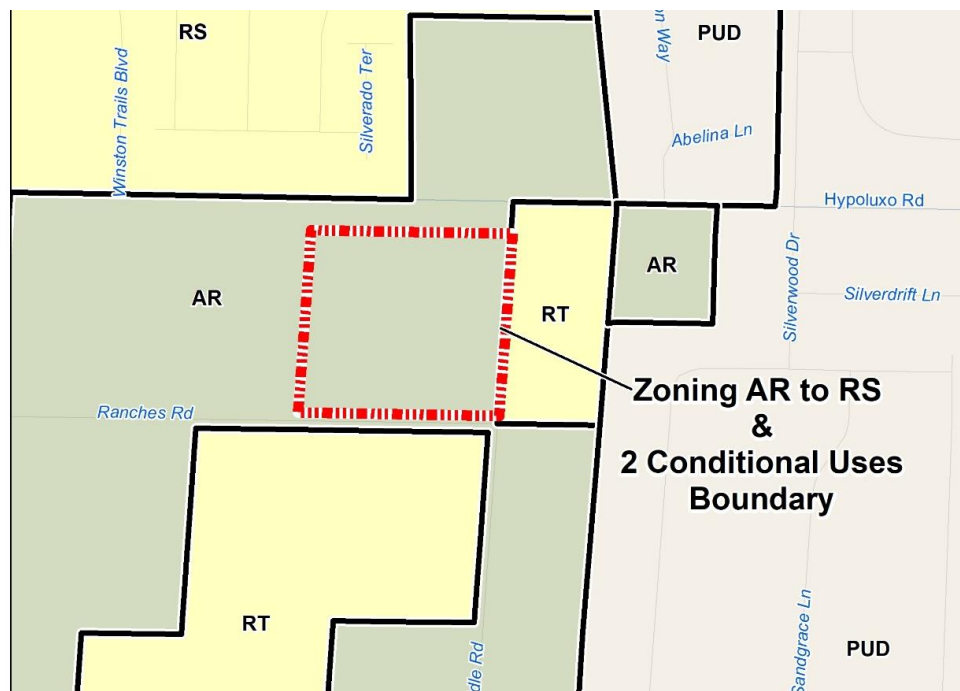
C: Lisa Amara, Zoning Director
Wendy N. Hernández, Deputy Zoning Director
Carlos Torres, AIA, Principal Site Planner

Zoning Application Summary	
Application:	Towns at Tidewater, Z/CA-2021-02123
Control:	Tal Kuperman, 2014-00014
Location:	South side of Hypoluxo Road, approximately 0.83 miles east of Jog Road
BCC District:	District 2, Mayor Gregg K Weiss
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 9.24 acres
Title/Request:	a Class A Conditional Use to allow Townhouse dwelling units on 9.24 acres
Title/Request:	a Class A Conditional Use to allow a combined density increase greater than two units per acre through the Workforce Housing and Transfer of Development Rights programs on 9.24 acres
Overall Acres:	9.24 acres

Summary: The proposed requests are for the 9.24-acre Towns at Tidewater Development. The site currently supports a Single Family Residence and an Agriculture use. On March 23, 2023 the Board of County Commissioners (BCC) granted approval for a Small Scale Future Land Use Amendment (Application SCA-2022-019) to amend the Future Land Use (FLU) designation from Low Residential 1 (LR-1) to Low Residential 3 (LR-3) with conditions of approval. The BCC postponed the Zoning application, herein, to allow the Applicant submit at third request for an additional Class A Conditional use for density bonus.

The requests are for an Official Zoning Map Amendment to allow a rezoning to the Single-Family Residential (RS) Zoning District, along with two Conditional Use requests for the development of Townhouses units with a combined density greater than two units to the acre that is utilized through the Workforce Housing and Transfer of Development Rights programs. The Preliminary Subdivision Plan indicates 69 units, and access from Hypoluxo Road.

Location:





March 30, 2023

Lauren McClellan
JMorton Planning & Landscape Architecture
3920 RCA Blvd, Ste 2002
Palm Beach Gardens FL 33410

RE: NOTIFICATION OF BCC PUBLIC HEARING POSTPONEMENT

Dear Lauren McClellan:

This letter is to inform you that the application referenced below was postponed at the Board of County Commissioners (BCC) Public Hearing on March 23, 2023.

Application:	Towns at Tidewater, Z/CA 2021-02123
Control:	Tal Kuperman, 2014-00014
ZC Hearing:	May 4, 2023
BCC Hearing:	May 25, 2023

This application will be heard at BCC date provided in the table above provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

If you have any questions and/or require further information, please contact me at 561-233-5224 or via dadelspe@pbcgov.org.

Sincerely,

Donna Adelsperger
Senior Site Planner

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

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Zoning & Building

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February 28, 2023

RE: 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 subject application has been previously postponed. The application summary is provided below and in the attachment.

Application:	Towns at Tidewater, Z/CA-2021-02123
Control:	Tal Kuperman, 2014-00014
Location:	South side of Hypoluxo Road approximately 0.83 miles east of Jog Road
BCC Hearing:	March 23, 2023 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401

The 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 project manager 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

Zoning Application Summary

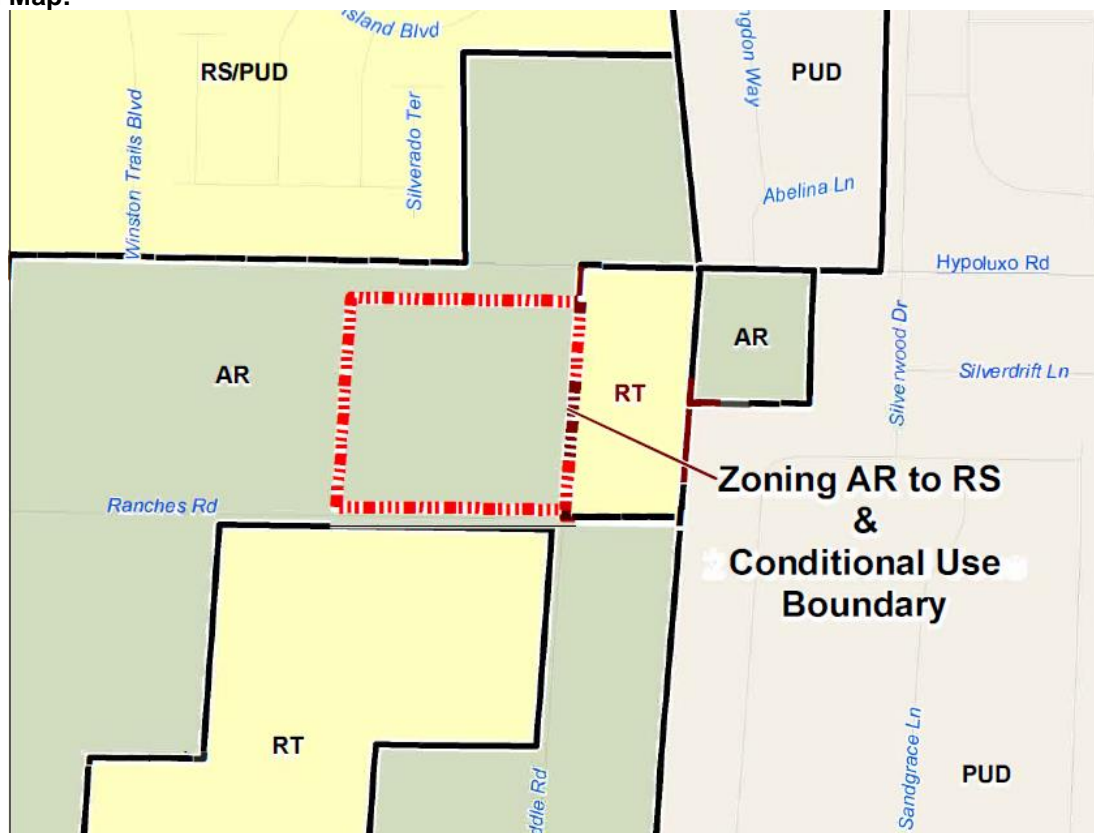
Application:	Towns at Tidewater, Z/CA-2021-02123
Control:	Tal Kuperman, 2014-00014
Location:	South side of Hypoluxo Road approximately 0.83 miles east of Jog Road.
BCC District:	District 2, Mayor Gregg K. Weiss
Title/Request:	an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District on 9.24 acres
Title/Request:	a Class A Conditional Use to allow Townhouse (TH) dwelling units on 9.24 acres
Overall Acres:	9.24 acres

Summary: The proposed requests are for the 9.24-acre Towns at Tidewater Development. The site currently supports a Single Family Residence and Agriculture use and has no prior approvals by the Board of County Commissioners (BCC).

The requests are for an Official Zoning Map Amendment to allow a rezoning to the Single-Family Residential (RS) Zoning District for the development of residential Townhouses. The Preliminary Subdivision Plan indicates 69 units, and access from Hypoluxo Road. The total number of units includes a 50% density increase through the Workforce Housing program.

This application is contingent upon a concurrent Small Scale Future Land Use Amendment (Application SCA-2022-019) to amend the Future Land Use (FLU) designation from Low Residential 1 (LR-1) to Medium Residential 5 (MR-5).

Location Map:





**Department of Planning,
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February 23, 2023

Lauren McClellan
JMorton Planning & Landscape Architecture
3920 RCA Blvd, Ste 2002
Palm Beach Gardens FL 33410

RE: NOTIFICATION OF BCC PUBLIC HEARING POSTPONEMENT

Dear Lauren McClellan:

This letter is to inform you that the application referenced below was postponed at the Board of County Commissioners (BCC) Public Hearing on February 23, 2023 based on your request dated February 22, 2023 (Attachment).

Application:	Towns at Tidewater, Z/CA 2021-02123
Control:	Tal Kuperman, 2014-00014
BCC Hearing:	March 23, 2023

This application will be heard at BCC date provided in the table above provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

If you have any questions and/or require further information, please contact me at 561-233-5224 or dadelspe@pbcgov.org.

Sincerely,

Donna Adelsperger
Senior Site Planner

Attachment

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

February 22, 2023

Lisa Amara, Zoning Director
Kevin Fischer, Planning Director
Palm Beach County PZB Department
2300 N. Jog Road
West Palm Beach, Florida 33411

**Re: Towns at Tidewater (Z/CA 2021-2123 & SCA 2022-019) Board of County Commission
Postponement by Right (ULDC Art. 2.B.6.E.1)**

Dear Lisa and Kevin;

On behalf of the Applicant, we respectfully request a 30 day postponement from the February 23, 2023 Board of County Commission public hearing. The additional time is needed as we continue discussion with the Ranches Road residents.

We appreciate your consideration of this request. Should you have any questions please feel free to contact me.

Sincerely,

JMorton Planning & Landscape Architecture, Inc.



Lauren McClellan
Senior Project Manager

cc: Stephanie Gregory, Principal Planner
Donna Adelsperger, Senior Site Planner

LM/jbt

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November 18, 2022

Lauren McClellan
JMorton Planning & Landscape Architecture
3920 RCA Blvd, Ste 2002
Palm Beach Gardens, FL 33410

**RE: NOTIFICATION OF BCC PUBLIC HEARING POSTPONEMENT AND TIME
EXTENSION - APPROVAL**

Dear Lauren McClellan:

This letter is providing confirmation that the attached request dated November 16, 2022 for a Postponement by Right meets the requirements of Article 2.B.6.E.1 to administratively postpone the application referenced below from the November 28, 2022 Board of County Commissioners Zoning Public to the February 23, 2023 Public Hearing. In addition, the Zoning Director has approved the associated Time Extension request. Therefore, this application will be on the November 28, 2022 add/delete for informational purposes and will not require Board action.

Application:	Towns at Tidewater, Z/CA-2021-02123
Control:	Tal Kuperman, 2014-00014
Request Date:	November 16, 2022
Extension:	90-days
Initial Deadline:	November 28, 2022
New Deadline:	February 23, 2023

Please be advised that this postponement will require additional fees related to both the postponement and advertising; and this item maybe required to be presented to the Zoning Commission if you propose to make significant modifications.

If you have any questions and/or require further information, please contact Donna Adelsperger, Senior Site Planner, at 561-233-5224 or dadelspe@pbcgov.org.

Sincerely,

Wendy N. Hernández,
Deputy Zoning Director

Attachment- Letter of Request

C: **Digital/Email Copy:**
Lisa Amara, Zoning Director
Carlos Torres, AIA, Principal Site Planner
Donna Adelsperger, Senior Site Planner
Jennifer Morton, Agent

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November 16, 2022

Lisa Amara, Zoning Director
Kevin Fischer, Planning Director
Palm Beach County PZB Department
2300 N. Jog Road
West Palm Beach, Florida 33411

Re: Towns at Tidewater (Z/CA 2021-2123 & SCA 2022-019) Board of County Commission Postponement by Right (ULDC Art. 2.B.6.E.1)

Dear Lisa and Kevin;

On behalf of the Applicant, we respectfully request a 90 day postponement from the November 28, 2022 Board of County Commission public hearing. We have contacted the Ranches Road residents and have requested dates and time to meet. Given the holidays, we do not expect to be able to convene a meeting until January; therefore, we are requesting to be postponed to the February 23, 2023 BCC Public Hearing. Additionally, the Applicant is requesting an extension of the 180 date to coincide with the February BCC hearing.

We appreciate your consideration of this request. Should you have any questions please feel free to contact me.

Sincerely,

JMorton Planning & Landscape Architecture, Inc.



Lauren McClellan
Senior Project Manager

cc: Stephanie Gregory, Principal Planner
Donna Adelsperger, Senior Site Planner

LM/jbt

c:\users\production2\dropbox (jmorton)\projects\174 - akel homes\174.05 towns at tidewater\correspondence\sent\2022-11-16 - bcc postponement request.docx



October 12, 2022

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:	Towns at Tidewater, Z/CA-2021-02123
Control:	Tal Kuperman, 2014-00014
Location:	South side of Hypoluxo Road approximately 0.83 miles east of Jog Road.
ZC Hearing:	November 3, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	November 28, 2022 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, the project manager at (561) 233-5224 or via 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

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Zoning Application Summary

Application:	Towns at Tidewater, Z/CA-2021-02123
Control:	Tal Kuperman, 2014-00014
Location:	South side of Hypoluxo Road approximately 0.83 miles east of Jog Road.
BCC District:	District 2, Vice Mayor Greg K. Weiss
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 9.24 acres
Title/Request:	a Class A Conditional Use to allow Townhouse (TH) dwelling units on 9.24 acres
Overall Acres:	9.24 acres

Summary: The proposed requests are for the 9.24-acre Towns at Tidewater Development. The site currently supports a Single Family Residence and Agriculture use and has no prior approvals by the Board of County Commissioners (BCC).

The requests are for an Official Zoning Map Amendment to allow a rezoning from Agricultural Residential (AR) Zoning District to the Single-Family Residential (RS) Zoning District for the development of residential Townhouses. The Preliminary Subdivision Plan indicates 69 units, and access from Hypoluxo Road. The total number of units comes from a 50% density increase through the Workforce Housing program.

This application is contingent upon a concurrent Small Scale Future Land Use Amendment (Application SCA-2022-019) to amend the Future Land Use (FLU) designation from Low Residential 1 (LR-1) to Medium Residential 5 (MR-5).

