

September 27, 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>Whitworth AGR-PUD, DOA-2023-00269</b>
<b>Control:</b>	Whitworth AGR-PUD, 2021-00031
<b>Location:</b>	East side of State Road 7, approximately 1.7 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>	<del>October 26, 2023</del> <u>October 24, 2023</u> 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 [dadelspe@pbcgov.org](mailto:dadelspe@pbcgov.org).

Sincerely,

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

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](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

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity  
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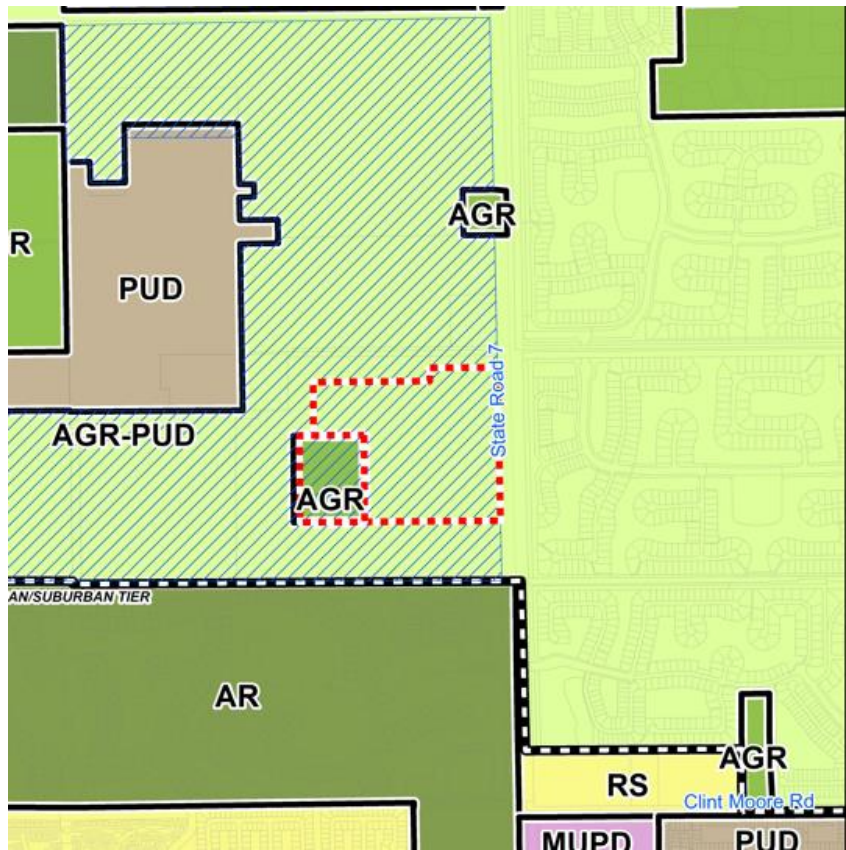
Zoning Application Summary	
<b>Application:</b>	<b>Whitworth AGR-PUD, DOA-2023-00269</b>
<b>Control:</b>	Whitworth AGR-PUD, 2021-00031
<b>Location:</b>	East side of State Road 7, approximately 1.7 miles south of Boynton Beach Boulevard
<b>BCC District:</b>	District 5, Vice Mayor Maria Sachs
<b>Title/Request:</b>	a Development Order Amendment to delete land area on (90.44 acres) from an existing 721.51 acre approval; and, to delete units and modify the Master Plan for the remaining 631.07 acres
<b>Title/Request:</b>	Release of Conservation Easements to allow the full release the Conservation Easements for Hyder West Preserve parcel #4 recorded in OR 33505, Page 182, and Hyder West Two Preserve 11 recorded in OR 34355, Page 1203 for a total of 90.44 acres

**Summary:** The proposed requests are for the 632.07 acres Whitworth AGR-PUD development. The Development was last approved by the Board of County Commissioners (BCC) on January 11, 2023.

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 90.44 acres of Preserve, located in the Ag Reserve Tier, named Hyder West Preserve Parcel #4 and Hyder West Two Preserve Parcel #11, and utilize 113.05 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 a reduction of 45 units within the Development Area, allowing for a total of 659 units. The Development Area is under construction. w Access for the Development Area is from Lyons Road and State Road 7. Hyder West Preserve Parcel #4 and Hyder West Two Preserve Parcel #11 are 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.





September 20, 2023

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