



June 16, 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.

<b>Application:</b>	<b>Reserve at Atlantic, PDD/CA-2022-00192</b>
<b>Control:</b>	Reserve at Atlantic, 2021-00058
<b>Location:</b>	Southeast corner of Atlantic Avenue and Half Mile Road
<b>ZC Hearing:</b>	July 7, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida, 33411
<b>BCC Hearing:</b>	July 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 Board may accept, reject or modify Staff's recommendation and take such other appropriate and lawful action including continuing said public hearing. The staff report will be available online five-days prior to each hearing at the following website:

<https://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

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. Comments may be provided at the public hearings and/or submitted in writing to the Project Manager identified below. Be advised that anyone choosing to appeal any final decision made by the BCC, with respect to any matter discussed at the hearing will need to provide their own court report 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 Jerome Ottey, Senior Site Planner at (561) 233-5088 or JOttey@pbcgov.org.

Sincerely,

Wendy N. Hernández,  
Deputy Zoning Director

**Attachments:** Application Summary and Map

- C: Lisa Amara, Zoning Director
- Jeff Gagnon, AICP, Principal Site Planner
- Jerome Ottey, Senior 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**

- Robert S. Weinroth, Mayor
- Gregg K. Weiss, Vice Mayor
- Maria G. Marino
- Dave Kerner
- Maria Sachs
- Melissa McKinlay
- Mack Bernard

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
 Affirmative Action Employer"*

Official Electronic Letterhead

## Zoning Application Summary

<b>Application:</b>	<b>Reserve at Atlantic, ZV/PDD/CA-2022-00192</b>
<b>Control:</b>	Reserve at Atlantic, 2021-00058
<b>Location:</b>	Southeast corner of Atlantic Avenue and Half Mile Road
<b>BCC District:</b>	District 5, Commissioner Maria Sachs
<b>Title/Request:</b>	an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Multiple Use Planned Development (AGR-MUPD) Zoning District
<b>Title/Request:</b>	a Class A Conditional Use to allow a General Day Care
<b>Acreage:</b>	59.45/38.88 acres

**Summary:** The proposed requests are for the 59.45-acre Reserve at Atlantic development. The site is currently developed with an Agricultural use, as row crops.

The request will modify the zoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Multiple Use Planned Development (AGR-MUPD) in order to allow for the development of Multifamily Residential, a General Daycare, and Preserve areas. The requests, are contingent upon a concurrent application for a Large Scale Future Land Use Amendment, LGA-022-00006, to change the future land use designation from Agricultural Reserve (AGR) to Multiple Land Use, with an underlying Institutional, AGR and High Residential, 8 units per acre (MLU, INST/AGR/8), including Text changes to the Plan.

The development includes 31.58 acres of Preserve and 21.06 acres of Development Area. The Preliminary Site Plan (PSP) indicates eight Multifamily buildings (476 units) and one club house, and one structure for a General Day Care, along with other recreation and open space amenities. The plan indicates 873 parking spaces and access will be from the realigned Half Mile Road.

### Location Map

NTS 

