



August 11, 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>Winchester Assemblage PUD, ZV/PDD-2022-00120</b>
<b>Control:</b>	6690 S Military Trl., 2021-00123
<b>Location:</b>	East side of S. Military Trail approximately 0.3 miles north of Hypoluxo Road
<b>ZC Hearing:</b>	September 1, 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>	September 22, 2022 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401

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

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:

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

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 at 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 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
- Barbara Pinkston, Principal Site Planner
- Carlos Torres, AIA, ASLA Principal Site Planner
- Lorenzo Aghemo, Principal Site Planner
- Jerome Ottey, Senior Site Planner

**Palm Beach County  
Board of County  
Commissioners**

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

**County Administrator**  
Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

## Zoning Application Summary

<b>Application:</b>	<b>Winchester Assemblage PUD, ZV/PDD-2022-00120</b>
<b>Control:</b>	6690 S Military Trl., 2021-00123
<b>Location:</b>	East side of S. Military Trail approximately 0.3 miles north of Hypoluxo Road
<b>BCC District:</b>	District 2, Vice Mayor Gregg K. Weiss
<b>Title/Request:</b>	a Type 2 Variance to eliminate the Compatibility and Type 1 Incompatibility Buffers (north, east and west property lines of preserve area)
<b>Title/Request</b>	an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District
<b>Overall Acres:</b>	27.21 acres

**Summary:** The proposed requests are for the 27.21-acre Winchester Assemblage PUD development. The site is currently developed with four Single Family Dwellings.

The request will modify the zoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District in order to allow for the development of 210 Townhouse Residential units. In addition, a Type 2 Variance is proposed to eliminate a portion of the Landscape Buffers along the north, east and west property lines of the preserve located to the north of Canal L-17. The Preliminary Subdivision Plan (PSBP) indicates 210 Townhouse units and accessory recreation areas. A total of 706 parking spaces are provided with access to the development from Military Trail.

### LOCATION MAP

