

## NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

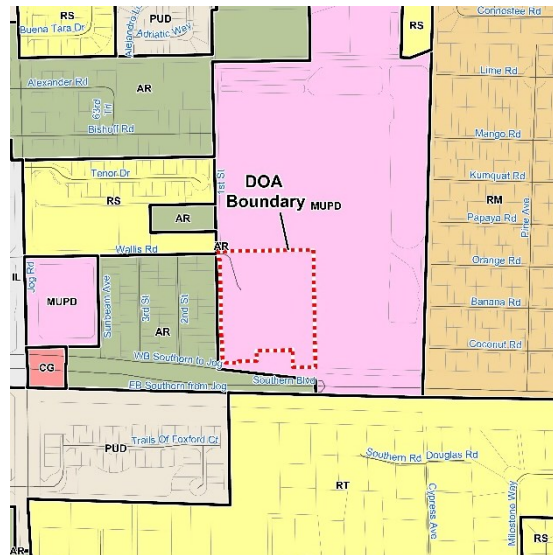
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

[www.pbc.gov/pzb/notices](http://www.pbc.gov/pzb/notices)

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

**Application:** AHS Pine Ridge PUD, EAC-2025-01307  
**Location:** North side of Southern Boulevard, approximately 0.25 miles east of North Jog Road  
**Board of County Commissioners Hearing:** November 13, 2025 at 9:30 a.m.  
 301 North Olive Avenue  
 Governmental Center, Chambers 6th Floor  
 West Palm Beach, Florida 33401  
**Zoning Staff Contact:** Vismary Dorta, Site Planner II  
 (561) 233-5575 or VDorta@pbc.gov  
**Notice Date:** October 21, 2025



### Zoning Application Summary

|                       |                                                                                                                                                                                                                    |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application:</b>   | <b>AHS Pine Ridge PUD, EAC-2025-01307</b>                                                                                                                                                                          |
| <b>Control:</b>       | AHS Pine Ridge PUD, 2018-00158                                                                                                                                                                                     |
| <b>Location:</b>      | North side of Southern Boulevard, approximately 0.25 miles east of North Jog Road                                                                                                                                  |
| <b>District:</b>      | Commission District 2                                                                                                                                                                                              |
| <b>Title/Request:</b> | <b>Title:</b> an Expedited Application Consideration <b>Request:</b> to modify the Planned Unit Development Conditions of Approval to revise workforce housing conditions in Resolution R-2020-1623 on 11.18 acres |

#### Summary:

The application is for AHS Pine Ridge PUD. The site was last approved by the Board of County Commissioners on October 22, 2020 for a rezoning to the Planned Unit Development (PUD) Zoning District, and Class A Conditional Uses for a Transfer of Development Rights (46 units), and a Workforce Housing Program density bonus greater than 50 percent (104 units). The concurrent Future Land Use Amendment (FLUA) at the time (R80 Residential PUD, LGA 2020-003) changed the future land use designation from Medium Residential, 5 units per acre (MR-5) to High Residential, 12 units per acre (HR-12). The site has subsequently been constructed with 288 Multifamily residential units.

The 2020 FLUA amendment and the Planned Unit Development (PUD) resolution included conditions of approval requiring 100% of the units be built as workforce housing units (WHP). The Applicant is seeking to modify the minimum 100% WHP requirement (288 units) to a minimum of 145 units, and allowing the remaining 143 units to have no WHP restrictions through this Expedited Application Consideration (EAC) development order amendment and concurrent FLUA Amendment (LGA 2025-013). The zoning application is contingent upon the concurrent FLUA amendment.

There are no changes to the site plan or number of approved dwelling units, and access will remain from Wallis Road/1st Street.