



July 14, 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>Amestoy Rezoning, Z-2021-00121</b>
<b>Control:</b>	Amestoy AGR PUD, 2005-00162
<b>Location:</b>	Northwest corner of Lyons Road and Boynton Beach Boulevard
<b>ZC Hearing:</b>	August 4, 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>	August 25, 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:

<https://discover.pbcgov.org/pzb/Pages/Public-Hearing-Notices.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 Donna Adelsperger, Site Planner II at (561) 233-5224 or [dadelspe@pbcgov.org](mailto:dadelspe@pbcgov.org).

Sincerely,

Wendy N. Hernández  
Deputy Zoning Director

**Attachments:** Application Summary and Map

C: Lisa Amara, Zoning Director  
Carlos Torres, Senior Site Planner  
Donna Adelsperger, Site Planner II

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 Kemer

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>Amestoy Rezoning, Z-2021-00121</b>
<b>Control:</b>	Amestoy AGR PUD, 2005-00162
<b>Location:</b>	Northwest corner of Lyons Road and Boynton Beach Boulevard
<b>BCC District:</b>	05, Commissioner Maria Sachs
<b>Title/Request:</b>	an Official Zoning Map Amendment to allow a rezoning from Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to Agricultural Reserve (AGR) Zoning District
<b>Overall Acres:</b>	174.54-acres

**Summary:** The proposed request is for the Amestoy AGR property. The site is currently a preserve parcel for the Monticello AGR-PUD and is being deleted from that development through a companion application (PDD/DOA-2021-00122).

The request is for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve-Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District. The site is currently utilized for row crops and no change is proposed. The parcel fronts on Lyons Road and State Road 7.

