

# 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.

[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:** ZV/PDD/DOA-2024-01867, Wellington Vista Phase II

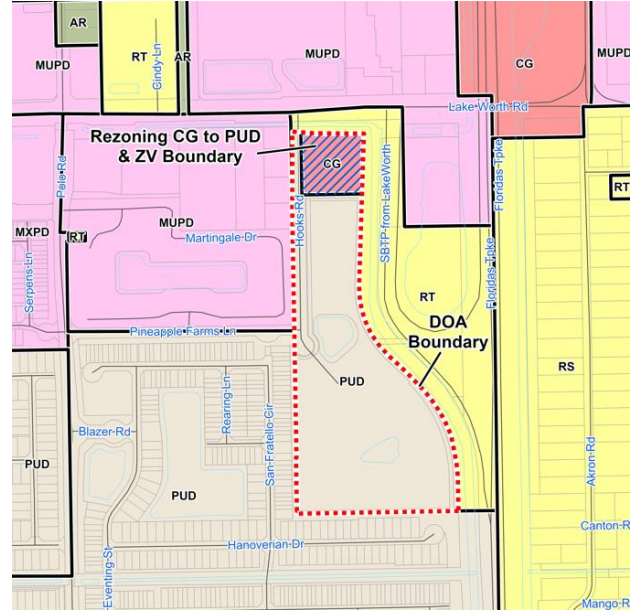
**Location:** South side of Lake Worth Road, between the Florida Turnpike and Hooks Road

**Zoning Commission Hearing:** June 4, 2026 at 9:00 a.m.  
 2300 North Jog Road, Vista Center, VC-1W-47, West Palm Beach, Florida 33411

**Board of County Commissioners Hearing:** June 17, 2026, at 9:30 a.m.  
 301 North Olive Avenue  
 Governmental Center, Chambers 6th Floor  
 West Palm Beach, Florida 33401

**Zoning Staff Contact:** Matthew Boyd, Senior Site Planner I  
 (561) 233-5344 or MBoyd@pbc.gov

**Notice Date:** May 12, 2026



<b>Zoning Application Summary</b>	
<b>Application:</b>	<b>Wellington Vista Phase II , ZV/PDD/DOA-2024-01867</b>
<b>Control:</b>	Lake Worth Road Villas LLC, 2017-00194
<b>Location:</b>	Southeast corner of Lake Worth Road and Hooks Road
<b>District:</b>	Commission District 6, Mayor Sara Baxter
<b>Title/Request:</b>	<p><b>Title:</b> a Type 2 Variance <b>Request:</b> to allow reduce the setback from 15 feet to 11 feet and to reduce the right of way buffer width along a portion (~175 ft) of the east property line on 3 acres</p> <p><b>Title:</b> an Official Zoning Map Amendment <b>Request:</b> to allow a rezoning from the General Commercial (CG) Zoning District to the Planned Unit Development (PUD) Zoning District on 3 acres</p> <p><b>Title:</b> a Development Order Amendment <b>Request:</b> to modify the previously approved Planned Unit Development overall Master, Site, and Regulating Plans to add land area (3 acres), residential units (100), and an access point, and to modify Conditions of Approval on 30.36 acres</p> <p><b>Title:</b> a Development Order Amendment <b>Request:</b> to modify the previously approved Class A Conditional Uses for density bonuses contained in Resolutions R-2019-0902 and R-2029-0903, to increase the number of density bonus units through the Workforce Housing (WFH) (63 units) and Transfer of Development Right (TDR) (10 units) density bonus programs on 30.36 acres.</p>
<b>Summary:</b>	<p>The application is for the Wellington Vista development. The site has had prior approvals in 2018 and 2019 in the northern 3 acres with General Commercial uses including two Class A Conditional Uses for a Type 1 Restaurant with drive-through and a General Daycare (Control 2018-00189) and the southern 27.35 acres as a Planned Unit Development (PUD) that has been approved and built with 370 Multifamily units (Control 2017-00194). Within the residential portion of the development, condition was added to restrict the development to a maximum of 375 units of which 19% was to be designated as Workforce Housing (WFH) and 51 units had to be purchased through the Transfer of Development Rights (TDR) program. The residential portion was developed, and the commercial portion was not developed.</p> <p>This application is being processed concurrently with two other applications and is contingent upon a decision of ABN-2024-01876 to abandon the two previously approved Class A Conditional Uses (Resolution R-2018-1716 and R-2018-</p>

1717) for a restaurant and daycare and a Future Land Use Amendment Wellington Vista Phase II (LGA 2025-006) to change a future land use designation from Commercial High with an underlying 2 units per acre (CH/2) on 3.00 acres & High Residential, 8 units per acre (HR-8) on 27.35 acres to High Residential, 8 units per acre (HR-8) on 30.35 acres.

The requests include a Type 2 Variance, an Official Zoning Map Amendment, and two Development Order Amendments to rezone the northern 3 acres to the PUD Zoning District and add the land area to the southern existing residential development to develop additional multifamily dwelling units. The request also includes a modification to the previously approved Class A Conditional Uses to increase the density through both the Workforce Housing Program Bonus (WHP) and Transfer of Development Rights (TDR) programs, to receive 63 additional units through the WFH program and purchase 10 units through the TDR program which would result in an additional 100 units. The Applicant is also seeking variances to reduce the side setback for the proposed multifamily building along the east property line (15 feet to 11 feet) in order to accommodate a parking garage and a reduction in the buffer width for that portion of the building that has the reduced setback.

The Preliminary Master Plan indicates two residential Pods; Pod 1 with 370 Multifamily units and Pod 2 with 100 Multifamily units for a total of 470 units. Of the 470 units 61 units are from the TDR program, and 166 of the units will be designated as workforce housing. Other site elements include 2.82 areas of recreation, 4.8 acres of lake Tracts, and landscape and open space tracts. The Preliminary Site Plan (PSP) indicates no changes to Pod 1 with 370 dwelling units. Pod 2, proposed, has a 4-story structure with 100 multi-family dwelling units, a 2-story parking garage with 134 parking spaces, and three recreation areas totaling 0.52 acres. Access to the existing PUD is from two points on Hooks Road and a new third access point onto Hooks Road.