

## NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 1,000 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:** Bridges-Mizner AGR-PUD, DOA-2024-01918

**Location:** Lands to be added: East side of Lyons Road, approx. 1 mile north of Boynton Beach Blvd.

**Zoning Commission Hearing:** May 1, 2025 at 9:00 a.m.

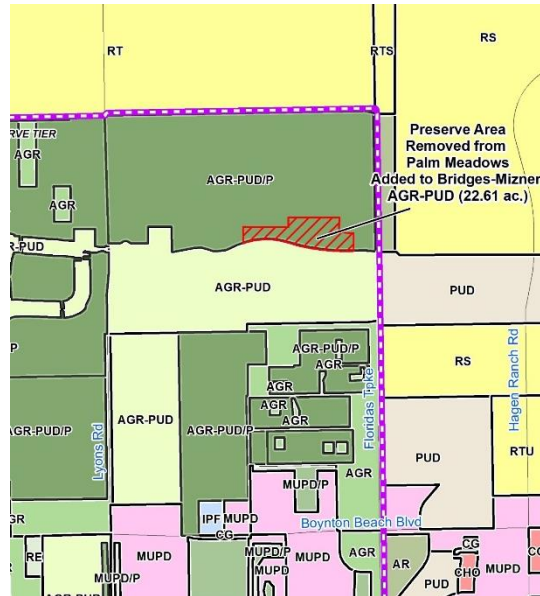
2300 North Jog Road, Vista Center, VC-1W-47,  
West Palm Beach, Florida 33411

**Board of County Commissioners Hearing:** May 22, 2025 at 1:00 p.m.

301 North Olive Avenue  
Governmental Center, Chambers 6th Floor  
West Palm Beach, Florida 33401

**Zoning Staff Contact:** Imene Haddad, Senior Site Planner  
(561) 233-5278 or IHaddad@pbc.gov

**Notice Date:** April 8, 2025



### Zoning Application Summary

<b>Application:</b>	Bridges-Mizner AGR-PUD, DOA-2024-01918
<b>Control:</b>	Bridges-Mizner AGR-PUD, 2004-00250
<b>Location:</b>	Lands to be added: East side of Lyons Road, approx. 1 mile north of Boynton Beach Blvd.
<b>District:</b>	Commission District 5
<b>Title/Request:</b>	<b>Title:</b> a Development Order Amendment <b>Request:</b> To modify the Master Plan to delete 22.61 acres of Preserve Area, and to add 22.61 acres of Preserve Area in replacement, on an overall total of 2,330.86 acres <b>Title:</b> a Release of Conservation Easement <b>Request:</b> To allow Partial Release of Conservation Easement for Preserve 2 from recorded Conservation Easement ORB 23225 Pg. 1748 on 22.61 acres

#### Summary:

The application is for the Bridges-Mizner AGR-PUD. The subject site is comprised of two previously approved residential developments. The northern portion of the Development Area (Mizner Country Club) was initially approved by the Board of County Commissioners on December 12, 1989. The southern portion of the Development Area, Bridges, was initially approved on October 10, 2004. The last BCC approval for the subject site was on July 9, 2018.

The request proposes to modify the overall Master Plan to delete land area (22.61 acres from Preserve #2, Johnson) which is proposed to be rezoned from Agricultural Reserve Planned Unit Development (AGR-PUD) to the Agricultural Reserve (AGR) Zoning District by the concurrent Application Z-2024-01904, Johnson Rezoning.

The request proposed to replace the deleted land area by adding land area (22.61 acres, new Preserve #11, Palm Meadows). This added parcel is currently part of the Palm Meadows AGR-PUD with AGR-PUD Preserve Zoning, and will be removed from the Palm Meadows AGR-PUD by concurrent Application DOA-2024-01910.

The request includes a Partial Release the Conservation Easement for the 22.61 acres to be deleted.

There are no changes to the Development Area or the approved residential dwelling units, and there is no change to the total 2,330.86 acres.

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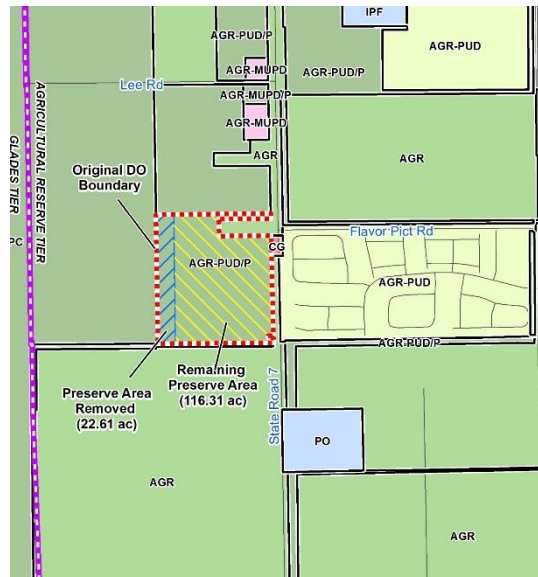
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