

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.

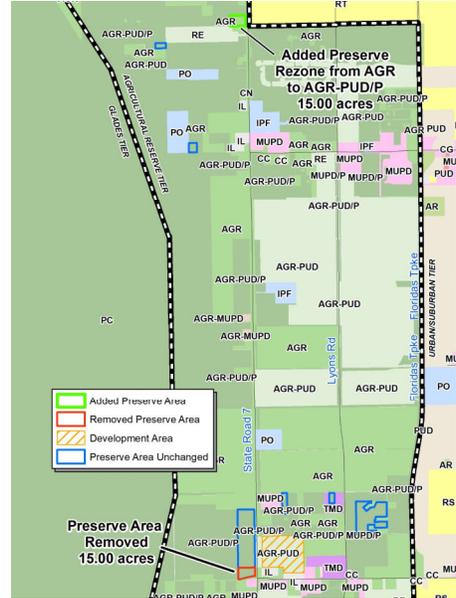
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbc.gov/pzb/notices

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

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

Application: Ascot 441 Atlantic PUD, PDD/DOA-2024-01924
Location: Northwest corner of Atlantic Avenue and State Road 7/US-441 (location of land area to be removed).
Zoning Commission Hearing: July 3, 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: July 24, 2025 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
 (561) 233-5344 or MBoyd@pbc.gov
Notice Date: June 10, 2025



Zoning Application Summary	
Application:	Ascot 441 Atlantic PUD, PDD/DOA-2024-01924
Control:	Ascot 441 Atlantic PUD, 2004-00206
Location:	Northwest corner of Atlantic Avenue and State Road 7/US-441 (location of land area to be removed).
District:	Commission District
Title/Request:	<p>Title: an Official Zoning Map Amendment Request: to allow a rezoning from Agriculture Reserve (AGR) Zoning District to Agriculture Reserve Planned Unit Development (AGR-PUD) Zoning District on 15.00 acres</p> <p>Title: a Development Order Amendment Request: to modify the overall AGR-PUD boundaries to delete land area (15.00 acres) and add land area (15.00 acres) to maintain the overall 330.60 acres</p> <p>Title: a Release of Conservation Easements Request: to allow the partial release of the Conservation Easement recorded in ORB 19930 Page 0966-0976 on 15.00 acres from the previously approved 103.9 acres</p>
Summary:	<p>The application is for the Ascot 441 Atlantic AGR-PUD. The development was approved as an Agricultural Reserve Planned Unit Development (AGR-PUD) by the Board of County Commissioners on September 30, 2004.</p> <p>This request proposes to modify the overall Master Plan to delete a portion of Preserve Parcel 1 (15.00 acres) located at the northwest corner of Atlantic Avenue and State Road 7 and to replace this acreage with the addition of a new 15.00 acre Preserve parcel located further north on the west side of State Road 7, approximately 1.34 miles south of Hypoluxo Road. This application includes an Official Zoning Map Amendment request to rezone the added land area from Agricultural Reserve (AGR) to AGR-PUD as a preserve parcel. The deleted land area would be rezoned from AGR-PUD to AGR through concurrent application Z-2024-01925.</p> <p>There are no changes to the overall acreage figures on the Preliminary Master Plan (PMP) which indicates 130.22 acres of Development area and 200.38 acres of Preserve area on a total of 330.60 acres. There are no proposed changes to the Development Area or the other five Preserve parcels.</p>