

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.

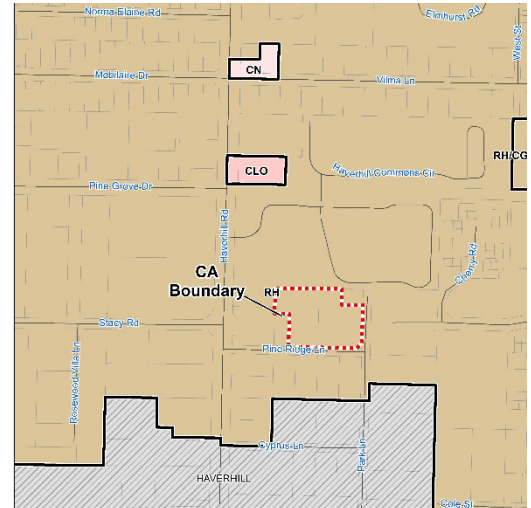
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

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: Gardens of Pine Ridge, CA-2024-01606
Location: North side of Pine Ridge Lane, approximately 300 feet east of N Haverhill Road
Zoning Commission Hearing: August 7, 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: August 28, 2025 at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401
Zoning Staff Contact: Donna Adelsperger, Senior Site Planner
(561) 233-5224 or dadelspe@pbc.gov
Notice Date: July 10, 2025



Zoning Application Summary

Application:	Gardens of Pine Ridge, CA-2024-01606
Control:	Gardens of Pine Ridge, 2003-00049
Location:	North side of Pine Ridge Lane, approximately 300 feet east of N Haverhill Road
District:	Commission District 2
Title/Request:	Title: a Class A Conditional Use Request: to allow a combined density increase through the Workforce Housing Program (WHP) (+14 units) and Transfer of Development Rights (TDR) (+3 units) in excess of 2 units per acre (a combined total increase of 17 WHP and TDR units) on 2.22 acres
Summary: <p>The application is for the proposed Gardens of Pine Ridge residential development. The site has no prior approval by the Board of County Commissioners (BCC); however, the site has an approval from the Development Review Officer (DRO) to allow 18 Multifamily units including one Transfer of Development Rights (TDR) unit.</p> <p>The request is for a Class A Conditional Use to allow a combined density increase through the Workforce Housing Program (WHP) (+14 units) and Transfer of Development Rights (TDR) (+4 units) in excess of 2 units per acre (a combined total increase of 18 WHP and TDR units) to allow for a total of 36 residential units.</p> <p>The Preliminary Site Plan (PSP) indicates one three-story Multifamily building, one Recreation area, and parking. Access to the site will be Pine Ridge Lane.</p>	