



March 21, 2024

Lauren McClellan  
JMorton Planning & Landscape Architecture  
3920 RCA Blvd, Ste 2002  
Palm Beach Gardens, FL 33410

**RE: NOTIFICATION OF ZC PUBLIC HEARING POSTPONEMENT**

Dear Lauren McClellan :

This letter is to provide confirmation that the attached request dated March 14, 2024, for a Postponement meet the requirements of Article 2.B.6.E.1 to postpone the application administratively as referenced below. The Zoning Director has approved the associated Time extension request.

<b>Application:</b>	<b>Valencia Cove AGR PUD Preserve Relocation, PDD/DOA 2023-00848</b>
<b>Control:</b>	Valencia Cove AGR-PUD, 2004-00369
<b>Request Date:</b>	March 14, 2024
<b>Extension:</b>	30-days
<b>Prior Deadline:</b>	April 4, 2024 Zoning Commission Hearing and April 25, 2024 Board of County Commissioner Hearing
<b>New Deadlines:</b>	May 2, 2024 Zoning Commission Hearing and May 23, 2024 Board of County Commissioner Hearing

This application will be heard at new hearing dates provided in the table above provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

If you have any questions and/or require further information, please contact me at 561-233-5278 or IHaddad@pbc.gov.

Sincerely,

Wendy N. Hernandez  
Deputy Zoning Director

- C: Lisa Amara, Zoning Director
- Carlos Torres, AIA, Principal Site Planner
- Imene Haddad, AICP, Senior Site Planner
- Alex Ahrenholz, Agent

**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

**Palm Beach County  
Board of County  
Commissioners**

- Maria Sachs, Mayor
- Maria G. Marino, Vice Mayor
- Gregg K. Weiss
- Michael A. Barnett
- Marci Woodward
- Sara Baxter
- Mack Bernard

**County Administrator**

Verdenia C. Baker

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March 12, 2024

**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>Valencia Shores AGR PUD Preserve Relocation, PDD/DOA-2023-00848</b>
<b>Control:</b>	Valencia Cove AGR-PUD, 2004-00369
<b>Location:</b>	Northwest corner of Atlantic Avenue and Starkey Road
<b>ZC Hearing:</b>	April 4, 2024 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
<b>BCC Hearing:</b>	April 25, 2024 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 tat 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 me at (561) 233-5278 or IHaddad@pbcgov.org.

Sincerely,

*Imene Haddad*

Imene Haddad  
Senior Site Planner

**Attachments:** Application Summary and Map

C: Lisa Amara, Zoning Director  
Wendy N. Hernandez, Deputy Zoning Director  
Carlos Torres, AIA, Principal Site Planner

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## ZONING APPLICATION SUMMARY

<b>Application:</b>	<b>Valencia Cove AGR PUD Preserve Relocation, PDD/DOA-2023-00848</b>
<b>Control:</b>	Valencia Cove AGR-PUD, 2004-00369
<b>Location:</b>	Northwest corner of Atlantic Avenue and Starkey Road
<b>BCC District:</b>	District 05, Mayor Maria Sachs
<b>Title/Request:</b>	an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 22.07 acres
<b>Title/Request</b>	a Development Order Amendment to delete land area (22.07 acres) and add land area (22.07 acres) for an existing 1,408 acre
<b>Title/Request</b>	a Development Order Amendment to allow the partial release of the Conservation Easement recorded in ORB 2802 Page 0966 on 22.07 acres from the previously approved 134.77 acres
<b>Overall Acres:</b>	1408.26 acres

**Summary:** Proposed is an amendment for the Valencia Cove AGR PUD development. The 1,392.48-acre development was last approved by the Board of County Commissioners (BCC) on March 31, 2020, for a rezoning of 4.71 acres from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District and a DOA to modify the Master Plan to delete 4.71 acres of Preserve Area, add back a different 4.71 acres of land area for Preserve Area, as well as reducing the number of units from 1408 to 1404.

The subject request is to modify the Master Plan to delete a portion of Preserve Parcel 9A (22.07 acres) located at the northwest corner of Atlantic Avenue and Starkey Road and add three parcels totaling 22.07 acres and will be made Preserve Parcels. These three sites are generally located on the west side of Starkey Road (Preserve #45) and on the north side of La Reina Road (Preserves #46 and 47). This application will rezone the added land area from AGR to AGR-PUD. The Preliminary Master Plan indicates 556.96 acres of Development area and 835.517 acres of Preserve area. There are no proposed changes to the Development Area or the other 43 Preserve parcels.

The deleted land area is proposed to be rezoned through the application Z-2023-850 called One Mile, from the AGR-PUD Zoning District to the AGR Zoning District.

**Location Map:**

