

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.

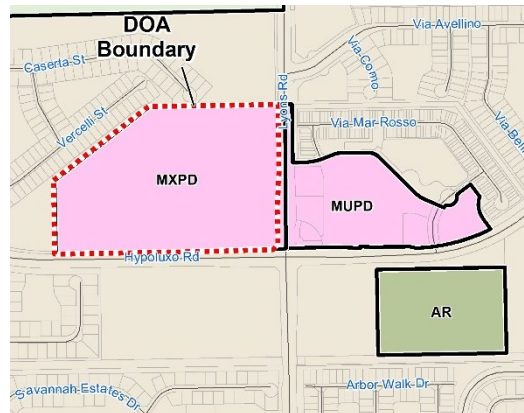
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbcgov.org/pzb/notices

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

<https://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: Windsor Place MXP, DOA-2023-00520
Location: Northwest corner of Hypoluxo Road and Lyons Road
Zoning Commission Hearing: July 2, 2024 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 17, 2024 at 9:30 a.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: June 11, 2024



Zoning Application Summary	
Application:	Windsor Place MXP, DOA-2023-00520
Control:	Windsor Place MXP, 2003-00079
Location:	Northwest corner of Hypoluxo Road and Lyons Road
District:	Commission District 6
Title/Request:	<p>Title: a Development Order Amendment Request: to modify the Master Plan and Site Plan, to modify uses, add and delete square footage and, modify Conditions of Approval on 40.0 acres.</p> <p>Title: a Development Order Amendment Request: to modify the Class A Conditional Use Type 1 Restaurant with drive-through to reduce square footage, relocate to a single building, and modify Conditions of Approval on 40.0 acres.</p>
Summary:	<p>The proposed is an application is for the 40-acre Windsor Place Mixed Use Planned Development District (MXP). The site was last approved by the Board of County Commissioners (BCC) on January 11, 2023, for an amendment to four Engineering Conditions of approval related to the timing of construction for roadway improvements.</p> <p>The subject request will modify the Commercial Pod of the MUP overall non-residential square footage and reconfigure the site layout by adding an additional building and changing the uses. In addition, the previously approved Conditional Use for a Type 1 Restaurant with drive-through is proposed to be modified by reducing the square footage and relocating the use to be in a freestanding structure.</p> <p>The Preliminary Master Plan (PMP) indicates two Residential Pods and one Commercial Pod. The Preliminary Site Plan proposes no change to the number or type of residential units (400 Townhouse and Multifamily dwelling units). The Commercial Pod indicates a total of three buildings with 15,500 sq. ft. (a reduction of -14,693 square feet (sq. ft.)). The proposed uses include General Retail, a Laundry Service with drive-through, a Financial Institution with drive-through, and a Type 1 Restaurant with drive-through. In addition, the PSP indicates 152 parking spaces. Access to the MXP is from Hypoluxo Road and Lyons Road.</p>