



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.

Application:	Lakehaven PUD, PDD-2022-01134
Control:	Lakehaven PUD, 2022-00058
Location:	North side of Southern Boulevard, approximately 1.75 miles west of Seminole Pratt Whitney Road
ZC Hearing:	April 4, 2024 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	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) 233-5217 or jrlawren@pbcgov.org.

Sincerely,

Joyce Lawrence
Senior Site Planner

Attachments: *Application Summary and Map*

- C: Lisa Amara, Zoning Director
- Wendy N. Hernández, Deputy Zoning Director
- Carlos Torres, AIA, Principal Site Planner
- Monica Cantor, Principal Site Planner
- Wendy Tuma, 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



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ZONING APPLICATION SUMMARY

Application:	Lakehaven PUD, PDD-2022-01134
Control:	Lakehaven PUD, 2022-00058
Location:	North side of Southern Boulevard, approximately 1.75 miles west of Seminole Pratt Whitney Road
BCC District:	District 6, Commissioner Sara Baxter
Title/Request:	an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District on 446.14 acres
Overall Acres:	446.14 acres

Summary: Proposed is an Official Zoning Map Amendment for the Lakehaven PUD. The site is currently used for Bonafide Agriculture (row crops) and has no prior Board of County Commissioners (BCC) approval.

The request will allow the rezoning of the site from the AR Zoning District to the PUD Zoning District, in order to allow the development of 534 Residential units and Commercial uses. The Preliminary Master Plan indicates four Residential Pods (281.70 ac), two Recreation Pods (3.35 ac), one Civic Pod (8.92 ac), and one Commercial Pod (8.15 ac). The development will consist of 480 Single family units, 54 Townhouse units, associated recreation areas for the residents, 47,000 square feet (sq. ft.) of commercial uses, and 8.92 acres for future Public Civic Uses. Two access points are proposed from Southern Boulevard, and this will be subject to FDOT approval, and a potential future access is proposed to the Civic Pod.

The request is contingent upon decision on a Privately Initiated Comprehensive Plan Text Amendment, a concurrent Large Scale Future Land Use (FLU) Amendment (Application No. LGA-2023-009) to amend the FLU designation from the Rural Residential 10 (RR-10) to the Low Residential with an underlying 2 units per acres (LR-2) designation, and modifications to the Unified Land Development Code (ULDC) to increase maximum percentage of development acreage as commercial.

Location Map:

