



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.

**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

Application:	CMFC Farm (aka Gulfstream Haas), Z/CA-2023-01470
Control:	CMFC Farm (aka Gulfstream Haas), 2021-00147
Location:	East side of Lyons Road, approximately 0.3 miles south of Lake Worth 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 at 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) 233-5214 or ZPersaud@pbcgov.org.

Sincerely,

Zubida Persaud
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
Matthew Barnes, Agent WGI

County Administrator
Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

Official Electronic Letterhead

ZONING APPLICATION SUMMARY

Application:	CMFC Farm (aka Gulfstream Haas), Z/CA-2023-01470
Control:	CMFC Farm (aka Gulfstream Haas), 2021-00147
Location:	East side of Lyons Road, approximately 0.3 miles south of Lake Worth Road
BCC District:	District 6, Commissioner Sara Baxter
Title/Request:	an Official Zoning Map Amendment to allow a rezoning from Residential Transitional (RT) Zoning District to the Single Family Residential (RS) Zoning District on 10.00 acres
Title/Request:	a Class A Conditional Use to allow Zero Lot Line Homes on 10.00 acres.
Title/Request:	a Class A Conditional Use to allow Workforce Housing density increase greater than 50 percent on 10.00 acres
Overall Acres:	10 acres

Summary: Proposed is an Official Zoning Map Amendment and a Class A Conditional Use for the CMFC Development. The 10-acre site consists of two parcels which currently supports Single-Family dwelling with an equestrian agricultural use on each lot and has no prior Board of County Commissioner (BCC) approval.

The subject request would allow the site to be rezoned from the Residential Transitional (RT) Zoning District to the Single Family Residential (RS) District and two Class A Conditional Use requests to allow the development 20 Zero Lot Line Homes (ZLL) and a density increase greater than 50 percent for an additional 13 units. The Preliminary Subdivision Plan indicates 33 Zero Lot Line (ZLL) dwelling units, a Recreation Area, a Water Management Tract, and a South Florida Water Management District Wetland Preserve area. Access to the site will be from Willow Sound Drive and Sea Chase Drive.

Location Map:

