



November 15, 2022

**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>Whitworth AGR-PUD, PDD/DOA-2022-00213</b>  |
| <b>Control:</b>     | Whitworth AGR-PUD, 2021-00031   |
| <b>Location:</b>    | West side of Lyons Road, approximately 1 mile south of Boynton Beach Boulevard  |
| <b>ZC Hearing:</b>  | December 1, 2022 at 9:00 a.m.<br>Vista Center, 2300 North Jog Road, Room VC-1W-47,<br>West Palm Beach, Florida 33411              |
| <b>BCC Hearing:</b> | January 11, 2023 at 9:30 a.m.<br>Governmental Center, 301 North Olive Ave., Chambers, 6th Floor<br>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:

[www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings](http://www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings)

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) 233-5222 or THaynes@pbcgov.org.

Sincerely,

Timothy Haynes  
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

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](http://www.pbcgov.com/pzb)



**Palm Beach County  
Board of County  
Commissioners**  
  
Robert S. Weinroth, Mayor  
Gregg K. Weiss, Vice Mayor  
  
Maria G. Marino  
Dave Kerner  
Maria Sachs  
  
Melissa McKinlay  
Mack Bernard  
  
**County Administrator**  
Verdenia C. Baker

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## Zoning Application Summary

|                       |   |
|-----------------------|---|
| <b>Application:</b>   | <b>Whitworth AGR-PUD, PDD/DOA-2022-00213</b>  |
| <b>Control:</b>       | Whitworth AGR-PUD, 2021-00031   |
| <b>Location:</b>      | West side of Lyons Road, approximately 1 mile south of Boynton Beach Boulevard  |
| <b>BCC District:</b>  | District 5, Commissioner 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 143.90 acres |
| <b>Title/Request:</b> | a Development Order Amendment to modify Conditions of Approval; reconfigure the Master Plan; and, add land area, units and access points on 722.51 acres  |
| <b>Overall Acres:</b> | 722.51 acres  |

**Summary:** The proposed requests are for the 722.51-acres Whitworth AGR-PUD Development. The Residential Planned Unit Development (PUD) was last approved by the Board of County Commissioners (BCC) on September 29, 2021.

The requests will modify the overall Master Plan to add and rezone 143.90-acres of Development Area and 215.59 acres of Preserve Area from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District.

The Preliminary Master Plan (PMP) indicates a total of 722.51 acres with 432.91 acres as Preserve and 289.61-acres as Development Area. The Master Plan indicates eight Residential Pods, one Recreational Pod, Lake areas, and Open Space. A total of 704 units are proposed with a mix of Single Family and Zero Lot Line units. Access is from Lyons Road and State Road 7.

**Location Map:** Development Area Only. Preserve Area locations will be described in the Staff Report

