



**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING
NOTICE OF PUBLIC HEARING
Control No. 2005-00394
ZONING APPLICATION ABN/PDD/R-2013-00499
(Highland Dunes 2013-00499)**

At the September 26, 2013 Board of County Commissioners (BCC) hearing, the BCC postponed the above referenced application to the October 24, 2013 BCC hearing to provide for additional review time and notification to the public. If you have any questions or would like further information, please contact Carrie Rechenmacher, Senior Site Planner, at (561) 233-5209. The hearing date, time, location, and requests are stated below:

Zoning Commission:

September 5, 2013 at 9:00 a.m. (COMPLETED)
Vista Center Complex
2300 N. Jog Road, Room VC-1W-47,
1st Floor Extra Large Hearing Room
West Palm Beach, Florida 33411

Board of County Commissioners:

October 24, 2013 at 9:30 a.m.
Governmental Center
301 North Olive Avenue
County Commission Chambers, 6th Floor
West Palm Beach, Florida 33401



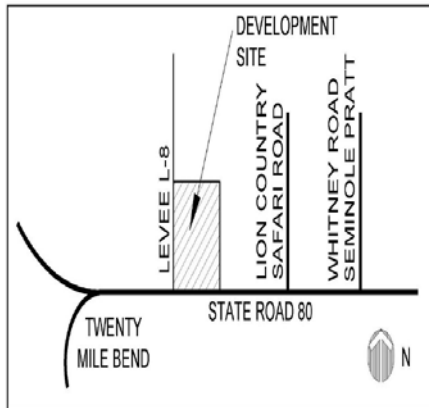
**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING
NOTICE OF PUBLIC HEARING
Control No. 2005-00394
ZONING APPLICATION ABN/PDD/R-2013-00499
(Highland Dunes PUD)**

This is a courtesy notice of a proposed zoning action within 500 feet of property that you own. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any concerns regarding this matter. If you have any questions or would like further information please contact **Carrie Rechenmacher, Senior Site Planner**, at **(561) 233- 5209**. Approximately three days prior to the scheduled hearing, the Staff Report with the Site Plan may be viewed online by selecting the hearing/hearing date listed below at <http://www.pbcgov.com/pzb/zoning/communitydev/agendas.htm>.

<p>Zoning Commission: September 5, 2013 at 9:00 a.m.</p> <p>Vista Center Complex 2300 N. Jog Road, Room VC-1W-47, 1st Floor Extra Large Hearing Room West Palm Beach, Florida 33411</p>	<p>Board of County Commissioners: September 26, 2013 at 9:30 a.m.</p> <p>Governmental Center 301 North Olive Avenue County Commission Chambers, 6th Floor West Palm Beach, Florida 33401</p>
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GENERAL LOCATION: Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard. **TITLE:** a Development Order Abandonment Request **REQUEST:** to abandon a Class A Conditional Use for a Bona Fide Agricultural Use approved under Resolution R-2008-1146. **TITLE:** an Official Zoning Map Amendment to a Planned Development District **REQUEST:** to allow a rezoning from the Residential Transitional (RT) Zoning District to the Residential Planned Unit Development (PUD) Zoning District.

APPLICATION SUMMARY: Proposed is the rezoning of a 1209.96-acre site from the Residential Transitional (RT) Zoning District to a Planned Unit Development (PUD) Zoning District to allow for the development of 2,000 dwelling units at a gross density of 1.65 units per acre. The site was last approved by the Board of County Commissioners on June 30, 2008 to rezone the site from the PUD Zoning District to the RT Zoning District and a Class A Conditional Use to allow Bona Fide Agricultural uses via Resolution R-2008-1146, which will be abandoned with this request.



The Preliminary Master Plan indicates 1,209.96 acres of development area which includes 1,252 Single Family Units; 628 Zero Lot Line Units; 120 Townhouse Units, which are designated as Workforce Housing; a 5.68-acre Commercial Pod; a 24.44-acre Public Civic Pod which includes a 20-acre Park and 50,000 square feet of Offices for Government Services; and a 15.66-acre Civic Pod for a 970-student Public Elementary School. Also proposed is 516.37 acres of open space which includes 96.51 acres of Lake Management tracks, 17.71 acres of Public Trails, and 13.61 acres of Private Recreation area. Two access points to the development will be from Southern Boulevard (State Road 80) to the south, one access to the future extension of Okeechobee Boulevard to the north, and one cross access to a future development to the east from Via Arezzo.

RETURN TO:
Planning, Zoning and Building Department
PALM BEACH COUNTY ZONING DIVISION
Attn: Ms. Wanda Sanders, Zoning Technician
2300 N. Jog Road, 2nd Floor
West Palm Beach, FL 33411

Approve _____ Oppose _____

(Control No.2005-00394) Application No. ABN/PDD/R-2013-00499 (Highland Dunes PUD)

DATE: _____

NAME: _____

PHONE: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

(Carrie Rechenmacher)

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that commissioners have outside of the public hearing must be fully disclosed at the hearing. 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. Public comment is encouraged and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned. Auxiliary aids or services will be provided upon request with at least three (3) days notice. Please contact the Zoning Division at 233-5041.

APPEALS: If a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing, they will need to provide their own court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.