



July 14, 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.

Application:	Monticello AGR-PUD, PDD/DOA-2021-00122
Control:	Monticello AGR PUD, 2005-00014
Location:	West side of Lyons Road south of Flavorpict Road.
ZC Hearing:	August 4, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	August 25, 2022 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 project manager Donna Adelsperger, Site Planner II at (561) 233-5224 or dadelspe@pbcgov.org.

Sincerely,

Wendy N. Hernández
Deputy Zoning Director

Attachments: Application Summary and Map

C: Lisa Amara, Zoning Director
Carlos Torres, Senior Site Planner
Donna Adelsperger, Site Planner II

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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Official Electronic Letterhead

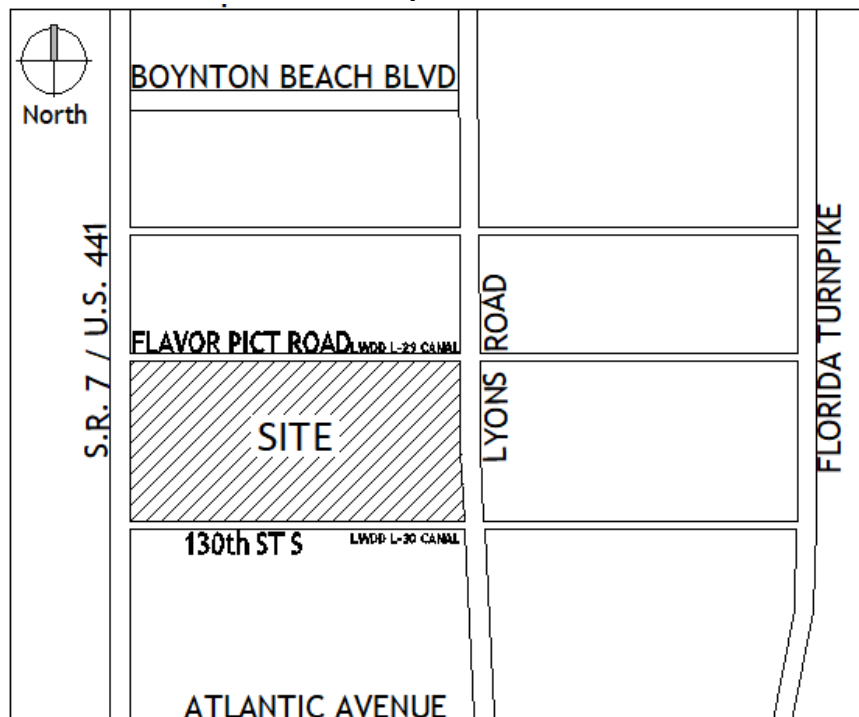
Zoning Application Summary

Application:	Monticello AGR-PUD, PDD/DOA-2021-00122
Control:	Monticello AGR PUD, 2005-00014
Location:	West side of Lyons Road south of Flavorpict Road.
BCC District:	05, Commissioner Maria Sachs; and 06 Commissioner Melissa McKinley
Title/Request:	an Official Zoning Map Amendment to allow a rezoning from Agricultural Reserve (AGR) Zoning District to Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District
Title/Request:	a Development Order Amendment to add and delete land area; to modify or delete Conditions of Approval; and to allow the Partial Release of the Conservation Easement for Preserve Area No. 1; and, to allow the Full Release of the Conservation Easement for Parcel 2 and Parcel 20
Overall Acres:	658.639-acres

Summary: The proposed requests are for the 658.639-acre Monticello AGR-PUD development. The development area is developed with Single-family and Zero Lot line units, and the Preserve Area is developed with row crops, and canal rights-of-way.

The requests will modify the overall Master Plan, to add and delete preserve parcels. The parcels added to the development will be rezoned from Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve-Planned Unit Development (AGR-PUD) Zoning District (276.35 acres). The deleted parcels (276.13 acres) will be rezoned through concurrent applications. The request also includes modifications to Conditions of Approval; and to release Conservation Easements for the land area being deleted. The development area is approved for a total of 653 Single-family and Zero Lot Line units and no change is proposed. Access to the development area is from Lyons Road and remains unchanged.

Development Area



Preserve Parcel Map

