

# NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

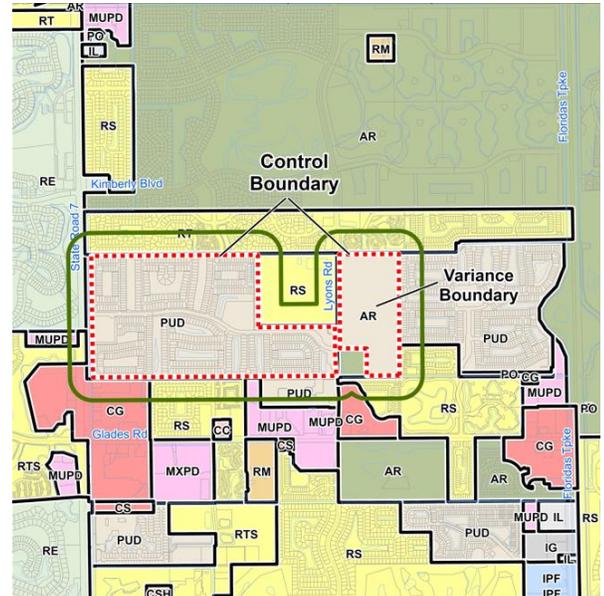
This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information. A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

[www.pbc.gov/pzb/notices](http://www.pbc.gov/pzb/notices)

Hearing Agendas and Reports are available one week in advance here:  
<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

**Application:** Johns PUD , ZV-2025-02051  
**Location:** East of Lyons Road, approximately 0.26 miles north of Glades Road  
**Zoning Commission Hearing:** April 2, 2026 at 9:00 a.m.  
 2300 North Jog Road, Vista Center, VC-1W-47, West Palm Beach, Florida 33411  
**Board of County Commissioners Hearing:** at 9:30 a.m.  
 301 North Olive Avenue  
 Governmental Center, Chambers 6th Floor  
 West Palm Beach, Florida 33401  
**Zoning Staff Contact:** Katiana Myrthil, Site Planner II  
 (561) 233-5302 or KMyrthil@pbc.gov  
**Notice Date:** March 18, 2026



<b>Zoning Application Summary</b>	
<b>Application:</b>	Johns PUD , ZV-2025-02051
<b>Control:</b>	Johns PUD, 2021-00073
<b>Location:</b>	East of Lyons Road, approximately 0.26 miles north of Glades Road
<b>District:</b>	Commission District 5
<b>Title/Request:</b>	<b>Title:</b> a Type 2 Variance <b>Request:</b> to allow the elimination of a 25-foot Type 2 Incompatibility Buffer (and associated planting material) on Pod H (70.35 acres) of a 329.87 acre PUD
<b>Summary:</b>	
<p>The application is for the Johns PUD development. The site was last approved by the Board of County Commissioners (BCC) on January 25, 2024 for a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District on 70.35 acres and to modify the Master Plan to add land area (70.35 acres) for a total 329.87 acres, to add units, and modify Conditions of Approval.</p> <p>This request is for a Type 2 Variance to allow for the partial elimination of the 25 ft. Type 2 Incompatibility Buffer shown on the Master Plan for Johns PUD East, specifically Pod H and the landscape buffer on the south and west property lines that abut the Palm Beach County retention lake at the southwest corner of the site. The buffers associated planting material will be placed on the border to the south and west of the aforementioned Palm Beach County Retention Lake. In order to do so a proposed Maintenance Agreement for Landscaping of Drainage Tract is in place with the Palm Beach County Land Development Division.</p> <p>Access remains from Lyons Road.</p>	