

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.

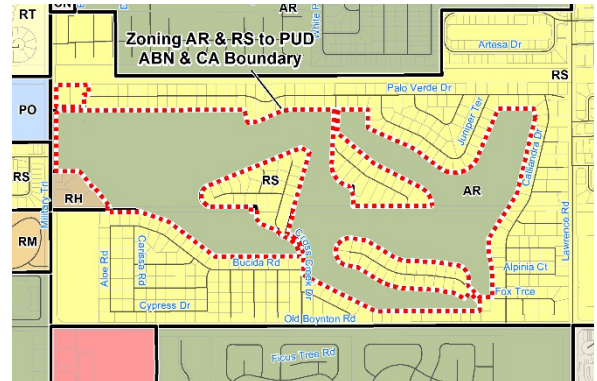
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbcgov.org/pzb/notices

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: Cypress Creek PUD, ABN/PDD/CA-2023-00996
Location: East side of S Military Trail, approximately 0.30 miles north of Old Boynton Road
Zoning Commission Hearing: July 2, 2024 at 9:00 a.m.
 2300 North Jog Road, Vista Center, VC-1W-47, West Palm Beach, Florida 33411
Board of County Commissioners Hearing: July 17, 2024 at 9:30 a.m.
 301 North Olive Avenue Governmental Center, Chambers 6th Floor West Palm Beach, Florida 33401
Zoning Staff Contact: Imene Haddad, Senior Site Planner (561) 233-5278 or IHaddad@pbc.gov
Notice Date: June 11, 2024



Zoning Application Summary	
Application:	Cypress Creek PUD, ABN/PDD/CA-2023-00996
Control:	Aurora Lakes, 1977-00052
Location:	East side of S Military Trail, approximately 0.30 miles north of Old Boynton Road
District:	Commission District 2, Commissioner Gregg Weiss
Title/Request:	<p>Title: a Development Order Abandonment Request: to abandon Special Exception to allow a Golf Course, Clubhouse and accessory facilities, and the expansion of an existing Sewage Treatment Plant on 120.89 acres</p> <p>Title: an Official Zoning Map Amendment Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District on 122.60 acres</p> <p>Title: a Class A Conditional Use Request: to allow Type 2 Excavation with removal of more than ten percent of the extracted material from the site on 122.60 acres</p>
Summary:	<p>The proposed application is for an amendment to the 122.56-acre Cypress Creek Golf Course. The Golf Course was approved as a Special Exception on May 26, 177 to allow a Golf Course, Clubhouse and Accessory Facilities. The site was last before the Board of County Commissioners (BCC) on March 25, 2019, with an application request to rezone the property to a Planned Unit Development (PUD) for the development of 160 residential units (Zero Lot line and Single Family). The Application was denied by the BCC subject to the standards of the Code without prejudice.</p> <p>The subject request proposes to abandon the previous approval for the Special Exception and rezone the parcels from the Agricultural Residential (AR) Zoning District to the PUD Zoning District that would allow the development of 152 Single-Family homes. In order to implement this request, the Applicant is also requesting a Class A Conditional Use to allow more than ten percent of the extracted material for a Type 2 Excavation be removed from the site.</p> <p>The Preliminary Master Plan (PMP) indicates one Residential Pod (121.09 acres), one Recreation Pod (1.79 acres), one Civic Pod (2.45 acres), two neighborhood parks (0.1 acres), six lakes (11.56 acres), and associated landscape buffers. Access to the development is from Military Trail and Palo Verde Drive (Civic Parcel only).</p>