

## NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 1,000 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

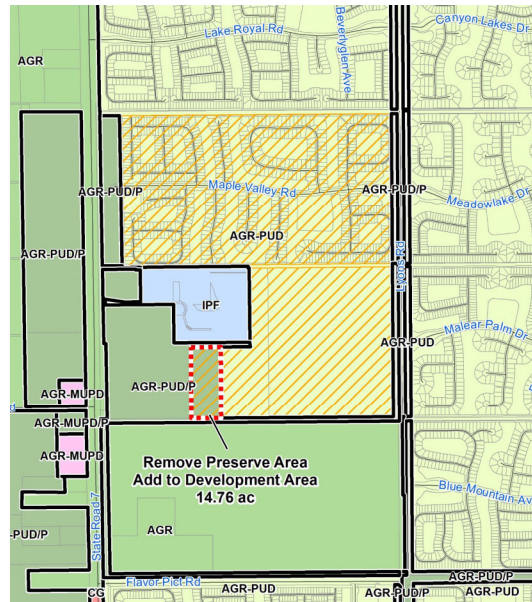
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

[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:** Whitworth AGR-PUD, PDD/DOA-2025-00126  
**Location:** Approx. 1.5 mile south of Boynton Beach Blvd., east of State Road 7, west of Lyons Road  
**Zoning Commission Hearing:** June 5, 2025 at 9:00 a.m.  
2300 North Jog Road, Vista Center, VC-1W-47,  
West Palm Beach, Florida 33411  
**Board of County Commissioners Hearing:** June 18, 2025 at 9:30 a.m.  
301 North Olive Avenue  
Governmental Center, Chambers 6th Floor  
West Palm Beach, Florida 33401  
**Zoning Staff Contact:** Joyce Lawrence, Senior Planner  
(561)233-5217 or JLawrence@pbc.gov  
**Notice Date:** May 13, 2025



### Zoning Application Summary

<b>Application:</b>	<b>Whitworth AGR-PUD, PDD/DOA-2025-00126</b>
<b>Control:</b>	Whitworth AGR-PUD, 2021-00031
<b>Location:</b>	Approx. 1.5 mile south of Boynton Beach Blvd., east of State Road 7, west of Lyons Road
<b>District:</b>	Commission District 5
<b>Title/Request:</b>	<b>Title:</b> an Official Zoning Map Amendment <b>Request:</b> to allow rezoning from Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) zoning district on 36.98 acres <b>Title:</b> a Development Order Amendment <b>Request:</b> to modify the Master Plan for the overall AGR-PUD to add land area (36.98 acres) and add units (37), for a new total of 1,177.01 gross acres <b>Title:</b> a Release of a Conservation Easement <b>Request:</b> to allow partial release of Preserve 10 in OR 34404, Pg. 79, on 14.77 acres

#### Summary:

The application is for the Whitworth AGR-PUD. The site was originally approved by the Board of County Commissioners (BCC) on September 29, 2021, for a rezoning to the Agricultural Reserve Planned Unit Development (AGR-PUD). The BCC subsequently approved modifications on January 11, 2023 and October 24, 2024. The current acreage for the AGR-PUD including the Development Area and the Preserve Areas is 1,140.03 gross acres.

The request proposes to modify the overall Master Plan by adding 14.77 net acres and 37 residential units to the Development Area. The Development Area will consist of 469.77 net acres, and 1,177 (age restricted) units. In accordance with 60/40 preserve area requirements, the Applicant is seeking an Official Zoning Map Amendment (Rezoning) to rezone 36.98 acres from the AGR Zoning District to AGR-PUD Zoning District as Preserve Areas 38 through 44. In addition, the request includes a Full and Partial Releases of Conservation Easements for previously approved Preserve Parcels that will become part of the Development Area. In total, 704.654 acres will be preserved as shown on PMP-1 and 5. The Gross Acreage for the overall development will be 1,177.01 acres.

The Preliminary Master Plan indicates 9 Residential Pods, 2 Civic Pods, and associated water retention and landscape buffers. Access to the Development Area will remain from State Road 7 and Lyons Road.