



**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING
NOTICE OF PUBLIC HEARING
Control No. 2017-00017
ZONING APPLICATION Z/CA-2019-01442
(Windsong Estates)**

This is a courtesy notice of a proposed zoning action within 500 feet of property that you own or within one mile of a municipal boundary or future annexation area. 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 **Travis Goodson, Site Planner II**, at **(561) 233-5034**. 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://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>.

Zoning Commission:

February 6, 2020 at 9:00 a.m.
Vista Center Complex
2300 North Jog Road, Room VC-1W-47
Ken Rogers Hearing Room
West Palm Beach, Florida

Board of County Commissioners:

February 27, 2020 at 9:30 a.m.
Governmental Center
301 North Olive Avenue
County Commission Chambers, 6th Floor
West Palm Beach, Florida

GENERAL LOCATION: East side of State Road 7, approximately 0.6 miles north of Lantana Road.
TITLE: an Official Zoning Map Amendment **REQUEST:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District. **TITLE:** a Class A Conditional Use **REQUEST:** to allow Zero Lot Line Homes; and, to allow Townhouses.

APPLICATION SUMMARY: Proposed are an Official Zoning Map Amendment and two Class A Conditional Use requests for the Windsong Estates development. The 31.29-acre site is currently vacant and has no prior Zoning approvals.



The Applicant is proposing to rezone the subject site from Agricultural Residential to the Single Family Residential Zoning District, which is consistent with the subject site's Low Residential, 2 units per acre (LR-2) Future Land Use designation. Further, the Applicant is requesting Class A Conditional Uses to allow Zero Lot Line Homes and, to allow for Townhouses. The Preliminary Subdivision Plan indicates the development will consist of 32 Single Family homes, 61 Zero Lot Line Homes, and 7 Townhouses, as well as a 0.76-acre Recreation Area. Access to the site will be provided via connection from State Road 7, as well as a new cross access from the parcel to the south through extension of Morning Mist Way.

This application was reviewed for compliance with Unified Land Development Code Ordinance 2003-067, Supplement No. 25.

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

Approve _____ Oppose _____

(Control No.2017-00017) Application No. Z/CA-2019-01442 (Windsong Estates)

DATE: _____

NAME: _____

PHONE: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

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. 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 seven (7) days notice. Please contact the Zoning Division at 233-5041.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

☐ I will have a representative at the ☐ Zoning Commission Hearing and/or ☐ Board of County Commissioners hearing. My representative's name, address, and phone number are:	
NAME: _____	PHONE: _____
ADDRESS: _____	
CITY/STATE/ZIP: _____	

APPEALS: If a person decides to appeal any final decision made by the Board of County Commissioners or Zoning Commission, 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.