



October 16, 2023

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:	Lyons Glades Center, ZV/DOAW-2023-00372
Control:	Lyons Glades Center, 1979-00106
Location:	Northwest corner of Glades Road and Lyons Road
ZC Hearing:	November 2, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	November 29, 2023 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:

www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings

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 me at (561) 233-5224 or dadelspe@pbcgov.org.

Sincerely,

Donna Adelsperger
Senior Site Planner

Attachments: Application Summary and Map

C: Lisa Amara, Zoning Director
Wendy N. Hernandez, Deputy Zoning Director
Carlos Torres, AIA, Principal Site Planner

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:	Lyons Glades Center, ZV/DOAW-2023-00372
Control:	Lyons Glades Center, 1979-00106
Location:	Northwest corner of Glades Road and Lyons Road
BCC District:	District 5, Vice Mayor Maria Sachs
Title/Request:	a Type 2 Variance to allow a reduction in the width of a right-of-way buffer, landscape islands, divider medians, and foundation planting; reduction in the building and freestanding sign setback; to allow an easement overlap of landscape islands and right-of-way buffer; to eliminate landscape protection measures and trees in landscape islands; and, to reduce a Type 3 Incompatible Buffer and eliminate a wall on 4.86 acres
Title/Request:	a Development Order Amendment to reconfigure the site plan, to add and delete uses, and to add square footage on 4.86 acres
Overall Acres:	4.86 acres

Summary: The proposed requests are for the 4.86-acre Lyons Glades Center development. The site was last approved by the Board of County Commissioners (BCC) on January 24, 2019.

The request will modify the site plan in order to reconfigure the development to add and delete uses, square footage. The Preliminary Site Plan (PSP) indicates four commercial buildings for a total of 36,088 square feet (sq ft). These buildings include a mix of commercial uses consisting of a Financial Institution with drive-through lanes, Professional Office, Retail (all existing) and Medical office (one existing and one proposed). In addition the Applicant is also requesting a total of twelve Type 2 Variances as described in the request. In addition the plan indicates 149 parking spaces with two access points from Lyons Road and one from Glades Road.

