

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.

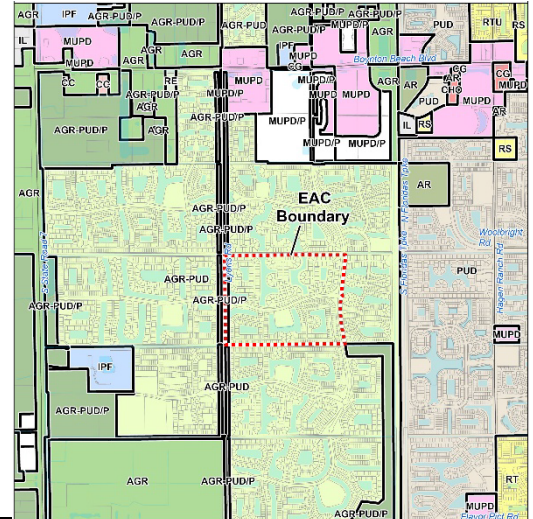
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbc.gov/pzb/notices

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

<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: Canyon Isles PUD , EAC-2026-01040
Location: East side of Lyons Road and approximately 1.2 miles south of Boynton Beach Boulevard
Board of County Commissioners Hearing: October 22, at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401
Zoning Staff Contact: Peter Germain, Senior Site Planner I
561-233-5408 - or PGermain@pbc.gov
Notice Date: September 1, 2026



Zoning Application Summary

Application:	Canyon Isles PUD , EAC-2026-01040
Control:	Fogg Property Central PUD, 2002-00068
Location:	East side of Lyons Road and approximately 1.2 miles south of Boynton Beach Boulevard
District:	Commission District 5
Title/Request:	Title: an Expedited Application Consideration Request: to modify the previously approved Planned Unit Development to delete a Condition of Approval requiring street trees on 511.59 acres

Summary:

This application is for Canyon Isles AGR-PUD. The site was originally approved by the Board of County Commissioners (BCC) in 2002 to allow a Planned Unit Development (PUD), with subsequent modification in 2012. The total land area is over 500 acres, with 60% of the land area in Preserve and 500 single-family dwelling units within the 199-acre Development Area.

The applicant is seeking a Development Order Amendment (EAC) to delete Planned Development Condition of Approval #2 regarding street trees, which was established on January 8, 2015. This condition requires the installation and maintenance of street trees along one side of all internal rights-of-way 40 feet and greater, and along both sides of all internal rights-of-way 50 feet and greater. This condition of approval has been implemented; however, subsequently the community has experienced root intrusion problems from some street trees located within close proximity to sidewalks, roads, utilities, and residential driveways. With the removal of this condition, ULDC regulations will require street trees along internal rights-of-way 50 feet or greater, with the ability for the County Engineer to waive or modify in consideration of conflicts with required infrastructure improvements.

There are no changes to the site plan or number of approved dwelling units, and access will remain from Lyons Road/Acme Dairy Road.