

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: Pine Trail Shopping Center, DOA/CA-2024-01792

Location: Southwest corner of Military Trail and Okeechobee Blvd, and the north side of Elmhurst Rd

Zoning Commission Hearing: June 5, 2025 at 9:00 a.m.

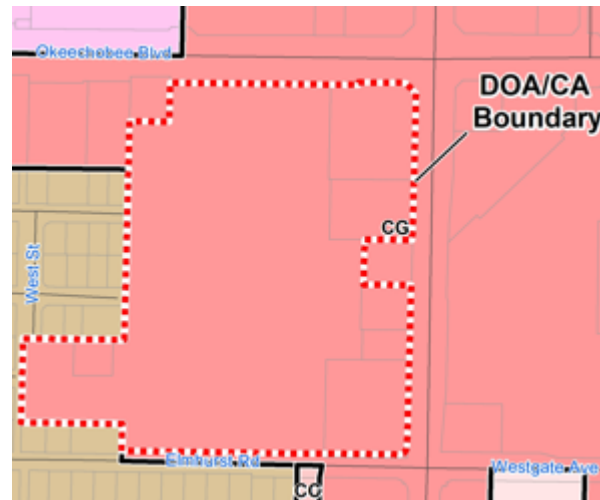
2300 North Jog Road, Vista Center, VC-1W-47,
West Palm Beach, Florida 33411

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: Donna Adelsperger, Senior Site Planner
(561) 233-5224 or dadelspe@pbc.gov

Notice Date: May 13, 2025



Zoning Application Summary

Application:	Pine Trail Shopping Center, DOA/CA-2024-01792
Control:	Pine Trail Shopping Center, 1978-00273
Location:	Southwest corner of Military Trail and Okeechobee Blvd, and the north side of Elmhurst Rd
District:	Commission District 2
Title/Request:	Title: a Development Order Amendment Request: to modify the Overall MUPD Site and Conditions of Approval on 28.06 acres Title: a Class A Conditional Use Request: to modify a previously approved Charter School to increase the number of students greater than 200 on 28.06 acres

Summary: The application is for the existing Pine Trail Shopping Center. The site was initially approved by the Board of County Commissioners (BCC) on December 28, 1978, for a rezoning to the General Commercial (CG) Zoning District and a Special Exception for a Large-Scale Community Shopping Center, including an existing auto service station, a financial institution with drive-up teller windows and an auto service facility. The Multiple Use Planned Development District (MUPD) regulations apply to a previously approved Large Scale Community Shopping Center. The development was last reviewed by the BCC January 25, 2024, for a Type 2 Waiver to extend the hours of operation for an Indoor Entertainment use in Building 9C within 250 feet of a parcel of land with a residential use.

This request is to modify the overall development to expand a previously approved Charter School and modify the site plan to address circulation and drop off/pick up of students. The Charter School was administratively approved by the Development Review Officer on July 25, 2024, with 188 students. The request would modify the Charter School in order to increase the number of students to 585 (+397). Access to the Charter School for student drop off would be from Elmhurst Road on the western most access point.

The Preliminary Site Plan (PSP) indicates a total of nine buildings for Retail Sales, Type 1 and Type 2 Restaurants, Financial Institutions, and Indoor Entertainment for the Overall MUPD. Access to the site will remain from Military Trail, Okeechobee Boulevard and Elmhurst Road.