

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 1000 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: West End Crossing MUPD, PDD/CA-2023-00843

Location: Southeast corner of Seminole Pratt Whitney Road and Northlake Boulevard

Zoning Commission Hearing: July 3, 2025 at 9:00 a.m.

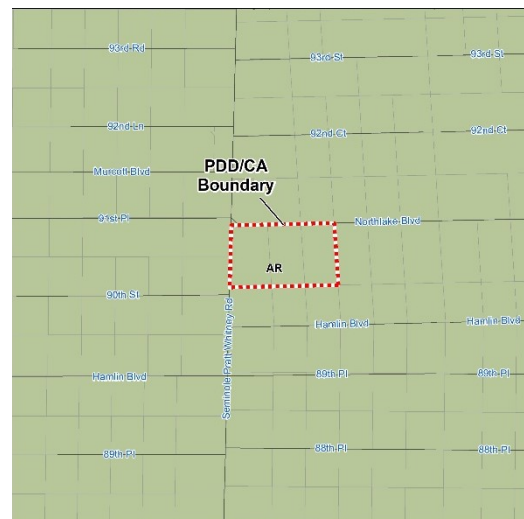
2300 North Jog Road, Vista Center, VC-1W-47,
West Palm Beach, Florida 33411

Board of County Commissioners Hearing: July 24, 2025 at 9:30 a.m.

301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401

Zoning Staff Contact: Nancy Frontany Bou, Senior Site Planner
(561) 233-5584 or NFrontanyBou@pbc.gov

Notice Date: June 10, 2025



Zoning Application Summary

Application:	West End Crossing MUPD, PDD/CA-2023-00843
Control:	West End Crossing MUPD, 2023-00043
Location:	Southeast corner of Seminole Pratt Whitney Road and Northlake Boulevard
District:	Commission District 6
Title/Request:	Title: an Official Zoning Map Amendment Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 5.93 acres Title: a Class A Conditional Use Request: to allow a Retail Gas and Fuel Sales on 5.93 acres

Summary:

The application is for the proposed West End Crossing development. The has no prior approvals by the Board of County Commissioners and it is currently vacant.

The request proposes an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District and a Class A Conditional Use to allow a Retail Gas and Fuel Sales with Convenience Store. The Preliminary Site Plan (PSP) also depicts two additional uses, Medical Office and Retail Sales which are permitted by right uses in the MUPD Zoning District.

This application is contingent upon a concurrent application for a Large Scale Future Land Use Amendment, LGA-2024-00002, to change the Future Land Use designation from Rural Residential, 1 unit per 2.5 acres (RR-2.5) to Commercial Low (CL).

The Preliminary Site Plan (PSP) indicates Retail Gas and Fuel Sales with 12 pump stations, a Convenience Store Building of 4,853 s.f., a 5,221 s.f. Building of Retail Sales and a 5,221 s.f. Building for Medical Office. Access is from Northlake Boulevard and Seminole Pratt Whitney Road.