

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: Palm Beach Marketplace, PDD/DOA-2024-00634

Location: Northeast corner of Okeechobee Blvd and Church Street, approximately 0.1 miles west of I-95.

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

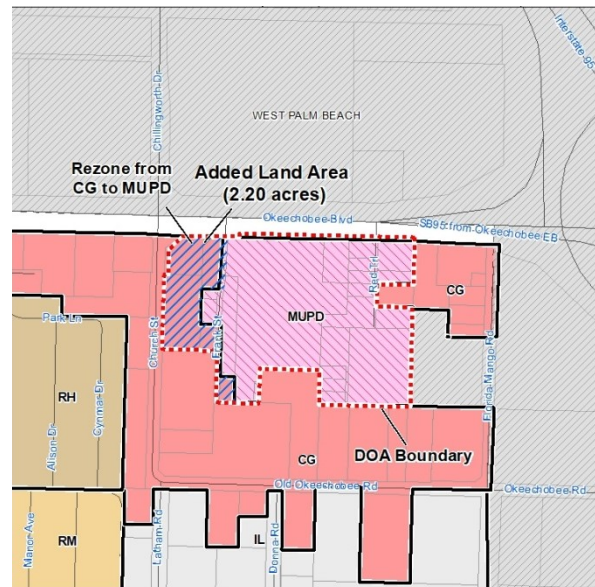
2300 North Jog Road, Vista Center, VC-1W-47,
West Palm Beach, Florida 33411

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:	Palm Beach Marketplace, PDD/DOA-2024-00634
Control:	Palm Beach Marketplace, 1988-00029
Location:	Northeast corner of Okeechobee Blvd and Church Street, approximately 0.1 miles west of I-95.
District:	Commission District 7
Title/Request:	Title: an Official Zoning Map Amendment Request: to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 2.21 acres Title: a Development Order Amendment Request: to modify the overall Site Plan to add land area (2.21 acres) to a 10.18 acre site, add square footage, add buildings, add uses, and to add an access point on a new total of 12.39 acres

Summary:

The application is to modify the Palm Beach Marketplace development. The existing 10.18 acres was last approved by the Board of County Commissioners in 2015.

The requested consists of an Official Zoning Map Amendment for the added land area (2.21 acres) from the Commercial General (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. The Development Order Amendment proposes to modify the Site Plan to add this acreage and related site plan features including adding one building, adding uses, and adding an access point on the new total 12.39 acre site.

The Preliminary Site Plan (PSP) indicates a new 12,500 s.f. building on the northwest corner of the site in the added land area. The proposed uses to the new Building includes Type I Restaurants with 2,020 s.f. of outdoor seating. In addition, the PSP indicates a total of 594 parking spaces. Existing access to the MUPD is from Okeechobee Boulevard, and this application proposes a new access point on Church Street.