

## 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.

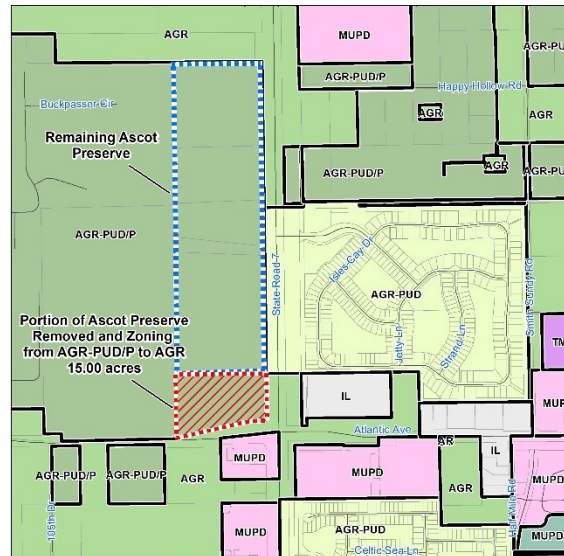
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

[www.pbc.gov/pzb/notices](http://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:** Gneil Property, Z-2024-01925  
**Location:** Northwest corner of Atlantic Avenue and State Road 7/US-441.  
**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:** Matthew Boyd, Senior Site Planner  
(561) 233-5344 or MBoyd@pbc.gov  
**Notice Date:** June 10, 2025



### Zoning Application Summary

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| <b>Application:</b>  | <b>Gneil Property, Z-2024-01925</b>  |
| <b>Control:</b>  | Gneil Property, 2024-00136   |
| <b>Location:</b>   | Northwest corner of Atlantic Avenue and State Road 7/US-441.   |
| <b>District:</b>   | Commission District 5  |
| <b>Title/Request:</b>  | <b>Title:</b> an Official Zoning Map Amendment <b>Request:</b> to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District on 15.00 acres |
| <b>Summary:</b> <p>The application is for a site called Gneil Property which is currently part of the Ascot 441 Atlantic AGR-PUD as a preserve area. The subject site was originally approved on September 30, 2004 as a preserve parcel. The site currently is being use for agricultural row crops.</p> <p>The request is being processed concurrently with the Ascot 441 Atlantic AGR-PUD, PDD/DOA-2024-1924, which proposes to delete the subject site from the AGR-PUD. The subject application proposes an Official Zoning Map Amendment to rezone the site from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District.</p> <p>There is no development proposed on the site at this time or Preliminary Site Plan.</p> |  |