

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:** Westgate Village MUPD, ABN/ZV/PDD/CA-2025-00406

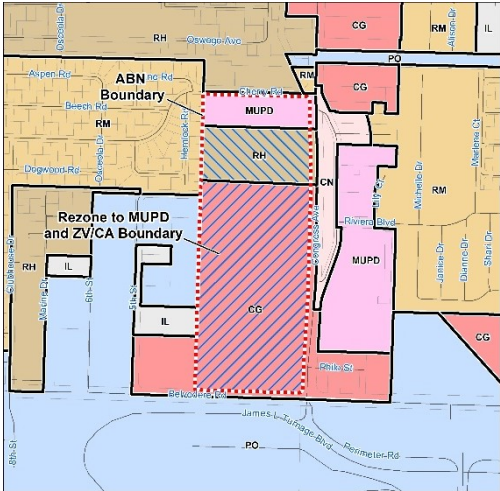
**Location:** Northwest corner of Belvedere Road & N. Congress Avenue

**Zoning Commission Hearing:** **September 4, 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:** **September 25, 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:** August 12, 2025



| Zoning Application Summary  |  |
|---|--|
| Application:  | Westgate Village MUPD, ABN/ZV/PDD/CA-2025-00406  |
| Control:  | Palm Beach Kennel Club, 1983-00050   |
| Location:   | Northwest corner of Belvedere Road & N. Congress Avenue  |
| District:   | Commission District 2  |
| Title/Request:  | <b>Title:</b> a Development Order Abandonment <b>Request:</b> to abandon a Special Exception for an Open Air Flea Market approved by Resolution R-1983-00803 on 47.06 acres <b>Title:</b> a Type 2 Variance <b>Request:</b> to exceed the maximum setback for the build to line on 42.06 acres <b>Title:</b> an Official Zoning Map Amendment <b>Request:</b> to allow a rezoning from General Commercial (CG) and Residential High (RH) to the Multiple Use Planned Development (MUPD) Zoning District on 42.06 acres <b>Title:</b> a Class A Conditional Use <b>Request:</b> to allow WCRA Density Pool Bonus Request on 42.06 acres |
| <b>Summary:</b> <p>The application is for the proposed Westgate Village MUPD which is proposed for the site currently developed with the Palm Beach Kennel Club. The site has a prior Board of County Commissioners (BCC) approval for the Kennel Club and a Special Exception to allow an Open-Air Flea Market. The BCC approved a new facility for the Kennel Club to relocate to the northern 5 acres of the subject site by Application Number ZV/PDD/W-2024-529 (Control 2024-036). The site is located in the Westgate Community Redevelopment Area Overlay (WCRAO).</p> <p>The overall acreage consists of 47.06 acres for the proposed abandonment of the Special Exception for an Open-Air Flea Market (Resolution R-83-0803) that includes the new 5 acre location of the Kennel Club.</p> <p>The remaining 42.06 acres is proposed for a mixed-use development to be rezoned from General Commercial (CG) on 33.33 acres, and Residential High (RH) on 8.73 acres to the Multiple Use Planned Development (MUPD) Zoning District. The application includes a request for a Class A Conditional Use for 16.2 acres of the site (Phase 1) to allow 406 multifamily residential dwelling units. The density is derived from the underlying 5 units per acre future land use (81 units) and 325 units from the WCRA Density Bonus Pool. The application also includes a request for a Type 2 Variance to exceed the maximum 25-foot build to line front setback required by the WCRAO.</p> |  |

The Preliminary Site Plan identifies the existing non-residential uses on the southern portion of the site, including Indoor Entertainment, Restaurant, Type 2 Kennel, and office space totaling approximately 133,272 square feet, supported by surface parking. Phase 1, located on the northern portion of the site, proposes eight three-story multifamily buildings with 406 residential units.

Vehicular access is provided from Congress Avenue which serves as the main entrance to the overall development. A secondary access point is located further south along Congress Avenue, supplemented by an emergency access easement positioned at the northeast corner of the site to accommodate fire rescue operations.