NOTICE OF A PROPOSED PUBLIC HEARING - ZONING

Dear Property Owner:

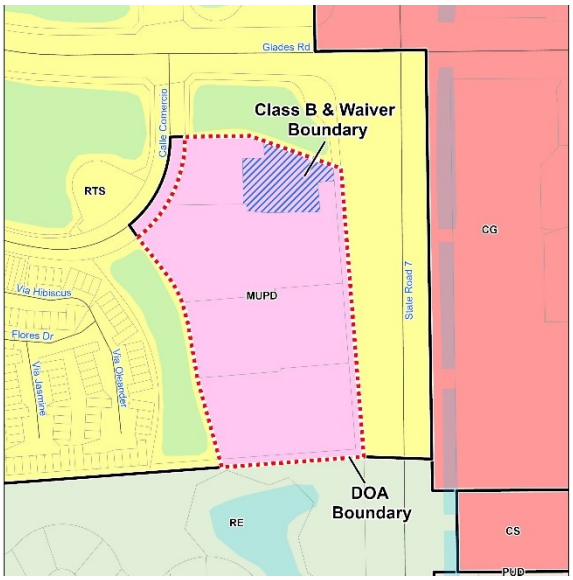
This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

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:	**Mission Bay SCI Tower, DOA/CB/W-2026-00698**
Location:	Southwest corner of State Road 7/US 441 and Glades Road
Zoning Commission Hearing:	**December 3, 2026** at 9:00 a.m. 2300 North Jog Road, Vista Center, VC-1W-47, West Palm Beach, Florida 33411
Board of County Commissioners Hearing:	**December 16, 2026** 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 I (561) 233-5344 or MBoyd@pbc.gov
Notice Date:	November 10, 2026



Zoning Application Summary

Application:	**Mission Bay SCI Tower, DOA/CB/W-2026-00698**
Control:	Mission Bay Corporate Park, 1996-00007
Location:	Southwest corner of State Road 7/US 441 and Glades Road
District:	Commission District 5
Title/Request:	**Title:** a Development Order Amendment **Request:** to modify the overall MUPD site plan to add a use (Monopole Tower) on 11.22 acres **Title:** a Class B Conditional Use **Request:** to allow a Commercial Communication Monopole Tower (140-foot height) on 11.22 acres **Title:** two Type 2 Waiver **Request:** to allow a reduction in the setback from a property line and a separation from residential uses for a Monopole Tower on 11.22 acres

Summary:
The application is for the Mission Bay Commercial Plaza. The site is approved and built with a mix of commercial uses. The site was last approved by the Board of County Commissioners (BCC) August 27, 2020, to allow a modification to the plaza for a 24-hour Fitness Center.

This request is for a Class B Conditional Use to allow a 140' Monopole Commercial Communication Tower within a 1,844 square foot lease area. This tower will replace the recently removed communication tower that was located in the commercial plaza at the northeast corner of SR7 and Glades Road. The request also includes two Type 2 Waivers to allow a reduction in the setback from the north property line and a reduction in the separation distance from residential uses to the west.

The Preliminary Site Plan indicates 122,367 square feet (sq. ft.) of commercial uses, including retail, funeral home, fitness center, and restaurants. The proposed Monopole will be generally located near the Funeral Home. Main access to the site will remain from State Road 7/US 441 with secondary access from Calle Comercio via Glades Road.