

# 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.

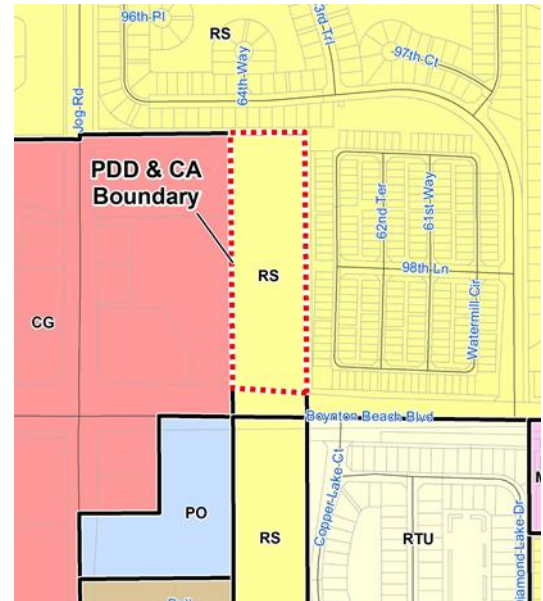
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

[www.pbcgov.org/pzb/notices](http://www.pbcgov.org/pzb/notices)

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

**Application:** Boynton Place MUPD, PDD/CA-2022-01922  
**Location:** North side of Boynton Beach Blvd, approximately 600 feet east of Jog Road  
**Zoning Commission Hearing:** August 1, 2024 at 9:00 a.m.  
 2300 North Jog Road, Vista Center, VC-1W-47, West Palm Beach, Florida 33411  
**Board of County Commissioners Hearing:** August 22, 2024 at 9:30 a.m.  
 301 North Olive Avenue Governmental Center, Chambers 6th Floor West Palm Beach, Florida 33401  
**Zoning Staff Contact:** Donna Adelsperger, Senior Site Planner (561) 233-5224 or dadelspe@pbc.gov  
**Notice Date:** July 10, 2024



<b>Zoning Application Summary</b>	
<b>Application:</b>	Boynton Place MUPD, PDD/CA-2022-01922
<b>Control:</b>	Boynton Place MUPD, 2022-00112
<b>Location:</b>	North side of Boynton Beach Blvd, approximately 600 feet east of Jog Road
<b>District:</b>	Commission District 5, Mayor Maria Sachs
<b>Title/Request:</b>	<p><b>Title:</b> an Official Zoning Map Amendment <b>Request:</b> to allow a rezoning from the Single Family Residential (RS) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 8.86 acres</p> <p><b>Title:</b> a Class A Conditional Use <b>Request:</b> to allow a Type I Restaurant with drive-through on 8.86 acres</p> <p><b>Title:</b> a Class A Conditional Use <b>Request:</b> to allow Light Vehicle Sales and Rental on 8.86 acres</p> <p><b>Title:</b> a Class A Conditional Use <b>Request:</b> to allow a Car Wash on 8.86 acres</p> <p><b>Title:</b> a Class A Conditional Use <b>Request:</b> to allow a Limited Self-Service Storage Facility on 8.86 acres</p>

**Summary:**

The requests are for the proposed 8.86-acre Boynton Place MUPD Development. The site was last approved by the Board of County Commissioners (BCC) on September 27, 2019 for a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Residential Single Family (RS) Zoning District and the Abandonment of Requested Uses. The site is currently developed with a Warehouse/Distribution use.

The subject application requests would allow the rezoning of the parcel to the MUPD Zoning District to allow the development of multiple commercial uses with four proposed Conditional Uses: a Type 1 Restaurant with drive-through; Vehicle Sales and Rental; Car Wash; Self-Service Storage Facility; and an Administrative approval for Light Repair and Maintenance. The Preliminary Site Plan (PSP) indicates five buildings with a total of 214,475 square feet (sq. ft.), 82 parking spaces, and access from West Boynton Beach Boulevard. The request is being processed concurrently with a Future Land Use Amendment (FLUA) (SCA-2023-000020) to change the Future Land Use designation from Commercial Low Office (CL-O/5) and Commercial High (CH/5) to Commercial Low (CL/5).