

# NOTICE OF A PROPOSED PUBLIC HEARING - ZONING

**\*CHANGE OF BCC HEARING DATE\***



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:** Palm Beach Park of Commerce - Averitt Express Inc., ABN/DOA-2026-00566

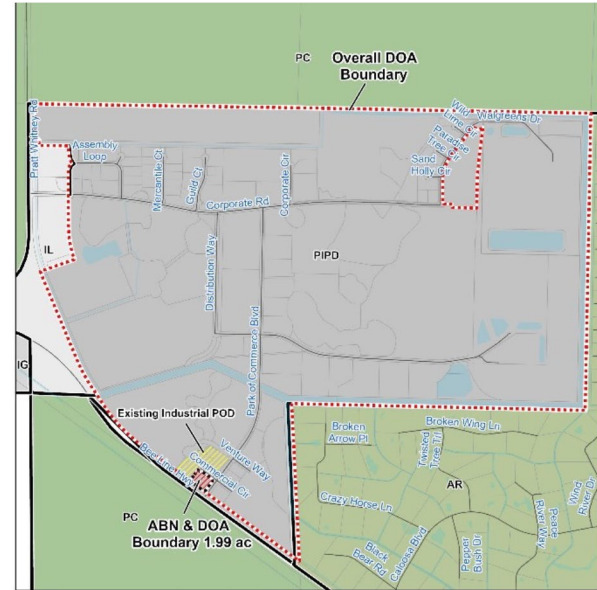
**Location:** Northwest corner of Bee Line Highway and Park of Commerce Boulevard

**Zoning Commission Hearing:** **July 2, 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:** **July 14, 2026** at 9:30 a.m.  
301 North Olive Avenue  
Governmental Center, Chambers 6th Floor  
West Palm Beach, Florida 33401

**Zoning Staff Contact:** Shannan Webb, Site Planner II  
(561) 233-5233 or SWebb@pbc.gov

**Notice Date:** June 10, 2026



<b>Zoning Application Summary</b>	
<b>Application:</b>	<b>Palm Beach Park of Commerce - Averitt Express Inc., ABN/DOA-2026-00566</b>
<b>Control:</b>	Palm Beach Park of Commerce, 1981-00190
<b>Location:</b>	Northwest corner of Bee Line Highway and Park of Commerce Boulevard
<b>District:</b>	Commission District 1
<b>Title/Request:</b>	<b>Title:</b> a Development Order Abandonment <b>Request:</b> to abandon a Retail Gas and Fuel Sales with a Convenience Store on 1.99 acres <b>Title:</b> a Development Order Amendment <b>Request:</b> to modify the overall Master Plan to designate 1.99 acres of the General Commercial Pod to a Light Industrial Pod and to modify Conditions of Approval on 1,322.19 acres
<b>Summary:</b>	
<p>The subject property is located within the Palm Beach Park of Commerce Planned Industrial Park Development (PIPD). The subject site was originally approved as a General Commercial Area of the Overall Master Plan. On March 25, 2019 the BCC approved Class A Conditional Uses to allow Retail Gas and Fuel Sales with a Convenience Store and two Type 2 Restaurants with drive throughs. On February 22, 2024 the Master Plan was modified again to abandon the two Type 1 Restaurants and to redesignate 5.56 acres of the 7.55 acre Commercial Pod to an Industrial Pod, leaving the remaining 1.99 acres as commercial with the Retail Gas and Fuel and Convenience store use.</p> <p>This request is for an Amendment to the overall PIPD, to abandon the unbuilt Class A Conditional Use approval for a Retail Gas and Fuel Sales and modify the overall PIPD Master Plan to designate 1.99 acres of the General Commercial Pod to a Light Industrial Pod and to modify Conditions of Approval on 1,322.19 acres in order to allow for the development of industrial uses. Access to the site will be from Park of Commerce Boulevard.</p>	

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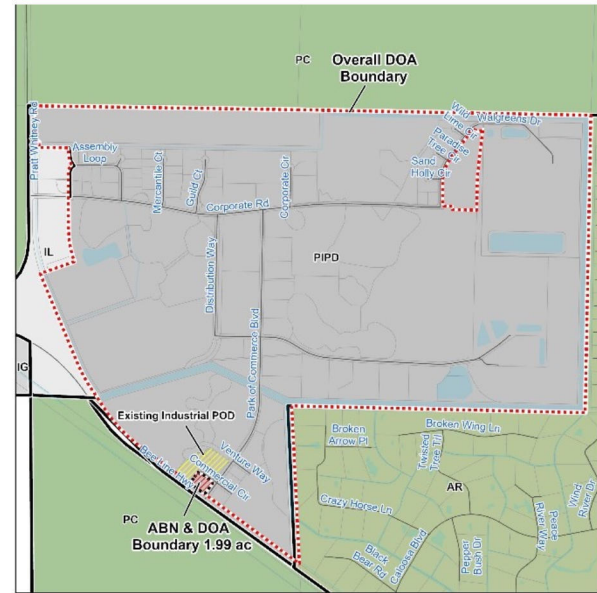
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**Board of County Commissioners Hearing:** July 15, 2026 at 9:30 a.m.  
 301 North Olive Avenue Governmental Center, Chambers 6th Floor West Palm Beach, Florida 33401

**Zoning Staff Contact:** Shannan Webb, Site Planner II (561) 233-5233 or SWebb@pbc.gov

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