

# 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.

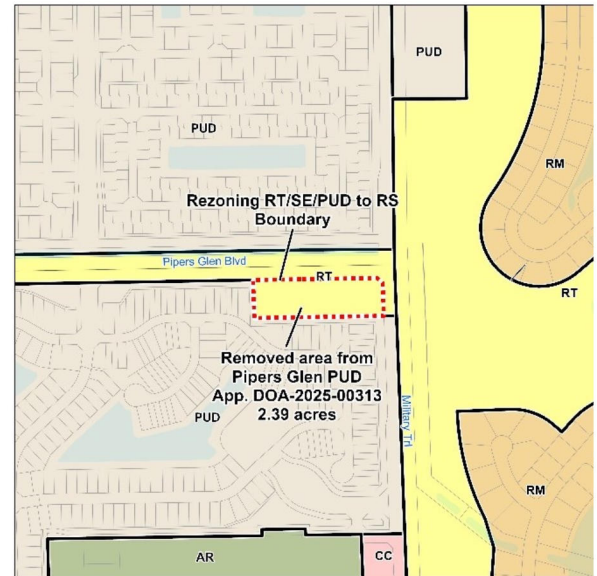
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

[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 Cove Subdivision, Z-2025-00315  
**Location:** Southwest corner of Military Trail and Pipers Glen 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:** Nancy Frontany Bou, Senior Site Planner I  
 (561) 233-5584 or NFrontanyBou@pbc.gov  
**Notice Date:** June 10, 2026



<b>Zoning Application Summary</b>	
<b>Application:</b>	<b>Palm Cove Subdivision, Z-2025-00315</b>
<b>Control:</b>	Palm Cove Subdivision, 2025-00018
<b>Location:</b>	Southwest corner of Military Trail and Pipers Glen Boulevard
<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 Residential Transitional (RT) Zoning District with a Special Exception for a Planned Unit Development (PUD) to the Single Family Residential (RS) Zoning District on 2.39 acres
<b>Summary:</b>	
<p>The application is for the newly proposed Palm Cove Subdivision residential development. The subject site was part of the Pipers Glen Planned Unit Development (PUD), originally approved on June 28, 1979, as open space and sales information for the PUD. The parcel had a sign for the overall development, which has been subsequently removed. This site is currently vacant with vegetation.</p> <p>The application is being processed concurrently with and is contingent on Zoning Application DOA-2025-00313, Pipers Glen PUD, to delete the land area from the PUD.</p> <p>This request proposes a rezoning from the Residential Transitional (RT) with Special Exception for a Planned Unit Development (PUD) Zoning District to the Residential Single Family (RS) Zoning District in order to allow for the subdivision and development of seven single family lots. The site has a Medium Residential, 5 units per acre (MR-5) future land use designation. Access to the proposed subdivision would be from Pipers Glen Boulevard.</p>	

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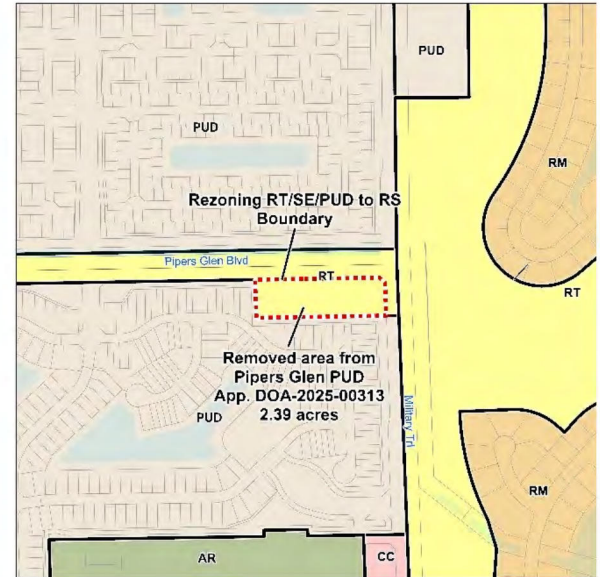
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**Zoning Staff Contact:** Nancy Frontany Bou, Senior Site Planner I  
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## Zoning Application Summary

<b>Application:</b>	<b>Palm Cove Subdivision, Z-2025-00315</b>
<b>Control:</b>	Palm Cove Subdivision, 2025-00018
<b>Location:</b>	Southwest corner of Military Trail and Pipers Glen Boulevard
<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 Residential Transition (RT) Zoning District with a Special Exception for a Planned Unit Development (PUD) to the Single Family Residential (RS) Zoning District on 2.39 acres

**Summary:**

The application is for the newly proposed Palm Cove Subdivision residential development. The subject site was part of the Pipers Glen Planned Unit Development (PUD), originally approved on June 28, 1979, as open space and sales information for the PUD. The parcel had a sign for the overall development, which has been subsequently removed. This site is currently vacant with vegetation.

The application is being processed concurrently with and is contingent on Zoning Application DOA-2025-00313, Pipers Glen PUD, to delete the land area from the PUD.

This request proposes a rezoning from the Residential Transitional (RT) with Special Exception for a Planned Unit Development (PUD) Zoning District to the Residential Single Family (RS) Zoning District in order to allow for the subdivision and development of seven single family lots. The site has a Medium Residential, 5 units per acre (MR-5) future land use designation. Access to the proposed subdivision would be from Pipers Glen Boulevard.