

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

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

<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: Pipers Glen PUD, DOA-2025-00313

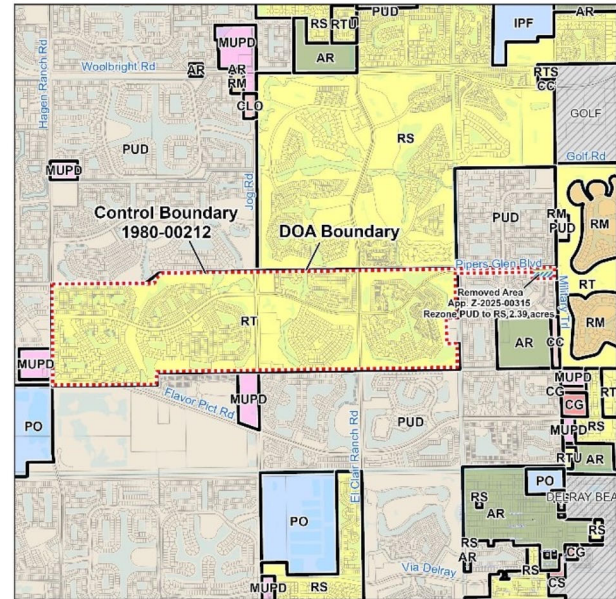
Location: Generally north and south side of Pipers Glen Boulevard, extending from Military Trail to Hagen Ranch Road

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 22, 2026



Zoning Application Summary	
Application:	Pipers Glen PUD, DOA-2025-00313
Control:	Pipers Glen PUD, 1980-00212
Location:	Generally north and south side of Pipers Glen Boulevard, extending from Military Trail to Hagen Ranch Road
District:	Commission District 5
Title/Request:	Title: a Development Order Amendment Request: to modify the overall Planned Unit Development to delete land area (2.39 acres) from the overall 645.19-acre development and to modify Conditions of Approval for a remaining total of 642.80 acres
Summary:	
<p>The application is for the Piper's Glen Planned Unit Development (PUD). The PUD was originally approved by the Board of County Commissioners (BCC) on June 29, 1979 to rezone the property from the Agricultural (AG) Zoning District to the Residential Transitional (RT) Zoning District with a Special Exception to allow a PUD. The development was last approved by the Board of County Commissioners (BCC) on May 28, 2026, for a Development Order Amendment (DOA) to redesignate a portion of the Recreation Pod to a Residential Pod, add 49 units, and modify conditions of approval for the overall development and Pod J.</p> <p>The subject requests propose to amend the overall 645.19-acre PUD to delete land area (2.39 acres) currently designated as open space and to delete a Condition of Approval (Building and Site Design) that restricted the use of the deleted parcel. This application is being processed concurrently with application Z-2025-00315, that would rezone the deleted land area to Residential Single Family (RS) by Z-2025-00315, Palm Cove Subdivision in order to develop single family units.</p> <p>The Preliminary Master Plan indicates 642.80 acres of land remaining within the PUD consisting of 373.86 acres comprised of 12 residential Pods with a total of 1,813 units (no change proposed); a 5.14-acre Commercial Pod; a 10.83-acre Public Civic Pod (Government Services) and 252.97 acres of Open Space, which includes the Golf Club. Access to the PUD will remain from Pipers Glen Boulevard, and Jog Road.</p>	

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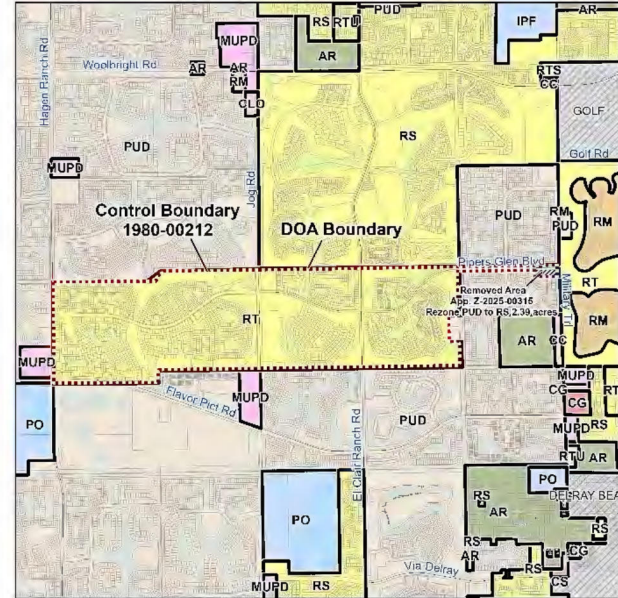
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Application: Pipers Glen PUD, DOA-2025-00313
Location: Generally north and south side of Pipers Glen Boulevard, extending from Military Trail to Hagen Ranch Road
Zoning Commission Hearing: July 2, 2026 at 9:00 a.m.
 2300 North Jog Road, Vista Center, VC-1W-47, West Palm Beach, Florida 33411
Board of County Commissioners Hearing: July 15, 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



Zoning Application Summary

Application:	Pipers Glen PUD, DOA-2025-00313
Control:	Pipers Glen PUD, 1980-00212
Location:	Generally north and south side of Pipers Glen Boulevard, extending from Military Trail to Hagen Ranch Road
District:	Commission District 5
Title/Request:	Title: a Development Order Amendment Request: to modify the overall Planned Unit Development to delete land area (2.39 acres) from the overall 645.19-acre development and to modify Conditions of Approval for a remaining total of 642.80 acres

Summary:
 The application is for the Piper's Glen Planned Unit Development (PUD). The PUD was originally approved by the Board of County Commissioners (BCC) on June 29, 1979 to rezone the property from the Agricultural (AG) Zoning District to the Residential Transitional (RT) Zoning District with a Special Exception to allow a PUD. The development was last approved by the Board of County Commissioners (BCC) on May 28, 2026, for a Development Order Amendment (DOA) to redesignate a portion of the Recreation Pod to a Residential Pod, add 49 units, and modify conditions of approval for the overall development and Pod J.

The subject requests propose to amend the overall 645.19-acre PUD to delete land area (2.39 acres) currently designated as open space and to delete a Condition of Approval (Building and Site Design) that restricted the use of the deleted parcel. This application is being processed concurrently with application Z-2025-00315, that would rezone the deleted land area to Residential Single Family (RS) by Z-2025-00315, Palm Cove Subdivision in order to develop single family units.

The Preliminary Master Plan indicates 642.80 acres of land remaining within the PUD consisting of 373.86 acres comprised of 12 residential Pods with a total of 1,813 units (no change proposed); a 5.14-acre Commercial Pod; a 10.83-acre Public Civic Pod (Government Services) and 252.97 acres of Open Space, which includes the Golf Club. Access to the PUD will remain from Pipers Glen Boulevard, and Jog Road.