

# 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.

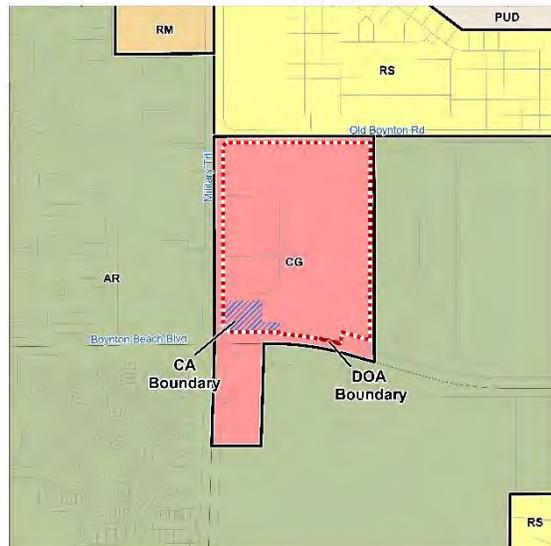
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

[www.pbc.gov/pzb/notices](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:** Boynton Trail Centre - Racetrac, DOA/CA-2025-00404  
**Location:** Northeast corner of S Military Trail and Boynton Beach Blvd  
**Zoning Commission Hearing:** **March 5, 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:** **March 26, 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:** February 10, 2026



## Zoning Application Summary

<b>Application:</b>	<b>Boynton Trail Centre - Racetrac, DOA/CA-2025-00404</b>
<b>Control:</b>	Boynton Trail Centre MUPD, 1981-00152
<b>Location:</b>	Northeast corner of S Military Trail and Boynton Beach Boulevard
<b>District:</b>	Commission District 2, Commissioner Gregg K. Weiss
<b>Title/Request:</b>	<p><b>Title:</b> a Development Order Amendment <b>Request:</b> to amend the overall MUPD Site Plan, modify an unbuilt outparcel to amend the use, decrease the square footage for the outparcel and the overall square footage of the MUPD, and modify Conditions of Approval on 24.70 acres</p> <p><b>Title:</b> a Class A Conditional Use <b>Request:</b> to allow a Retail Gas and Fuel Sales with a Convenience Store on a 1.39 acre outparcel</p>

**Summary:** The application is for the Boynton Trail Center development. The subject site was approved by the Board of County Commissioners (BCC) on September 29, 1981, which allowed a Planned Commercial Development (PCD). There were subsequent amendments in 1998 and 2007. The subject site is built with a commercial plaza with several outparcels.

The proposed request modifies the southwestern corner of the site from a built water retention area with an approval, but unbuilt, for Retail Sales use (11,200 square feet (sq. ft.)) to a proposed Retail Gas and Fuel with a Convenience Store (Conditional Use) (6,538 sq. ft. with 16 fueling positions). The amendment to the overall development modifies that outparcel, building placement, and site features which includes access, circulation and water retention/detention. The proposed use would operate 24 hours. No other changes are being proposed to the rest of the commercial development uses and structures.

The Preliminary Site Plan indicates 21 buildings with a total of 255,180 sq. ft. with a mix of commercial uses. The overall development has existing access points on Boynton Beach Boulevard, Military Trail, and Old Boynton Beach. The application proposes a new access point on Military Trail.