

# 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.

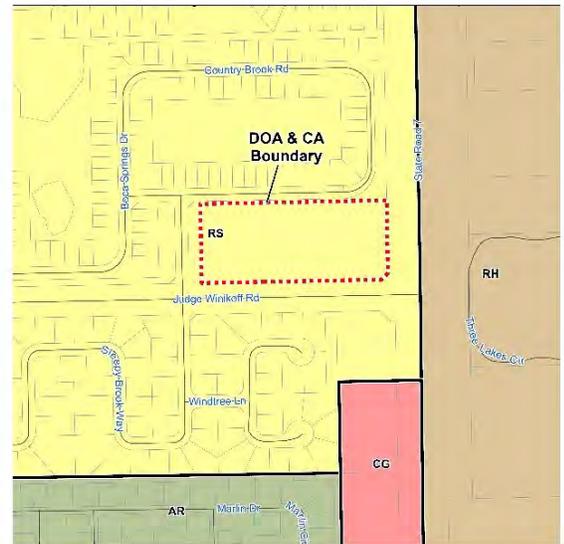
The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information. A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

[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:** Crossbridge Church, DOA/CA-2025-00434  
**Location:** Northwest corner of Judge Winikoff Rd & State Rd 7  
**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:** Jerome Small, Senior Site Planner I  
 (561) 233-5342 or JSmall2@pbc.gov  
**Notice Date:** February 10, 2026



## Zoning Application Summary

<b>Application:</b>	<b>Crossbridge Church, DOA/CA-2025-00434</b>
<b>Control:</b>	Boca Court PUD, 1986-00058
<b>Location:</b>	Northwest corner of Judge Winikoff Rd and State Rd 7
<b>District:</b>	Commission District 5
<b>Title/Request:</b>	<p><b>Title:</b> a Development Order Amendment <b>Request:</b> to modify the overall PUD Master Plan, specifically the Civic Pod, to add square footage and uses and modify the access points and Conditions of Approval on 5 acres</p> <p><b>Title:</b> a Class A Conditional Use <b>Request:</b> to allow a Private School in a Civic Pod of a PUD on 5 acres</p> <p><b>Title:</b> a Class A Conditional Use <b>Request:</b> to allow a General Daycare in a Civic Pod of a PUD on 5 acres</p>

**Summary:** The application is for the Boca Court PUD Civic Pod. The overall PUD was approved by the Board of County Commissioners (BCC) in 1987. The Civic Pod was last approved for a Place of Worship through the Administrative Review Process in 2002. The Place of Worship is currently operating within existing building totaling 34,480 square feet (sq. ft.).

The request proposes an amendment to the Civic Pod to add square footage and two new uses with the existing Place of Worship use. The improvements include the demolition of an existing building and replacing it with a new 2-story structure that connects all the buildings together as one building.

The Preliminary Site Plan indicates 65,616 sq. ft. of building area to replace the approved 34,480 sq. ft. The modification will reduce the Place of Worship seat count from 647 seats to 457 seats. The request includes the addition of two Class A Conditional Uses to allow for 120-persons day care use along with 125-student K-5 private school. Both new uses will be owned and operated by Crossbridge Baptist Church, Inc. The uses within the building include Place of Worship (19,316 sq. ft.), Private School (38,107 sq. ft.), and General Daycare (8,193 sq. ft.). Other site elements include an outdoor play area, landscape buffers, and 164 parking spaces. Access to the site is from Judge Winikoff Road.

The day care and school uses will be incorporated into the site in phases with 2030 as the target project completion. A detailed phasing plan will be provided to the county during the DRO approval process.