



Planning, Zoning  
& Building Department

2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Compliance 233-5500  
Contractor Regulations 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbc.gov/pzb](http://www.pbc.gov/pzb)



Palm Beach County  
Board of County  
Commissioners

- Maria G. Marino, Mayor
- Sara Baxter, Vice Mayor
- Gregg K. Weiss
- Joel G. Flores
- Marci Woodward
- Maria Sachs
- Bobby Powell Jr.

Interim County Administrator

Todd J. Bonlarron

July 16, 2025

Jeanne Ducharme  
Cotleur & Hearing, Inc.  
1934 Commerce Ln, Ste. 1  
Jupiter, FL. 33458

RE: NOTIFICATION OF ADMINISTRATIVE POSTPONEMENT

Dear Ms. Ducharme:

This letter is to provide confirmation that the attached request dated July 14, 2025, for a postponement meet the requirements of Article 2.B.6.E.1 the application administratively as referenced below. In accordance with Article 2.A and the Florida Statutes, the Zoning Director has approved the associated Time extension request.

Application:	West End Crossing, PDD/CA-2023-00843
Control:	West End Crossing MUPD, 2023-00043
Hearing Date:	July 24, 2025
New BCC Hearing Date:	August 28, 2025

This application will be heard at new date provided above provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

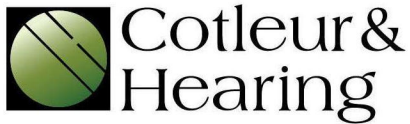
If you should have any questions and/or require further information, contact me at 561-233-5218 or [wnhernan@pbc.gov](mailto:wnhernan@pbc.gov).

Sincerely,

Wendy N. Hernández  
Deputy Zoning Director

Attachments: Applicant's Postponement Request

- C: Lisa Amara, Zoning Director  
Nancy Frontany-Bou, Senior Site Planner  
Don Hearing, Agent



Cotleur &  
Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

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Lisa Amara  
Zoning Director  
Palm Beach County Planning, Zoning & Building Department  
2300 N Jog Rd.  
West Palm Beach, FL 33411  
[lamara@pbc.gov](mailto:lamara@pbc.gov)  
561-233-5334

July 14, 2025

**Subject: Request for Postponement – West End Crossing MUPD (PDD/CA-2023-00843)**

Good afternoon, Lisa,

On behalf of West End Crossing, LLC please accept this correspondence as the applicant's formal request for a postponement for West End Crossing MUPD (PDD/CA-2023-00843) from the Board of County Commissioners (BCC) hearing scheduled for July 24, 2025, to August 28, 2025, BCC hearing.

This request is being made to allow the applicant additional time to meet with the District Commissioner to discuss the proposed development plan prior to its presentation to the Board.

We appreciate your time and assistance with this matter. Please let us know if any additional information or documentation is required to process this request. We thank you and look forward to presenting the project on August 28, 2025, BCC hearing.

Sincerely,

Donaldson Hearing  
Cotleur and Hearing  
1934 Commerce Lane  
Suite 1  
Jupiter, FL 33458  
[dhearing@cotleur-hearing.com](mailto:dhearing@cotleur-hearing.com)  
561-718-6010

## NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 1000 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:** West End Crossing MUPD, PDD/CA-2023-00843

**Location:** Southeast corner of Seminole Pratt Whitney Road and Northlake Boulevard

**Zoning Commission Hearing:** **July 3, 2025** 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 24, 2025** 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  
(561) 233-5584 or NFrontanyBou@pbc.gov

**Notice Date:** June 10, 2025



### Zoning Application Summary

<b>Application:</b>	West End Crossing MUPD, PDD/CA-2023-00843
<b>Control:</b>	West End Crossing MUPD, 2023-00043
<b>Location:</b>	Southeast corner of Seminole Pratt Whitney Road and Northlake Boulevard
<b>District:</b>	Commission District 6
<b>Title/Request:</b>	<b>Title:</b> an Official Zoning Map Amendment <b>Request:</b> to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 5.93 acres <b>Title:</b> a Class A Conditional Use <b>Request:</b> to allow a Retail Gas and Fuel Sales on 5.93 acres

#### Summary:

The application is for the proposed West End Crossing development. The has no prior approvals by the Board of County Commissioners and it is currently vacant.

The request proposes an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District and a Class A Conditional Use to allow a Retail Gas and Fuel Sales with Convenience Store. The Preliminary Site Plan (PSP) also depicts two additional uses, Medical Office and Retail Sales which are permitted by right uses in the MUPD Zoning District.

This application is contingent upon a concurrent application for a Large Scale Future Land Use Amendment, LGA-2024-00002, to change the Future Land Use designation from Rural Residential, 1 unit per 2.5 acres (RR-2.5) to Commercial Low (CL).

The Preliminary Site Plan (PSP) indicates Retail Gas and Fuel Sales with 12 pump stations, a Convenience Store Building of 4,853 s.f., a 5,221 s.f. Building of Retail Sales and a 5,221 s.f. Building for Medical Office. Access is from Northlake Boulevard and Seminole Pratt Whitney Road.