

# 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.

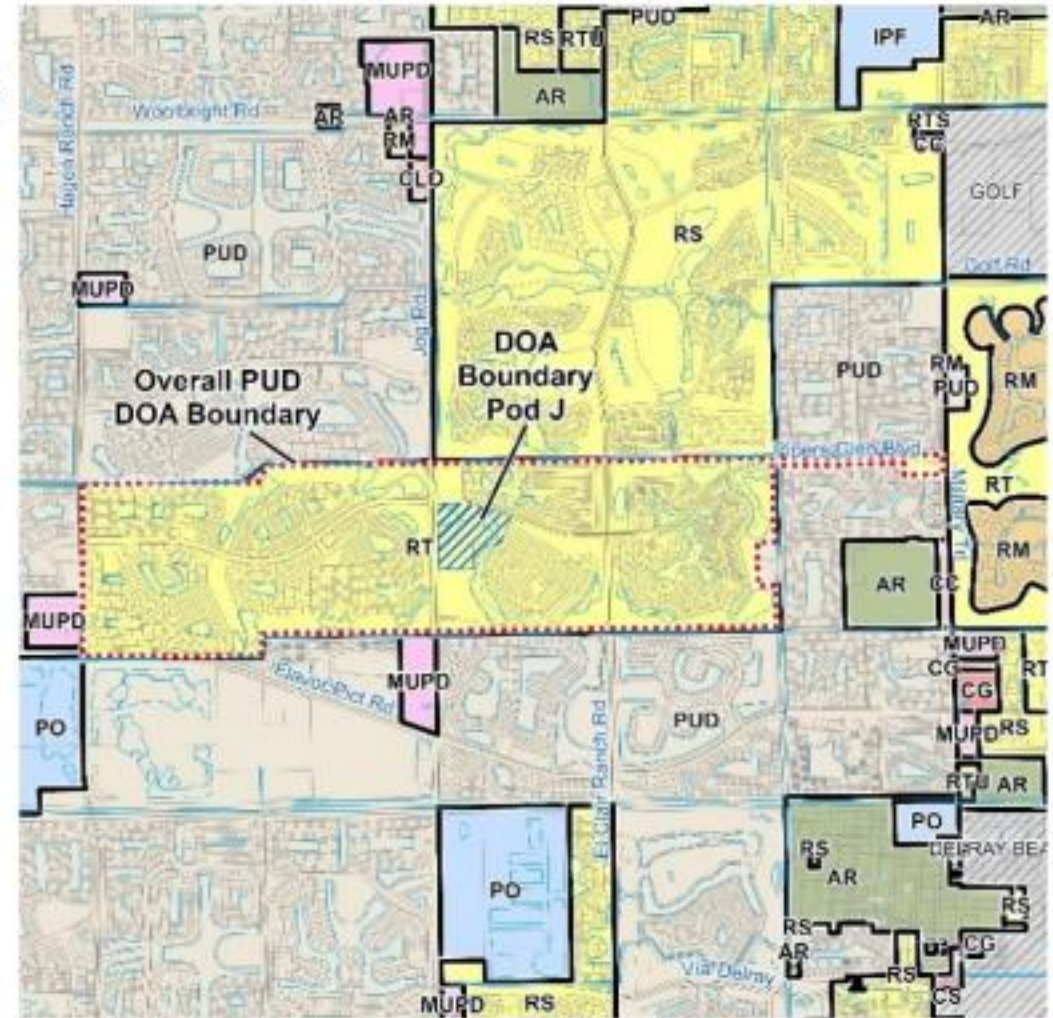
The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

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:** Westchester Village at Pipers Glen PUD, DOA-2024-00518
- Location:** Southeast corner of Pipers Glen Boulevard and S Jog Road
- Zoning Commission Hearing:** May 7, 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:** May 28, 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:** April 14, 2026

<b>Zoning Application Summary</b>	
<b>Application:</b>	<b>Westchester Village at Pipers Glen PUD, DOA-2024-00518</b>
<b>Control:</b>	Pipers Glen PUD, 1980-00212
<b>Location:</b>	Southeast corner of Pipers Glen Boulevard and S Jog Road
<b>District:</b>	Commission District 5
<b>Title/Request:</b>	<b>Title:</b> a Development Order Amendment <b>Request:</b> to modify the overall Master Plan for the Planned Unit Development to redesignate a portion of a Recreation Pod to a Residential Pod, add units (+49), and modify Conditions of Approval, on 645.19 acres <b>Title:</b> a Development Order Amendment <b>Request:</b> to delete a Condition of Approval for Pod J on 10.81 acres
<b>Summary:</b>	
<p>The application is for the Piper's Glen Planned Unit Development (PUD). The development was originally approved in 1979 with several modifications since that time. The most recent decision by the Board of County Commissioners (BCC) was on February 28, 2019 for a Development Order Amendment (DOA) and a Class A Conditional Use to allow a Stealth Commercial Communication Tower on a portion of the Golf Course.</p> <p>This request proposes to amend the overall Master Plan to redevelop a 12.4-acre portion of the 19.11 Golf Course Club property and redesignate it from recreation to residential. This modification would allow previously approved for a 9-hole mini golf amenity per the approved site plan, that is currently vacant, to be developed with 49 multi-family residential units. No change is proposed to the approved 27-hole regulation golf course or clubhouse structures. The clubhouse will remain open, and the 27-hole golf course will not be impacted. In addition, the request includes a deletion of a Condition of Approval in Resolution R-1995-1479 for Pod J which required a restrictive covenant on the Golf Course club property.</p> <p>The Preliminary Master Plan indicates a total of 13 Residential Pods with 1,813 units. In addition, a 5.13-acre Commercial Pod, a 10.83-acre Public Civic Pod and 259.5 acres of Open Space (which includes the Golf Course). Access to the proposed Residential Pod will be from Pipers Glen Boulevard.</p>	