

# 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.

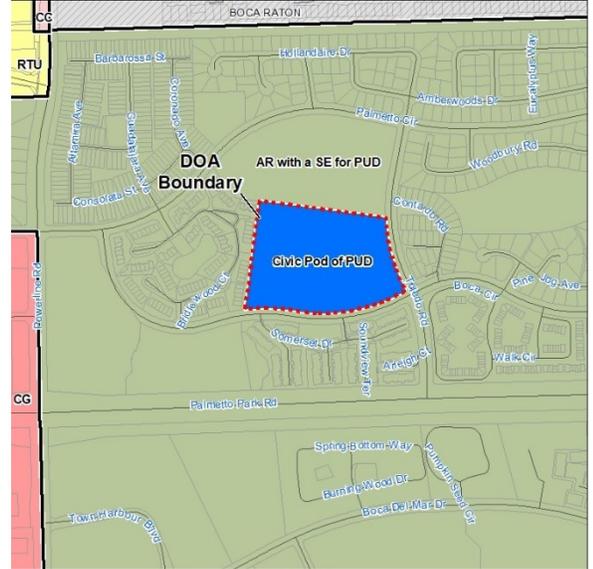
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

[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:** Boca YMCA, DOA-2024-01760  
**Location:** Northwest corner of Boca Circle and Toledo Road, north of Palmetto Park Road.  
**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:** Jerome Small, Senior Site Planner (561) 233-5342 or JSmall2@pbc.gov  
**Notice Date:** June 10, 2025



<b>Zoning Application Summary</b>	
<b>Application:</b>	<b>Boca YMCA, DOA-2024-01760</b>
<b>Control:</b>	Boca Del Mar PUD, 1984-00152
<b>Location:</b>	Northwest corner of Boca Circle and Toledo Road, north of Palmetto Park Road.
<b>District:</b>	Commission District 4
<b>Title/Request:</b>	<b>Title:</b> a Development Order Amendment <b>Request:</b> to modify Conditions of Approval on 15 acres
<b>Summary:</b>	
<p>The application is for the Boca YMCA. The site is a Civic Pod in the Boca Del Mar Planned Unit Development, and has been approved for a Special Exception for a Day Care and operating since 1987.</p> <p>This request proposes to modify Conditions of Approval in Resolution R-2005-2293, Use Limitations Condition 1, to increase the allowable number of children in the day care from 215 children by 88 for a new total of 303 children.</p> <p>The Preliminary Site Plan (PSP) is not being reconfigured with this request since the existing square footage and parking can accommodate the additional children. The PSP indicates 2 buildings with a total of 78,408 square feet (sq. ft.). The buildings include an Assembly Institutional Nonprofit (55,309 sf) and Daycare, General (23,099 sf). Other site elements include a dry retention area, playgrounds, landscape buffers, dumpsters, and 318 parking spaces. Access to the site will be from Palmetto Circle S.</p>	