

## 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:** **Shoppes at Southern Palms, DOA/CA/W-2024-01790**

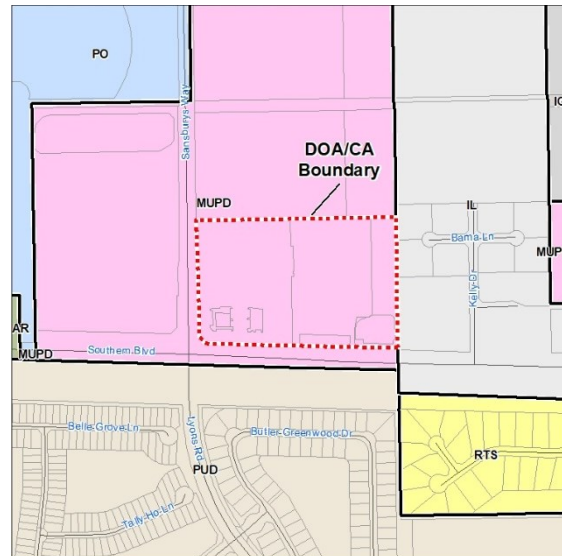
**Location:** Northeast corner of Southern Boulevard and Sansbury Way

**Zoning Commission Hearing:** **October 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:** **October 23, 2025** at 9:30 a.m.  
301 North Olive Avenue  
Governmental Center, Chambers 6th Floor  
West Palm Beach, Florida 33401

**Zoning Staff Contact:** Joyce Lawrence, Senior Site Planner  
(561) 233-5217 or JRLAWREN@pbc.gov

**Notice Date:** September 9, 2025



### Zoning Application Summary

<b>Application:</b>	<b>Shoppes at Southern Palms, DOA/CA/W-2024-01790</b>
<b>Control:</b>	Southern/Sansbury's MUPD, 2007-00018
<b>Location:</b>	Northeast corner of Southern Boulevard and Sansbury Way
<b>District:</b>	Commission District 2
<b>Title/Request:</b>	<b>Title:</b> a Development Order Amendment <b>Request:</b> to reconfigure the Site Plan; amend Condition of Approval (Signs), add use and square footage on 24.35 acres <b>Title:</b> a Class A Conditional Use <b>Request:</b> Type 1 Restaurant with Drive Through on 24.35 acres <b>Title:</b> a Type 2 Waiver <b>Request:</b> to allow a Unique Structure

#### Summary:

The proposed requests are for the 24.35-acre Shoppes at Southern Palms Development. The site was last approved by the Board of County Commissioners (BCC) on July 24, 2014, to allow an Expedited Application Consideration to modify Engineering Conditions of Approval.

The subject application proposes a Development Order Amendment (DOA) to reconfigure the site plan to create a new building for a proposed Type 1 Restaurant with drive through and to modify the parking area; a Class A Conditional Use approval to allow a Type 1 Restaurant with Drive Through use, 1,793 square feet (sq. ft.) including 825 sq. ft with 43 seats of covered area for weather protection, and 175 sq. ft for a cooler. The Applicant is also requesting a Type 2 Waiver to deviate from the Architectural Design Standards for the proposed Type 1 Restaurant building as a unique structure. The proposed deviation is subject to the approval of the BCC.

The Preliminary Site Plan (PSP) depicts a total of 217,695 sq. ft. of commercial uses including Retail Sales (198,821 sq. ft.), three Type 1 Restaurants totaling 8,893 sq ft., one Type 2 Restaurant (Texas Roadhouse) 8,188 sq. ft., and an Automatic Car Wash (4,414 sq. ft.). Other site elements include a retention pond, landscape buffers, and parking spaces (1,022). Access to the site will remain from Southern Boulevard and Sansbury Road.