

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.

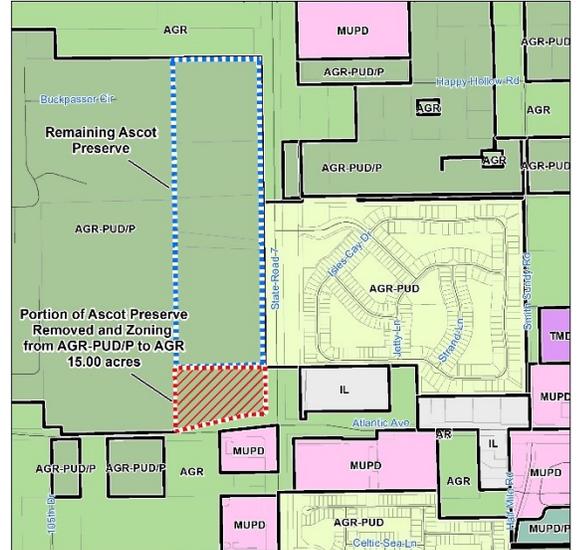
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbc.gov/pzb/notices

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: Gneil Property, Z-2024-01925
Location: Northwest corner of Atlantic Avenue and State Road 7/US-441.
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: Matthew Boyd, Senior Site Planner (561) 233-5344 or MBoyd@pbc.gov
Notice Date: June 10, 2025



Zoning Application Summary	
Application:	Gneil Property, Z-2024-01925
Control:	Gneil Property, 2024-00136
Location:	Northwest corner of Atlantic Avenue and State Road 7/US-441.
District:	Commission District 5
Title/Request:	Title: an Official Zoning Map Amendment Request: to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District on 15.00 acres
Summary:	
<p>The application is for a site called Gneil Property which is currently part of the Ascot 441 Atlantic AGR-PUD as a preserve area. The subject site was originally approved on September 30, 2004 as a preserve parcel. The site currently is being use for agricultural row crops.</p> <p>The request is being processed concurrently with the Ascot 441 Atlantic AGR-PUD, PDD/DOA-2024-1924, which proposes to delete the subject site from the AGR-PUD. The subject application proposes an Official Zoning Map Amendment to rezone the site from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District.</p> <p>There is no development proposed on the site at this time or Preliminary Site Plan.</p>	