

## 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.

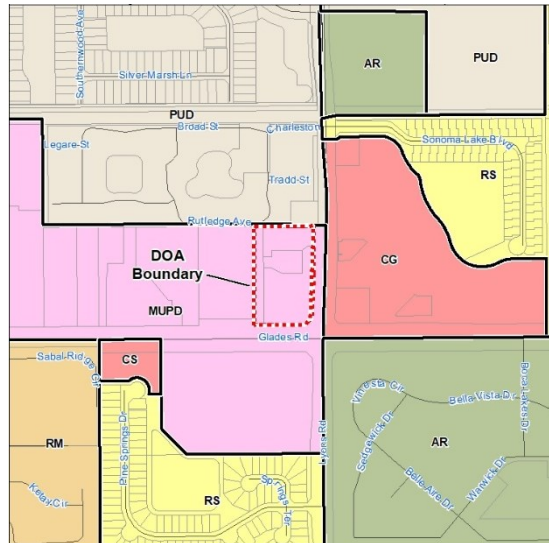
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

[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:** Lyons Glades Center, DOA-2025-00292  
**Location:** Northwest corner of Lyons Road and Glades Road  
**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:** Jerome Small, Senior Site Planner  
 (561) 233-5342 or JSmall2@pbc.gov  
**Notice Date:** September 9, 2025



### Zoning Application Summary

<b>Application:</b>	Lyons Glades Center, DOA-2025-00292
<b>Control:</b>	Lyons Glades Center, 1979-00106
<b>Location:</b>	Northwest corner of Lyons Road and Glades Road
<b>District:</b>	Commission District 5
<b>Title/Request:</b>	<b>Title:</b> a Development Order Amendment <b>Request:</b> to reconfigure the site, to modify site elements, to add and delete uses, and to delete square footage on 4.86 acres

#### Summary:

The proposed application is for the Lyons Glades Center. The site was last approved by the Board of County Commissioners (BCC) on November 29, 2023, to reconfigure the site plan, to add and delete uses, and to add square footage on 4.86 acres.

This zoning request is to reconfigure site and sign plans; to add and delete uses, and to delete square footage on 4.86 acres.

The Preliminary Site plan includes four buildings with a total of 35,657 square feet (sq. ft.). The buildings include Building 1, which includes a Financial Institution w. Drive-Through (7,588 sf), a Medical Office (8,650 sf), and Professional Office (2,178 sf). Building 2, which includes Medical Office (3,240 sf) and Retail (2,672 sf). Building 3, comprised of Retail (9,000 sf). Lastly, building 4, which consist of Retail (2,862 sf) and a Type 2 Restaurant (2,707 sf). Other site elements include 2 water management tracts, landscape buffers, dumpsters, and 157 parking spaces. Access to the site will be from Lyons Road and Glades Road.