

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.

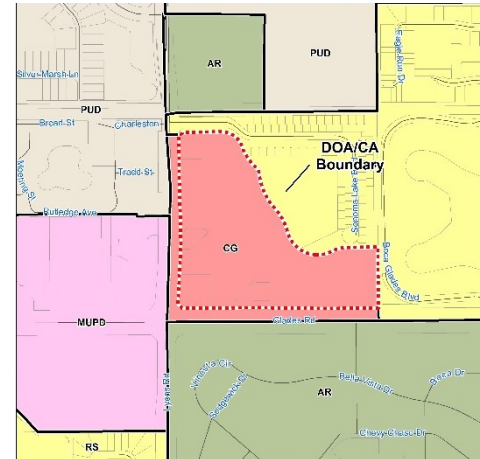
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

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: Somerset Shoppes, DOA/CA-2025-00415
Location: Northeast corner Glades Road and Lyons Road
Zoning Commission Hearing: September 4, 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: September 25, 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: August 12, 2025



Zoning Application Summary

Application:	Somerset Shoppes, DOA/CA-2025-00415
Control:	Somerset Shoppes, 1984-00132
Location:	Northeast corner Glades Road and Lyons Road
District:	Commission District 5
Title/Request:	Title: a Development Order Amendment Request: to modify the overall Site Plan on 19.17 acres Title: a Class A Conditional Use Request: to allow Vehicle Sales and Rental on 19.17 acres
Summary: The application is for the Somerset Shoppes commercial plaza. The site was last approved by the Board of County Commissioners (BCC) on March 27, 1990 to amend the planned commercial development (PCD) to modify the site plan. The application proposes a Development Order Amendment to modify the overall site plan to incorporate the proposed Class A Conditional Use for Vehicle Sales and Rental. The new use will not require additional square footage, and will occupy a 1,703 sq. ft. bay that is currently used for general retail. The site plan will designate 16 parking spaces as reserved for the vehicle rental storage. The Preliminary Site plan includes six buildings with a total of 203,087 square feet (sq. ft.). The buildings uses include a Restaurant, type 1 (9,464 sf), Restaurant, type 2 (17,118 sf), Outdoor Seating (1,964 sf), Financial Institution w/ drive-through (4,500 sf), Retail Sales (106, 620 sf), Office, Business or Professional (50,301 sf), Gas and Fuel Sales, Retail (1,000 sf), Future Expansion (10,417 sf), and Vehicle Sales and Rental, Light (1,703 sf). Other site elements include a lake, landscape buffers, and 1063 parking spaces. Access to the site will be from Lyons Road and Glades Road.	