

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.

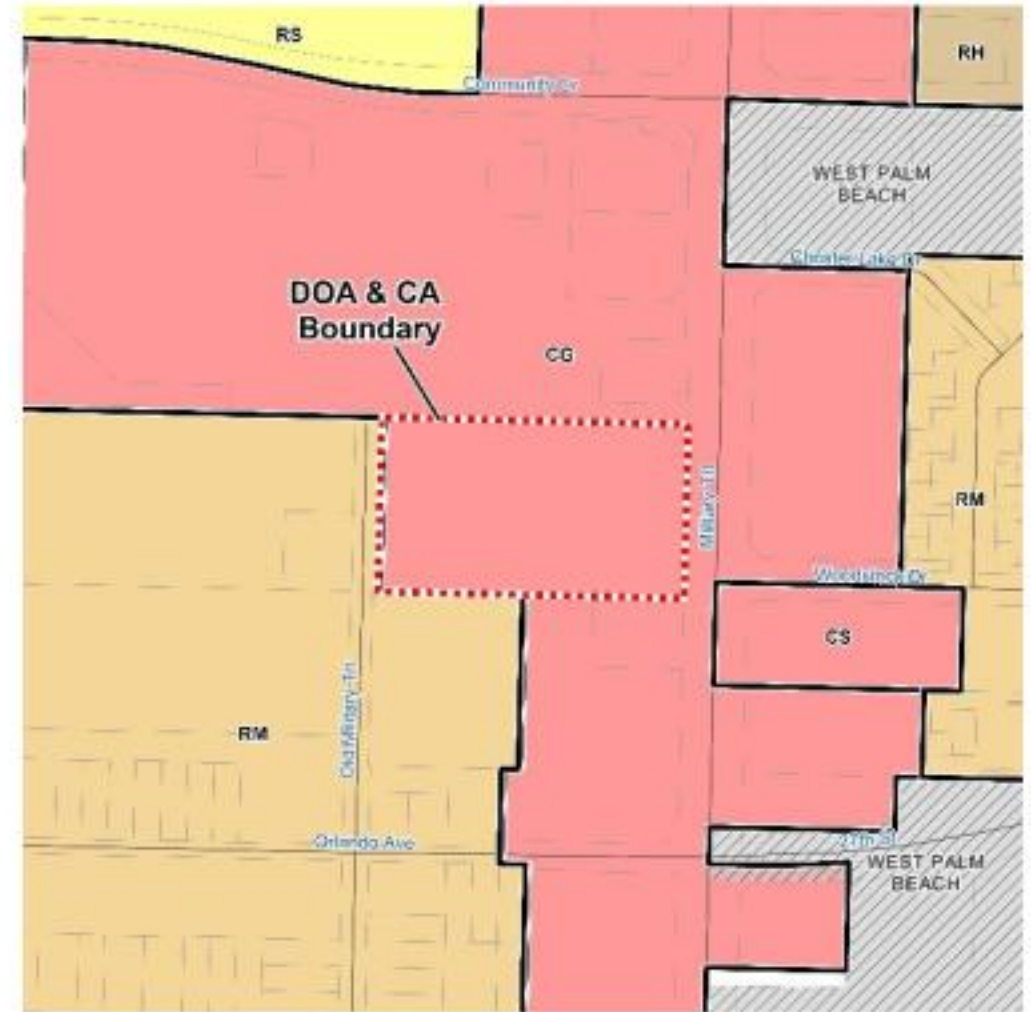
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

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: Del Taco West Palm Beach, DOA/CA-2025-00502
Location: West side of north Military Trail, approximately 0.11 miles south of Community Drive
Zoning Commission Hearing: May 7, 2026 at 9:00 a.m.
 2300 North Jog Road, Vista Center, VC-1W-47, West Palm Beach, Florida 33411
Board of County Commissioners Hearing: May 28, 2026 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 I
 (561) 233-5217 or JRLAWREN@pbc.gov
Notice Date: April 14, 2026



Zoning Application Summary

Application:	Del Taco West Palm Beach, DOA/CA-2025-00502
Control:	Coco Plum Plaza, 1984-00079
Location:	West side of north Military Trail, approximately 0.11 miles south of Community Drive
District:	Commission District 2
Title/Request:	Title: a Development Order Amendment Request: to modify the previously approved Special Exception of a Planned Commercial Development to add a building, square footage, and a use, with modifications to the associated site elements on 4.43 acres Title: a Class A Conditional Use Request: to allow a Type 1 Restaurant with a drive-through on 4.43 acres

Summary:

The application is for the Coco Plum Plaza development. The development was originally approved in 1984 for a Planned Commercial Development with several modifications since that time. The most recent decision by the Board of County Commissioners (BCC) was on January 6, 2011, to modify the development, delete Conditions of Approval, and abandon an Indoor Entertainment use.

This request proposes to modify the overall Multiple Use Planned Development (MUPD) to add a Type 1 Restaurant with a drive through for 2,304 sq. ft. including 250 sq. ft. of canopy area, and 48 seats within an undeveloped outparcel of the site which fronts Military Trail.

The site is approved with an existing L-shape commercial building (Building A) that has a total of 44,335 square feet (sq. ft.) which includes a mix of commercial uses include restaurants, retails sales, assembly and medical office uses. The proposed Preliminary Site Plan includes a second building with the outparcel for the Type 1 Restaurant and will bring the total square footage to 46,741 sq. ft. Two access points to the site will remain from Military Trail.