

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: Congress Business Center MUPD, DOA-2025-00744

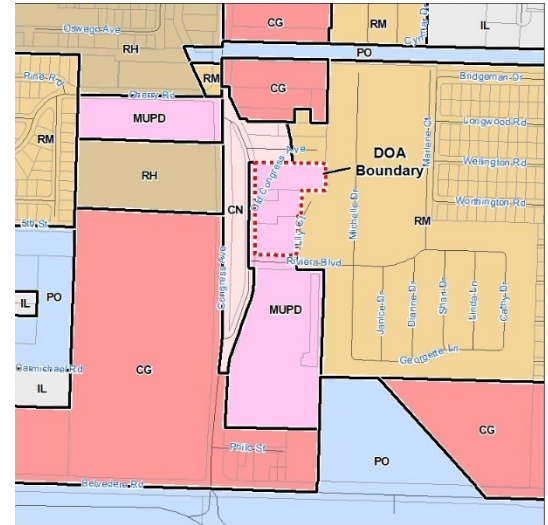
Location: East of North Congress Avenue, approximately 0.3 miles north of Belvedere Road

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: Katiana Myrthil, Site Planner I
(561) 233-5302 or KMyrthil@pbc.gov

Notice Date: September 9, 2025



Zoning Application Summary

Application:	Congress Business Center MUPD, DOA-2025-00744
Control:	Congress Business Center MUPD, 1983-00118
Location:	East of North Congress Avenue, approximately 0.3 miles north of Belvedere Road
District:	Commission District 2
Title/Request:	Title: a Development Order Amendment Request: to modify the Overall Site Plan for the MUPD on 4.21 acres Title: a Development Order Amendment Request: to amend a Condition of Approval for a Charter School on 4.21 acres Title: a Development Order Amendment Request: to modify a previously approved Requested Use for a Charter School to expand the use into Buildings A and Building C on 4.21 acres

Summary:

The application is for the existing Congress Business Center MUPD site, located in the Westgate Community Redevelopment Area Overlay (WCRAO). The site was last approved by the Board County Commissioners (BCC) on April 26, 2012, to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District and to allow a Requested Use for a Charter School with a maximum of 340 students. In addition, this site includes Office and Office-Warehouse.

This request is for a Development Order Amendment to expand the Charter School and amend a condition of approval. The expansion of the Charter School occurs by replacing the Office use within Buildings A and C, and the space in Building C is dedicated to serving as an accessory adult Day Care General. Existing parking spaces are proposed to be modified to be used for required drop-off access for the accessory Day Care.

Access remains from North Congress Avenue.