

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.

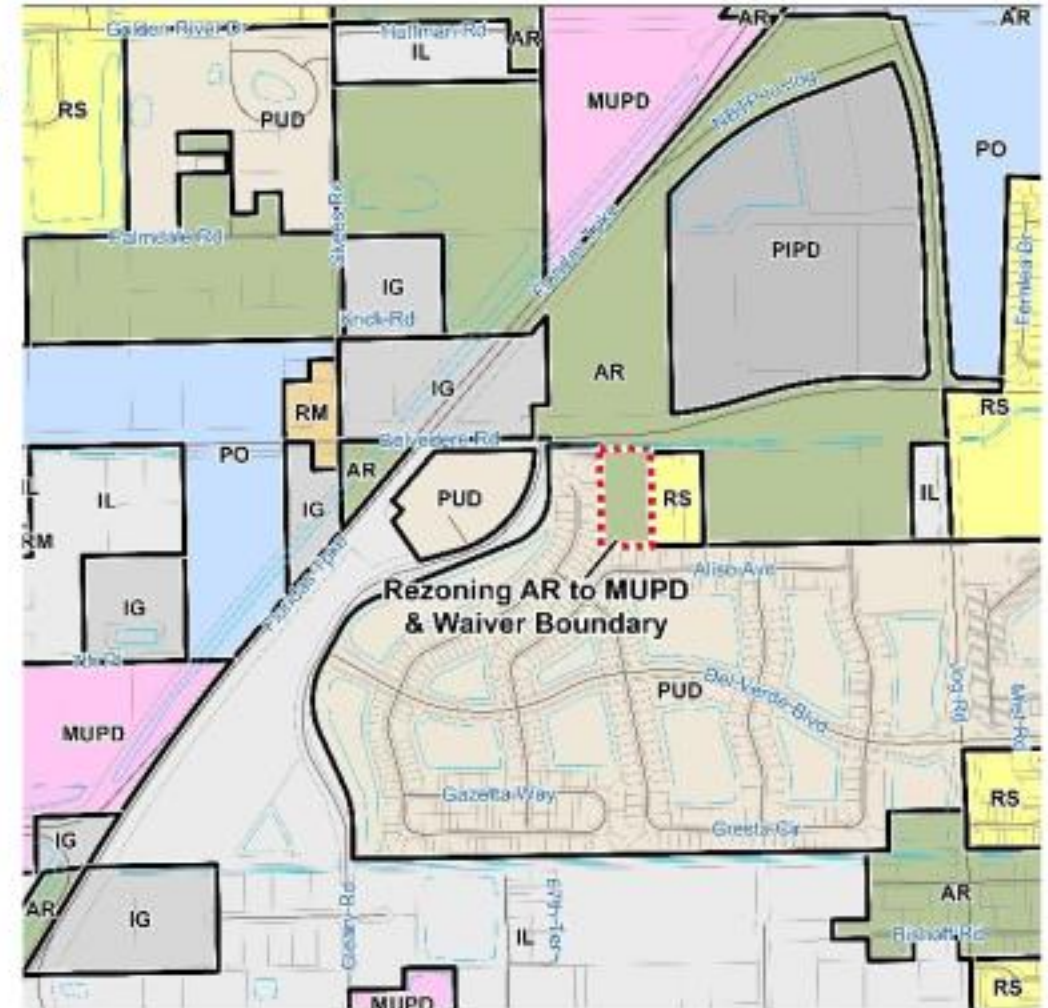
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

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: East Coast MUPD, PDD/W-2025-00960
Location: South side of Belvedere Road, approximately 400 feet east of Cleary Road
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:	East Coast MUPD, PDD/W-2025-00960
Control:	East Coast MUPD, 1979-00202
Location:	South side of Belvedere Road, approximately 400 feet east of Cleary Road
District:	Commission District 2
Title/Request:	<p>Title: an Official Zoning Map Amendment Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 4.81 acres</p> <p>Title: a Type 2 Waiver Request: to allow an alternative Type 3 Incompatible Buffer along the west property line on 4.81 acres</p>
Summary:	<p>The application is for the proposed East Coast MUPD development. The site has no prior approvals by the Board of County Commissioners and is currently operating as a nursery with mulch and aggregate sales.</p> <p>The zoning application is contingent upon a decision for a concurrent application request for a Future Land Use Amendment (application SCA-2025-00016) to change the Future Land Use designation from Low Residential, 2 units per acre (LR-2) to Commerce with an underlying 2 units per acre (CMR/LR-2). This request proposes a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District in order to be consistent with the proposed Future Land Use. The proposed Zoning District allows for light industrial uses. The request includes a Preliminary Site Plan that depicts Warehouse uses with Accessory Offices and Outdoor Storage areas. The Applicant is also requesting a Type 2 Waiver to allow an alternative Type 3 Incompatible Buffer to eliminate the required 6-foot-high wall along the west property line.</p> <p>The Preliminary Site Plan (PSP) indicates one building consisting of a total of 40,000 square feet (sq. ft.) (36,000 sq ft warehouse, 4,000 sq ft accessory office, 30,091 sq. for accessory outdoor storage, 48 parking spaces and associated landscaping buffering and drainage retention areas. Access is from Belvedere Road.</p>