

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: Eastpointe Country Club PUD, DOA-2025-01486

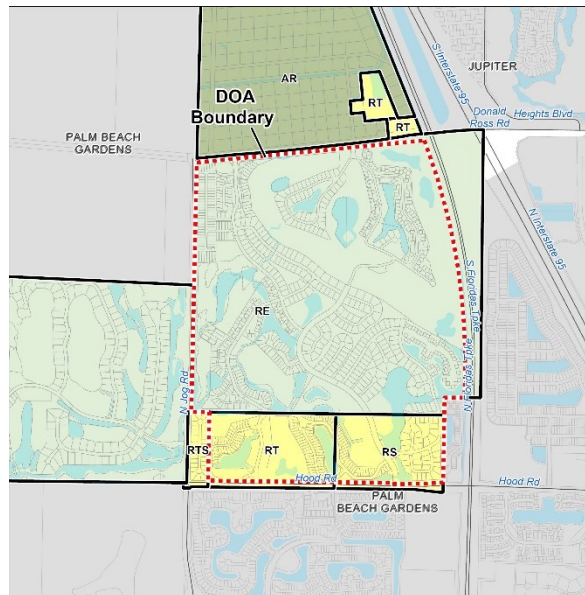
Location: South side of Donald Ross Road, west of the Florida Turnpike

Zoning Commission Hearing: September 3, 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: September 24, 2026 at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401

Zoning Staff Contact: Nancy Frontany Bou, Senior Site Planner I
(561) 233-5584 or NFrontanyBou@pbc.gov

Notice Date: August 11, 2026



Zoning Application Summary

Application:	Eastpointe Country Club PUD, DOA-2025-01486
Control:	Eastpointe Country Club, 1980-00028
Location:	South side of Donald Ross Road, west of the Florida Turnpike
District:	Commission District 1
Title/Request:	Title: a Development Order Amendment Request: to modify the Overall Master Plan and Subdivision Plan to redesignate portion of the Recreation Pod within Pod 10 to Residential; add units and modify Conditions of Approval on 664.63 acres

Summary:

The application is for the Eastpointe Country Club Planned Unit Development (PUD). The development was originally approved in 1975 with several modifications since that time. The most recent decision by the Board of County Commissioners (BCC) was on December 03, 2019, for a Development Order Amendment (DOA) to reconfigure the Master Plan to re-designate a portion of the Golf Course (Rec Pod) to a Residential Pod; add units; delete land area, and to modify Conditions of Approval.

This request proposes to amend the overall Master Plan, more specifically Pod 10, to redesignate portion of the Recreation Area (0.65-acres) to Residential. This modification would allow the development of two additional single-family homes. Pod ten currently has 112 Multifamily units and 30 single family units (total 142), this would increase the Pod by 2 units with 112 MF and 32 SF for a total of 144 residential units. No change is proposed to the approved golf course.

The Preliminary Master Plan indicates a total of 17 Residential Pods with a new total of 955 units, and 371.28 acres of Open Space. Access to the proposed units to Residential Pod 10 will remain from Touchstone Place.