

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: Palm Beach Commerce Center, DOA/ABN-2025-01653

Location: Southeast corner of Belvedere Road and Sansbury's Way

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: Vismary Dorta, Site Planner II
(561) 233-5575 or VDorta@pbc.gov

Notice Date: April 14, 2026



Zoning Application Summary	
Application:	Palm Beach Commerce Center, DOA/ABN-2025-01653
Control:	Palm Beach Commerce Center, 1999-00028
Location:	Southeast corner of Belvedere Road and Sansbury's Way
District:	Commission District 2
Title/Request:	<p>Title: a Development Order Amendment Request: to modify the overall Site Plan for a previously approved Multiple Use Planned Development to reconfigure the site layout, reducing the number of buildings, modify/deleting uses, and adding square footage on 8.13 acres Title: a Development Order Abandonment Request: to allow abandonment of a General Day Care approved by Resolution R-2022-0149 on 8.13 acres Title: a Development Order Abandonment Request: to allow abandonment of a Retail Gas and Fuel with Convenience Store approved by Resolution R-2022-0082 and amended by R-2022-00148, on 8.13 acres</p>
Summary:	
<p>The application is for Belvedere Commerce Center. The site has gone through a series of modifications since it's original approval for a Multiple Use Planned Development in 1999. The most recent approval by the Board of County Commissioners (BCC) was on February 24, 2022 for a Development Order Amendment and Class A Conditional Use to modify the site plan and uses, add square footage, to add and delete Conditions of Approval, in order to allow for the development of a Retail Gas and Fuel with Convenience Store, a General Day Care, and General Retail uses.</p>	
<p>This request proposes to abandon the previously approved Class A Use for a General Day Care and Retail Gas and Fuel with Convenience Store and reconfigure the site plan to have one Warehouse use, reducing the number of buildings and adding square footage. The Preliminary Site Plan (PSP) indicates one building with a total of 93,556 square feet (sq. ft.) of which 84,200 sq.ft is Warehouse and 9,356 sq. ft. is Accessory Office. Access to the site is proposed from Sansbury's Way and Belvedere Road.</p>	