

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>

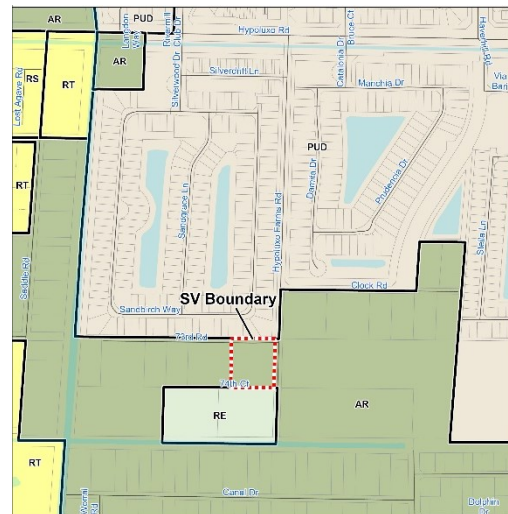
Application: Victory Gospel Assembly of Christ, SV-2025-01899

Location: Southwest corner of Hypoluxo Farms Road and South 73rd Road

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

Zoning Staff Contact: Vismary Dorta, Senior Site Planner I
(561) 233-5575 or VDorta@pbc.gov

Notice Date: August 11, 2026



Zoning Application Summary

Application:	Victory Gospel Assembly of Christ, SV-2025-01899
Control:	Victory Gospel Assembly of Christ, 2023-00014
Location:	Southwest corner of Hypoluxo Farms Road and South 73rd Road
District:	Commission District 2
Title/Request:	Title: a Subdivision Variance Request: to allow access from a 50-foot Local Residential Street for a non-residential use on 2.34 acres

Summary:

This application is for a proposed Victory Gospel Assembly of Christ (Place of Worship). The site has no prior approvals by the Board of County Commissioners (BCC) or the Zoning Commission (ZC) and developed with a single-family home. The subject site has Agricultural Residential (AR) zoning and is located approximately 2,100 feet south of Hypoluxo Road on Hypoluxo Farms Road. Hypoluxo Farms Road is the only access into this neighborhood of approximately 19 residential and agricultural properties.

This request is being reviewed concurrently with an administrative application to allow a Place of Worship (DRO-2025-01890). The proposed site plan indicates a 3,509 sq. ft. Place of Worship with 100 seats and 34 parking spaces. The ULDC Article 4, Use Regulations, allows a Place of Worship less than 5,000 square feet, including accessory uses, to be located on properties with frontage and access from a Local Residential Street, as required by Article 11. Art. 11, Subdivision, Platting, and Required Improvements, establishes a minimum of 80 feet because it is a non-residential use. The subject site is located on Hypoluxo Farms Road which has a right-of-way width of 50-feet, which does not meet the requirements of Article 4 or Article 11. The applicant is requesting a Subdivision Variance to allow access to this 50-foot right-of-way.

Access is proposed from Hypoluxo Farms Road.