

## 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](http://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 West Hospital , DOA-2026-00361

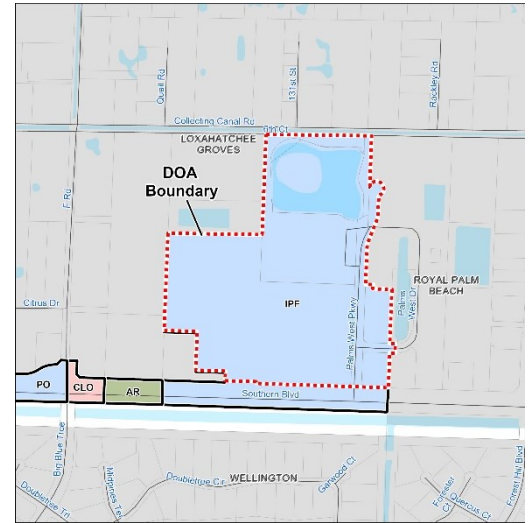
**Location:** North side of Southern Blvd (SR-80), approximately 0.41 miles west of Crestwood Boulevard

**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:** Matthew Boyd, Senior Site Planner I  
(561) 233-5344 or MBoyd@pbc.gov

**Notice Date:** August 11, 2026



### Zoning Application Summary

|                       |                                                                                                                                                                                                                                                                                    |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application:</b>   | <b>Palm West Hospital , DOA-2026-00361</b>                                                                                                                                                                                                                                         |
| <b>Control:</b>       | Palms West Hospital, 1984-00054                                                                                                                                                                                                                                                    |
| <b>Location:</b>      | North side of Southern Blvd (SR-80), approximately 0.41 miles west of Crestwood Boulevard                                                                                                                                                                                          |
| <b>District:</b>      | Commission District 6                                                                                                                                                                                                                                                              |
| <b>Title/Request:</b> | <b>Title:</b> a Development Order Amendment <b>Request:</b> to modify the previously approved Special Exception for a Medical Center to add square footage and beds, reconfigure the site circulation and parking, and to modify signage and Conditions of Approval on 65.79 acres |

#### Summary:

The application is for the Palms West Hospital Development. The site was last approved by the Board of County Commissioners (BCC) in 2022, to add land area by rezoning 18.50 acres to the Institutional Public Facilities (IPF) Zoning District and a Development Order Amendment on the total of 65.79 acres to add square footage and beds. The current zoning entitlements for the site include a Medical Center/Hospital, along with four free-standing Medical Office Buildings, and 1,414 surface parking spaces. The site is developed with a Hospital Medical Center with related office uses. The Hospital is located in part in unincorporated Palm Beach County and in part in Royal Palm Beach City. This request is for the development portion within the unincorporated Palm Beach County.

This request is for an amendment to increase the hospital square footage from 318,271 square feet (sq. ft.) to 463,763 sq. ft. (+145,492 sq. ft.) and increase the number of beds from 242 to 363 (+121 beds). The modifications will include the addition of two floors and internal modifications to the existing building. The total proposed square footage within the unincorporated portion of the site plan is 573,937 sq. ft., which includes the existing medical office building square footage of 110,174 sq. ft.

Access to the development will remain from Southern Boulevard (SR-80).