

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.

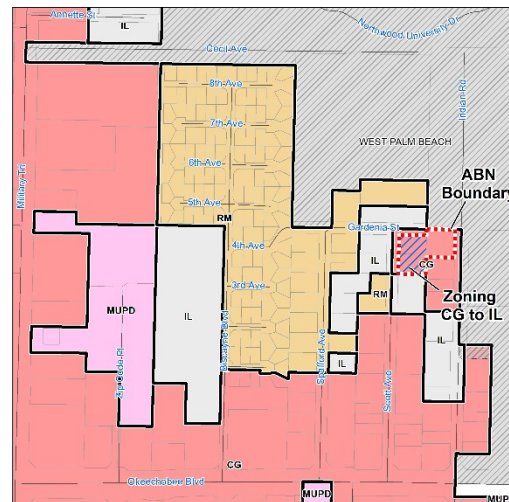
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

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: Tile World, ABN/Z-2024-01083
Location: Southeast corner of Scott Avenue and Gardenia Street.
Zoning Commission Hearing: August 7, 2025 at 9:00 a.m.
2300 North Jog Road, Vista Center, VC-1W-47,
West Palm Beach, Florida 33411
Board of County Commissioners Hearing: August 28, 2025 at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401
Zoning Staff Contact: Jerome Small, Senior Site Planner
(561) 233-5342 or JSmall2@pbc.gov
Notice Date: July 10, 2025



Zoning Application Summary

Application:	Tile World, ABN/Z-2024-01083
Control:	Tile World, 1981-00214
Location:	Southeast corner of Scott Avenue and Gardenia Street.
District:	Commission District 7
Title/Request:	Title: a Development Order Abandonment Request: to abandon the Special Exception for a Planned Commercial Development (PCD) on 1.07 acres Title: an Official Zoning Map Amendment Request: to allow a rezoning from the General Commercial (CG) Zoning District to the Light Industrial (IL) Zoning District on 0.62 acres

Summary:

The application is for the Tile World development. The site was last approved by the Zoning Commission on June 1, 2023, for a Type 2 Variance to allow the reduction of lot size and lot depth and a Subdivision Variance to allow access from a 60-foot Right-of-Way. The site is currently developed with a Warehouse.

The requests consist of an abandonment of a 1981 approval for Special Exception for a Planned Commercial Development (PCD) on 1.07 acres, and a request to rezone the property from the General Commercial (CG) Zoning District to the Light Industrial (IL) Zoning District on 0.62 acres.

The Preliminary Site Plan (PSP) indicates a 17,074 square feet of Contractor Storage Yard and 3 parking spaces. Access to the site is from Scott Avenue and Indian Road.