

**LEGAL AD  
NOTICE OF PUBLIC HEARING  
PALM BEACH COUNTY  
ZONING COMMISSION**

In accordance with Chapter 125, F.S., Chapter 163, F.S., the Palm Beach County Unified Land Development Code (Ordinance 2003-067, as amended), and other authority, the Palm Beach County **Zoning Commission (ZC)** will hold a public hearing to consider zoning applications for recommendation to the Board of County Commissioners (BCC), or for adoption or denial by resolution. Said public hearings to be held as follows:

**Date/Time:** The public hearing will be held on **Thursday, August 01, 2024**, beginning at 9:00 a.m. and may be continued to such other time and place as necessary  
**Place:** The Ken Rogers Hearing Room, VC-1W-47, 1st Floor, Vista Center Complex, 2300 N. Jog Road Room , West Palm Beach, FL 33411  
**Resolutions:** The zoning applications proposed are as follows:

**DOA-2023-00952 (THE SALVATION ARMY) (1997-00088)** Application of The Salvation Army - Philip Swyers by Insite Studio, Agent. **Title:** a Development Order Amendment **Request:** to modify the Site Plan for a previously approved Conditional Use for a Congregate Living Facility, to add square footage, reduce residents/beds, and amend and delete Conditions of Approval on 9.04 acres **General Location:** West side of N Military Trail, approximately 0.25 mile south of Elmhurst Avenue

**ABN/Z/DOA-2024-00312 (CHABAD LUBAVITCH SYNAGOGUE) (1997-00068)** Application of Chabad Lubavitch Of Boynton, Inc. by Urban Design Studio, Agent. **Title:** a Development Order Abandonment **Request:** to abandon a Place of Worship on 2.37 acres **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to Single Family Residential (RS) on 2.37 acres **Title:** a Development Order Amendment **Request:** to modify the Site Plan, to add land area (2.37 acres), to add square footage, to increase number of children, and to add an access point on a total of 4.74 acres **General Location:** West side of El Clair Ranch Road, approximately 0.3 miles north of Woolbright Rd

**DOA-2023-01335 (PALM BEACH LOGISTICS CENTER) (1988-00019)** Application of Paris Del Rio by Schmidt Nichols, Agent. **Title:** a Development Order Amendment **Request:** to modify the Overall Site Plan to add land area (5.35 acres), add square footage, and to modify and delete Conditions of Approval on 29.35 acres **General Location:** West side of N Benoist Farms Road, approximately 0.11 miles south of Belvedere Road

**SV/CA-2024-00590 (PROJECT CHARLIE) (2024-00043)** Application of O'Connor Property Management, LLC - William Q O'Connor, The Salvation Army - James Seller by WGINC, Agent. **Title:** a Subdivision Variance **Request:** to allow access from a local residential street without sidewalks. **Title:** a Class A Conditional Use **Request:** to allow a Heavy Repair and Maintenance **General Location:** West side of N. Military Trail approx. 1700 feet south of Belvedere Road

**SV-2023-01594 (FEARNLEY ROAD SUBDIVISION) (2016-00103)** Application of Lloyd Thompson by Arc Development Global, LLC, Agent. **Title:** a Subdivision Variance **Request:** to allow access from a 40-foot Right-of-Way with no curb and gutter, and no sidewalk on 4.91 acres. **General Location:** West side of Fearnley Road, approximately 0.14 miles north of Lantana Road

**PDD/CA-2022-01922 (BOYNTON PLACE MUPD) (2022-00112)** Application of Carl Jobson, Job-Man Development, LLC - Daniel Mancini by Schmidt Nichols, Agent. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Single Family Residential (RS) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 8.86 acres **Title:** a Class A

Conditional Use **Request:** to allow a Type I Restaurant with drive-through on 8.86 acres **Title:** a Class A Conditional Use **Request:** to allow Light Vehicle Sales and Rental on 8.86 acres **Title:** a Class A Conditional Use **Request:** to allow an Car Wash on 8.86 acres **Title:** a Class A Conditional Use **Request:** to allow a Limited Self-Service Storage Facility on 8.86 acres **General Location:** North side of Boynton Beach Blvd, approximately 600 feet east of Jog Road

**PDD/DOA-2023-01002 (ALL SEASONS DELRAY BEACH) (2012-00424)** Application of Bedner Farm, Inc. by JMorton Planning & Landscape Architecture, Agent. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development-Preserve (MUPD-P) Zoning District on 5.0 acres **Title:** a Development Order Amendment **Request:** to modify the Overall Site Plan to delete land area (5.0 acres) and add land area (5.0 acres) and modify Conditions of Approval on 14.73 acres **Title:** a Development Order Amendment **Request:** to modify the previously approved Site Plan for a Class A Conditional Use for an Agricultural Marketplace to delete land (76.88 acres) reconfigure the Site Plan for the existing Agriculture Marketplace, and modify Conditions of Approval on 72.8 acres **General Location:** Northeast corner of Lyons Road and Linton Boulevard (development parcel); Southwest corner of Lee Rd and State Rd 7 (new preserve parcel)

**PDD-2023-00971 (BEDNER - LEE INDUSTRIAL) (2023-00075)** Application of Bedner Bros Farms, Inc. by JMorton Planning & Landscape Architecture, Agent. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Multiple Use Planned Development - Preserve (MUPD-P) Zoning District to the Multiple Use Planned Development (MUPD-AGR) Zoning District on 5.0 acres **General Location:** Northwest corner of State Road 7 and Lee Road

**PDD-2023-00972 (BEDNER OAKS COMMERCE) (2023-00072)** Application of Bedner Farm, Inc. by JMorton Planning & Landscape Architecture, Agent. **Title:** an Official Zoning Map Amendment **Request:** to allow rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (AGR-MUPD) Zoning District on 9.0 acres **General Location:** West side of State Road 7, approximately 415 feet south of Lee Road

Copies of the proposed resolutions and files for the applications may be inspected at the Zoning Division, Planning, Zoning and Building Department, 2300 N. Jog Road, West Palm Beach, Florida 33411, weekdays between the hours of 9:00 A.M. and 4:00 P.M, and are also published online approximately one week prior to the public hearing online:

<https://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

The Zoning Commissioners may take items in a different order than they appear on the agenda. "Consent Agenda" items will be reviewed during the first portion of each meeting.

Interested parties are advised that they may attend and be heard at the public hearing with respect to the items on the agenda and may submit written comments at the public hearing, or prior to the hearing date to: Adrian Sandlin, Plan Specialist I, Zoning Division, Planning, Zoning and Building Department, 2300 N. Jog Road, West Palm Beach, Florida 33411

Be advised that anyone choosing to appeal any final decision made by the Board of County Commissioners with respect to any matter considered at such hearing, will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. All appeals must be filed in accordance with the applicable provisions of the Palm Beach County Unified Land Development Code.

In accordance with the provisions of the Americans with Disabilities Act (ADA), auxiliary aids or services will be provided upon request with at least three working days notice. For more information, please contact the Palm Beach County Zoning Division at 233-5200.

Palm Beach County Board of County Commissioners  
Department of Planning, Zoning & Building

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