

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: Boca Raton Commerce Center III, DOA/CA-2024-00499

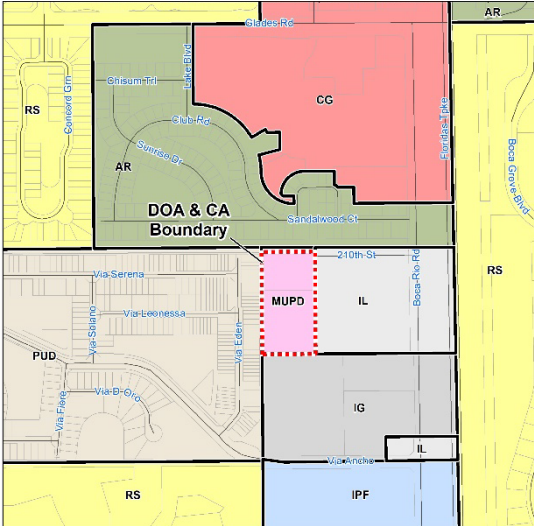
Location: West side 210th Street South, approximately 580 feet west of Boca Rio Road, and south of Glades Road

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: Donna Adelsperger, Senior Site Planner
(561) 233-5224 or dadelspe@pbc.gov

Notice Date: July 10, 2025



Zoning Application Summary	
Application:	Boca Raton Commerce Center III, DOA/CA-2024-00499
Control:	Boca Raton Commerce Center, 1997-00032
Location:	West side 210th Street South, approximately 580 feet west of Boca Rio Road, and south of Glades Road
District:	Commission District 5
Title/Request:	Title: a Development Order Amendment Request: to modify the overall MUPD Site Plan to add a Multifamily Residential use and buildings, and to delete Conditions of Approval on 4.79 acres Title: a Class A Conditional Use Request: to allow a combined density increase greater than two units per acre through the Workforce Housing (WHP) (+22 units) and Transfer of Development Rights (TDR) programs (+10 units) for a total of 32 additional units) on 4.79 acres
Summary: <p>The requests are for the Boca Raton Commerce Center development. The site was last reviewed by the Board of County Commissioners (BCC) on October 28, 2010 for a Small Scale Amendment (SCA) to change from Industrial (IND) to Commercial Low-Office with an underlying Industrial (CL-O/IND) and a rezoning from the Light Industrial (IL) to Multiple Use Planned Development (MUPD) Zoning District. The site is partially built with a medical office use</p> <p>The requests propose to modify the overall MUPD Site Plan to add a Multifamily Residential use and building, and to delete Conditions of Approval. The proposed number of dwelling units with a combined density increase through the Workforce Housing (WHP) (+22 units) and Transfer of Development Rights (TDR) programs (+10 units) for a 32 additional units and a total of 89 residential units.</p> <p>This application is contingent and being processed concurrently with a Small-Scale Amendment (SCA-2024-00008) to amend the future land use designation from Commercial Low-Office with underlying Industrial (CL-O/IND) to Commercial Low-Office with underlying High Residential, 12 units per acre (CL-O/HR-12).</p> <p>The Preliminary Site Plan (PSP) indicates two buildings, the existing Medical Office (14,986 square feet (sq.ft.) and the proposed four/five-story Multifamily building. The PSP also indicates one Recreation area and associated parking for both uses. Access to the site will be from an access easement connecting to Boca Rio Road.</p>	