

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.

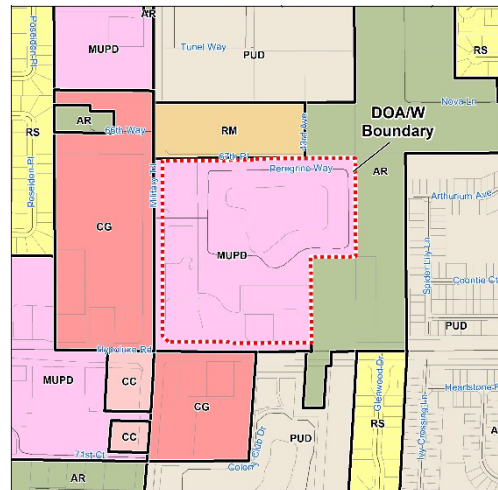
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

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: Elan Palm Reserve MUPD, DOA/W-2025-00539
Location: Northeast corner of Military Trail and Hypoluxo 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:	Elan Palm Reserve MUPD, DOA/W-2025-00539
Control:	Elan Palm Reserve MUPD, 2001-00005
Location:	Northeast corner of Military Trail and Hypoluxo Road
District:	Commission District 2
Title/Request:	Title: a Development Order Amendment Request: To reconfigure the overall MUPD site plan to add square footage on 31.53 acres Title: a Development Order Amendment Request: To reconfigure the Hospital Class A Conditional Use to add and modify square footage on 31.53 acres Title: a Type 2 Waiver Request: to allow 24-hour operations within 250 feet of residential future land use on 31.53 acres

Summary:

The application is for the Elan Palm Reserve MUPD development. The site was approved by the Board of County Commissioners (BCC) on July 22, 2021 for a Multiple Use Planned Development (MUPD) with a mix of residential and non-residential uses. The site was last approved by the BCC on October 24, 2024 to modify the site plan and abandon two Type 1 Restaurants; add a Class A Conditional Use for a Hospital; and a Type 2 Waiver to allow extended hours of operation for the Hospital.

The requests propose a Development Order Amendment to reconfigure the MUPD site plan to add square footage to the Hospital. In addition, re-review/approval of the request for a Type 2 Wavier to allow 24-hour operation for the Hospital within 250 feet of a residential future land use designation or use. No changes are proposed to the residential portion of the site.

The Preliminary Site Plan (PSP) indicates six commercial buildings with a total of 129,534 square feet (sq. ft.) and 163 parking spaces; and 384 Multi-family units and 655 parking spaces. Access will remain from Hypoluxo Road and Military Trail.