

## 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.

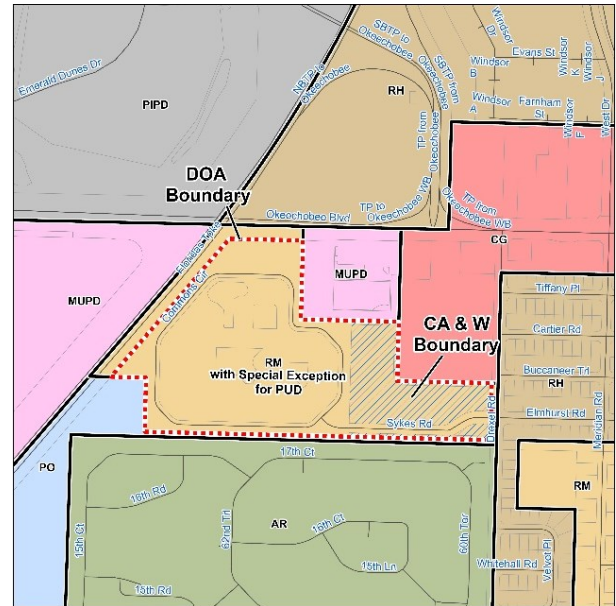
The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information. A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

[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:** Drexel Apartments, DOA/CA/W-2025-00727  
**Location:** West side of Drexel Road, approximately 0.18 miles south of Okeechobee Boulevard  
**Zoning Commission Hearing:** January 8, 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:** January 22, 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  
(561) 233-5344 or MBoyd@pbc.gov  
**Notice Date:** December 17, 2025



### Zoning Application Summary

<b>Application:</b>	<b>Drexel Apartments, DOA/CA/W-2025-00727</b>
<b>Control:</b>	The Meads/ Classic Retirement Housing, 1982-00073
<b>Location:</b>	West side of Drexel Road, approximately 0.18 miles south of Okeechobee Boulevard
<b>District:</b>	Commission District 2
<b>Title/Request:</b>	<b>Title:</b> a Development Order Amendment <b>Request:</b> to modify the overall Master Plan to add dwelling units on 40.03 acres <b>Title:</b> a Class A Conditional Use <b>Request:</b> to allow a combined increase in density greater than two units per acre through the Affordable Housing Program (+68 units) for a total 188 units in Pod 1 on 10 acres <b>Title:</b> a Type 2 Waiver <b>Request:</b> to reduce the number of parking spaces for an Affordable Housing Program project in Pod 1 on 10 acres

#### Summary:

The application is for the proposed Drexel Apartments residential development within a Planned Unit Development (PUD) called The Meads / Classic Retirement Housing. The site was originally approved in 1980 for a Special Exception to allow a PUD and last approved by the Board of County Commissioners (BCC) on August 9, 1988, to amend conditions of approval. The overall 40.06-acre development is approved with two Pods. Pod 2 (western portion) is developed with 294 Multifamily units and 76 Congregate Living Facility (CLF) beds (or a total of 294 units). The eastern Pod 1 is built with three buildings and 100 Multifamily units.

The proposed requests modify the overall Master Plan to add dwelling units to Pod 1. The existing structures within Pod 1 would be demolished and redeveloped with a total of 188 multifamily units (+88 units). The application also includes a Class A Conditional Use request to allow combined density to increase greater than two units per acre through the Affordable Housing (AHP) (+68 units or 67%) for a total 188 units on the 10-acre Pod 1. The application also includes a Type 2 Waiver request for Pod 1 to reduce the parking requirements for an AHP project pursuant to Art. 6.C.1.A.3.

The Preliminary Site Plan for Pod one indicates one seven-story building with 188 multifamily units, 240 parking spaces, recreation areas, and dry detention area. Access to the site continues to be from Sykes Road.