

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: Neighborlee Living Westgate, SV/ZV/Z/CA-2025-00428

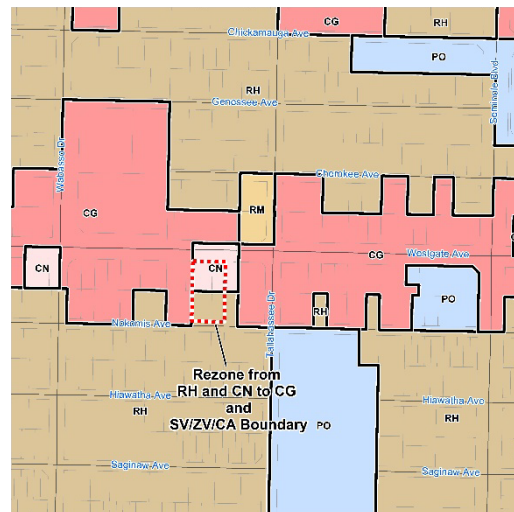
Location: South side of Westgate Avenue, approx. 150 ft west of Tallahassee Drive

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: Matthew Boyd, Senior Site Planner
(561) 233-5344 or MBoyd@pbc.gov

Notice Date: July 10, 2025



Zoning Application Summary

Application:	Neighborlee Living Westgate, SV/ZV/Z/CA-2025-00428
Control:	Neighborlee Living Westgate, 2025-00030
Location:	South side of Westgate Avenue, approx. 150 ft west of Tallahassee Drive
District:	Commission District 7
Title/Request:	Title: a Subdivision Variance Request: to allow a reduction of minimum pavement width and sidewalks, to be improved to local commercial roadway standards on 0.66 acres Title: a Type 2 Variance Request: to allow a reduction from 53 to 50 parking spaces on 0.66 acres Title: an Official Zoning Map Amendment Request: to allow a rezoning from Residential High (RH) and Commercial Neighborhood (CN) Zoning District to the General Commercial (CG) Zoning District on 0.66 acres Title: a Class A Conditional Use Request: to allow for a mixed-use development incorporating 38 Multifamily residential units (33 units from the WCRA Density Bonus Pool, and 5 units from the future land use designation) on 0.66 acres

Summary:

The application is for the proposed Neighborlee Living Westgate mixed use development. The site has no prior zoning approval and consists of ten (10) parcels of vacant land.

The requests consist of a rezoning from Residential High (RH) and Commercial Neighborhood (CN) Zoning District to the General Commercial (CG) Zoning District, a Subdivision Variance for a reduction of minimum pavement width and sidewalks and improved to local commercial roadway standards, a Type 2 Variance to reduce parking, and a Class A Conditional Use request to allow a mixed-use development with 38 multifamily residential units (33 units from the WCRA Density Bonus Pool, and 5 units allowable by standard density).

The Preliminary Site Plan indicates a single 4 story structure encompassing 1,585 s.f. of commercial retail on the first floor, parking under the structure, and multifamily uses on the second to fourth floors. The main vehicular access to the site will be from Nokomis Avenue, and the front of the building facing Westgate Avenue will be limited to pedestrian access.