

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: Leder Self Storage, ZV/ABN/PDD/CA-2024-01273

Location: North side of Lake Worth Road, approximately 1,000 feet east of Nassua Road

Zoning Commission Hearing: August 7, 2025 at 9:00 a.m.

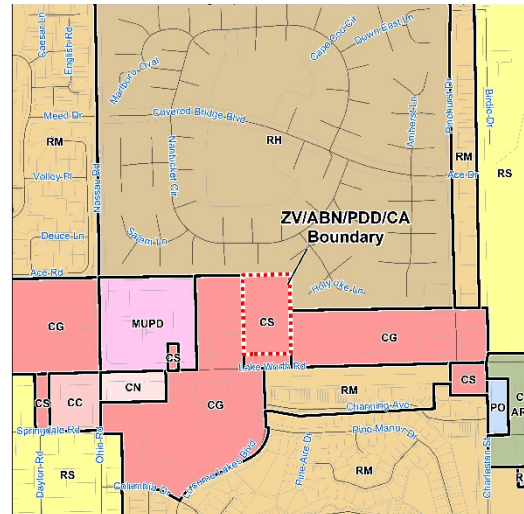
2300 North Jog Road, Vista Center, VC-1W-47,
West Palm Beach, Florida 33411

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:	Leder Self Storage, ZV/ABN/PDD/CA-2024-01273
Control:	Palm Beach Plaza MUPD, 1979-00267
Location:	North side of Lake Worth Road, approximately 1,000 feet east of Nassua Road
District:	Commission District 3
Title/Request:	Title: a Type 2 Variance Request: to allow reduction of lot size of Multiple Use Planned Development MUPD on 4.09 acres Title: a Development Order Abandonment Request: to abandon the Special Exception to allow a Financial Institution granted by Resolution R-1974-00714 and to abandon the Special Exception to allow the addition of a Bank Operations Building granted under Resolution R-1979-1767 on 4.09 acres Title: an Official Zoning Map Amendment Request: to allow a rezoning from Commercial Specialized (CS) Zoning District to Multiple Use Planned Development (MUPD) Zoning District on 4.09 acres Title: a Class A Conditional Use Request: to allow Multi-access Self-Service Storage on 4.09 acres Title: a Class A Conditional Use Request: to allow a Type 1 Restaurant on 4.09 acres Title: a Class A Conditional Use Request: to allow a Type 1 Restaurant on 4.09 acres

Summary:

The requests are for the proposed Leder Self Storage development. The site was last approved by the Board of County Commissioners (BCC) on November 29, 1979 for a Special Exception to amend the approved Site Plan to allow the addition of an operations building. The site was formally used as a financial institution.

The application consists of a rezoning from Specialized Commercial (CS) to the Multiple Use Planned Development (MUPD) Zoning District, the abandonment of the previously approved Special Exceptions, and multiple Class A Conditional Use Requests, including two Type 1 Restaurants with drive-through and a Multi-Access Self-Storage Facility. Also included on the site plan is an administrative approval for general retail.

The Preliminary Site Plan (PSP) indicates five buildings with a total of 113,000+ square feet (sq. ft.), 72 parking spaces, and access from Lake Worth Road.