

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: Preston Residences, Z-2025-01889

Location: West side of North Virginia Avenue, approximately 0.18 miles South of Northlake Boulevard

Zoning Commission Hearing: **March 5, 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: **March 26, 2026** at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401

Zoning Staff Contact: Shannan Webb, Site Planner II
(561) 233-5233 or SWebb@pbc.gov

Notice Date: February 10, 2026



Zoning Application Summary

Application:	Preston Residences, Z-2025-01889
Control:	Preston Residences, 2025-00070
Location:	West side of North Virginia Avenue, approximately 0.18 miles South of Northlake Boulevard
District:	Commission District 1
Title/Request:	Title: an Official Zoning Map Amendment Request: to allow a rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District on 1.67 acres

Summary: The application is for the proposed Preston Residences. There are no prior Development Orders approved by the Board of County Commissioners or Zoning Commission on this site. The site is developed with a single-family house with a detached garage.

The request is for an Official Zoning Map Amendment to rezone the site from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District.

There is a concurrent application under review through the Administrative Review process, DRO-2025-01896, to subdivide the property into two residential lots. In addition to compliance with the requirements of the Unified Land Development Code (ULDC), the subdivision is contingent on the request to rezone the site.