

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: Nash Trail, Z/CA-2024-01593

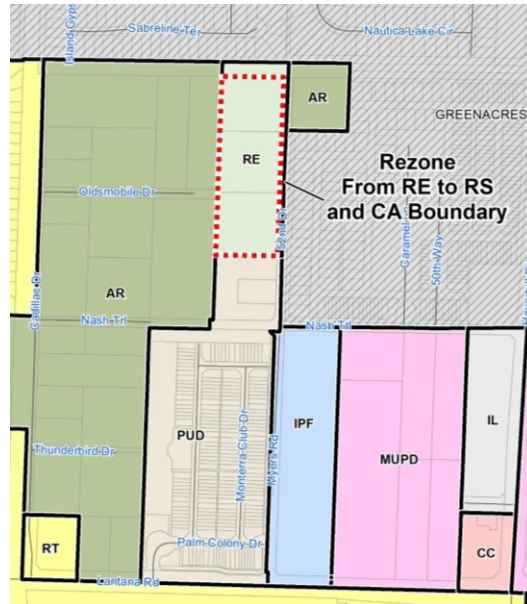
Location: West side of 52nd Drive South, approx. 380 feet north of Nash Trail

Zoning Commission Hearing: **April 3, 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: **April 24, 2025** at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401

Zoning Staff Contact: Imene Haddad, Senior Site Planner
(561) 233-5278 or IHaddad@pbc.gov

Notice Date: March 11, 2025



Zoning Application Summary	
Application:	Nash Trail, Z/CA-2024-01593
Control:	Marguerite K. Speier, 1978-00229
Location:	West side of 52 nd Drive South, approx. 380 feet north of Nash Trail
District:	Commission District 3
Title/Request:	Title: an Official Zoning Map Amendment Request: to allow a rezoning from Residential Estate (RE) to Single Family Residential (RS) on 7.57 acres Title: a Class A Conditional Use Request: to allow Townhomes on 7.57 acres
Summary:	
<p>The application is for the proposed Nash Trail residential development. The subject site was originally by the Board of County Commissioners (BCC) on December 19, 1978, for an Official Zoning Map Amendment from (AG) Agricultural District to the Residential Estate (RE) Zoning District.</p> <p>The request proposes a rezoning from the RE Zoning District to the Residential (RS) Zoning District and a Class A request for the development of 53 Townhomes. The Preliminary Subdivision Plan indicates Townhomes, a Recreation Area and a Water Management Tract. Access is proposed from 52nd Drive South.</p>	