NOTICE OF A PROPOSED PUBLIC HEARING - ZONING

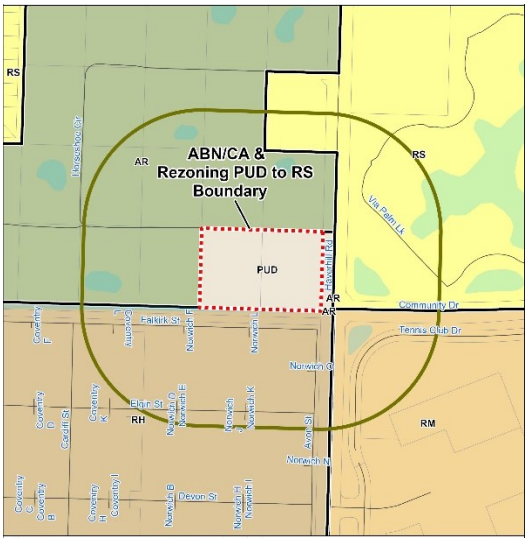
Dear Property Owner:

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:	**Victoria Village, ABN/Z/CA-2025-01117**
Location:	Northwest corner of North Haverhill Road and Community Drive
Zoning Commission Hearing:	**September 3, 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:	**September 24, 2026** at 9:30 a.m. 301 North Olive Avenue Governmental Center, Chambers 6th Floor West Palm Beach, Florida 33401
Zoning Staff Contact:	Alexander Biray, Senior Site Planner I (561) 233-5243 or ABiray@pbc.gov
Notice Date:	August 11, 2026

Zoning Application Summary

Application:	**Victoria Village, ABN/Z/CA-2025-01117**
Control:	Victoria Village, 2017-00059
Location:	Northwest corner of North Haverhill Road and Community Drive
District:	Commission District 7
Title/Request:	**Title:** a Development Order Abandonment **Request:** to abandon a Class A Conditional Use for a Type 3 Congregate Living Facility on 3.97 acres **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Single Family Residential (RS) Zoning District on 3.97 acres **Title:** a Class A Conditional Use **Request:** to allow Townhouse dwelling units on 3.97 acres **Title:** a Class A Conditional Use **Request:** to allow a combined density increase greater than two units per acre through the Workforce Housing Program (+14 units) for a total of 34 units on 3.97 acres

Summary:
The application is for a residential development called Victoria Village. The site was last approved by the Board of County Commissioners (BCC) on November 26, 2018, for an Official Zoning Map Amendment to allow a rezoning to the Planned Unit Development (PUD) Zoning District and a Class A Conditional Use to allow a Type 3 Congregate Living Facility (CLF) on 3.97 acres. The site consists of two parcels, one of which is currently developed with a Single-Family home.

The request is to abandon the previously approved Class A Conditional Use approval for a Type 3 CLF and to rezone the property from PUD Zoning District to the Single Family Residential (RS) Zoning District for the development of 34 fee-simple Townhouse dwelling (TH) units. With the Medium Residential, 5 unit per acre (MR-5) Future Land Use designation the site may develop 20 residential dwelling units. The Applicant is seeking a 70 percent Workforce Housing Program (WHP) density increase of 14 dwelling units for a total of 34 dwelling units, as a Class A Conditional Use. The Applicant is required to provide five WHP units and intends to construct these units off site as a "for-sale" product by the same Developer. The Preliminary Subdivision Plan indicates six buildings with a total of 34 dwelling units. Access to the site will be from North Haverhill Road.