

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.

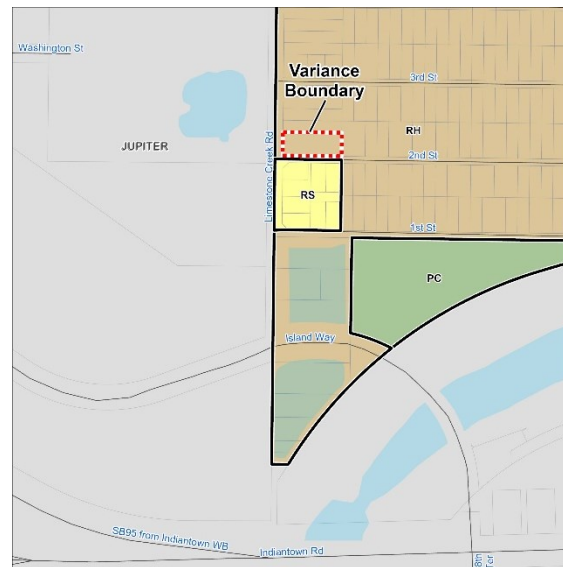
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

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: Limestone Creek Subdivision, SV-2026-00353
Location: Northeast corner of Limestone Creek Road and 2nd Street.
Zoning Commission Hearing: October 1, 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: at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401
Zoning Staff Contact: Brenya Martinez, Site Planner II
(561) 233-5242 or BMartinez@pbc.gov
Notice Date: September 8, 2026



Zoning Application Summary

Application:	Limestone Creek Subdivision, SV-2026-00353
Control:	Limestone Creek Subdivision, 2019-00008
Location:	Northeast corner of Limestone Creek Road and 2nd Street.
District:	Commission District 1
Title/Request:	Title: a Subdivision Variance Request: to allow a proposed subdivision of three lots to have access from a 30-foot right-of-way rather than a 40-foot right-of-way on a total of 0.57 acres

Summary:

The application is for a proposed subdivision called Limestone Creek Subdivision. The subject site has no prior Board approvals and is currently developed with a single-family residence. The subject site consists of two lots described in the Abyssinia Park Unrecorded Subdivision, Lots 184 and 185.

This request would allow access to three proposed residential lots (subdivision) from a 30-foot residential street rather than the minimum 40-foot access as required by Article 11.E.2.A.2. The request is a 10-foot deviation from the minimum access width required by the Unified Land Development Code (ULDC). This request is being processed concurrently with the administrative subdivision application, DRO- 2026-00363, which is contingent upon this application request. The proposed subdivision depicts Lot 1 with 12,000 square feet and Lots 2 and 3 will each contain approximately 6,500 square feet. The proposed lots will have access from 2nd Street via Limestone Creek Road.