PALM BEACH COUNTY
ZONING APPLICATION STAFF REPORT

BOARD OF COUNTY COMMISSION, MARCH 26, 2026

A. Application Summary

I. General

Application Name:	Preston Residences, Z-2025-01889
Control Name:	Preston Residences (2025-00070)
Applicant:	8781 N Virginia Ave, LLC - Robert Preston
Owner:	8781 N Virginia Ave, LLC
Agent:	H & L Planning & Development - James Hackett
Project Manager:	Shannan Webb

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

Application 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.

II. Site Data

Acres:	1.67 acres
Location:	West side of North Virginia Avenue, 0.18 miles South of Northlake Boulevard
Parcel Control:	00-42-42-24-01-000-0521
Future Land Use:	Low Residential, 1 unit per acre (LR-1)
Zoning District:	Residential Estate District (RE)
Proposed Zoning:	Residential Transitional (RT)
Tier:	Urban/Suburban
Utility Service:	Seacoast Utilities
Overlay/Study:	N/A
Neighborhood Plan:	N/A
CCRT Area:	N/A
Comm. District:	1, Commissioner Maria G. Marino

III. Staff Assessment & Recommendation

ASSESSMENT: Staff has evaluated the standards listed under Article 2.B. and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit C.

STAFF RECOMMENDATION: Staff recommends approval of this request subject to the Conditions of Approval as indicated in Exhibit C.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff have received 22 inquiries from the public regarding this application. One was in support of the request and 21 are in opposition. Those in opposition raised concerns about increased density, increased traffic, impact to local wildlife, and do not want the property to be subdivided.

IV. Hearing History

ZONING COMMISSION: At the March 5, 2026, ZC Hearing, this item was on the Regular Agenda. The Applicant presented the proposed request to rezone the property and a concurrent administrative request to subdivide into two residential lots. There were eight public comment cards submitted for this item in opposition of the request. Those who opted to speak were concerned about a requirement that 51% of the development must agree to have water and waste water service, that the requirement to round up or down on density isn't logical, and concern on subdividing the property to create lots less than 1 acre. The public was also concerned about how an increase in density would affect utility levels of service, traffic, and wildlife in the neighborhood.

Planning Staff explained that according to Future Land Use Element (FLUE) Policy 2.2.1-g: Density Calculations, the number of units permitted shall be rounded up to the nearest dwelling unit when the fractional remainder is 0.50 or greater. Staff explained that according to Article 11 of the ULDC and the Comprehensive Plan, lots less than 1 acre shall connect to potable water and wastewater service systems. Commissioner Kammerer requested information on the intent of the RT Zoning District. Several Commissioners discussed the subdivision request. The Agent advised that it is the Applicant's intent to subdivide and that they have been in conversation with Seacoast water utilities and they will be able to provide water service.

Commissioner Kennedy made the motion to recommend denial based on the request not being consistent with the Development Pattern and site was not contiguous with other RT Zoned parcels. The motion was seconded by Commissioner Caliendo, and the motion carried by a vote of 9-0-0.

BCC HEARING: *Scheduled March 26, 2026*

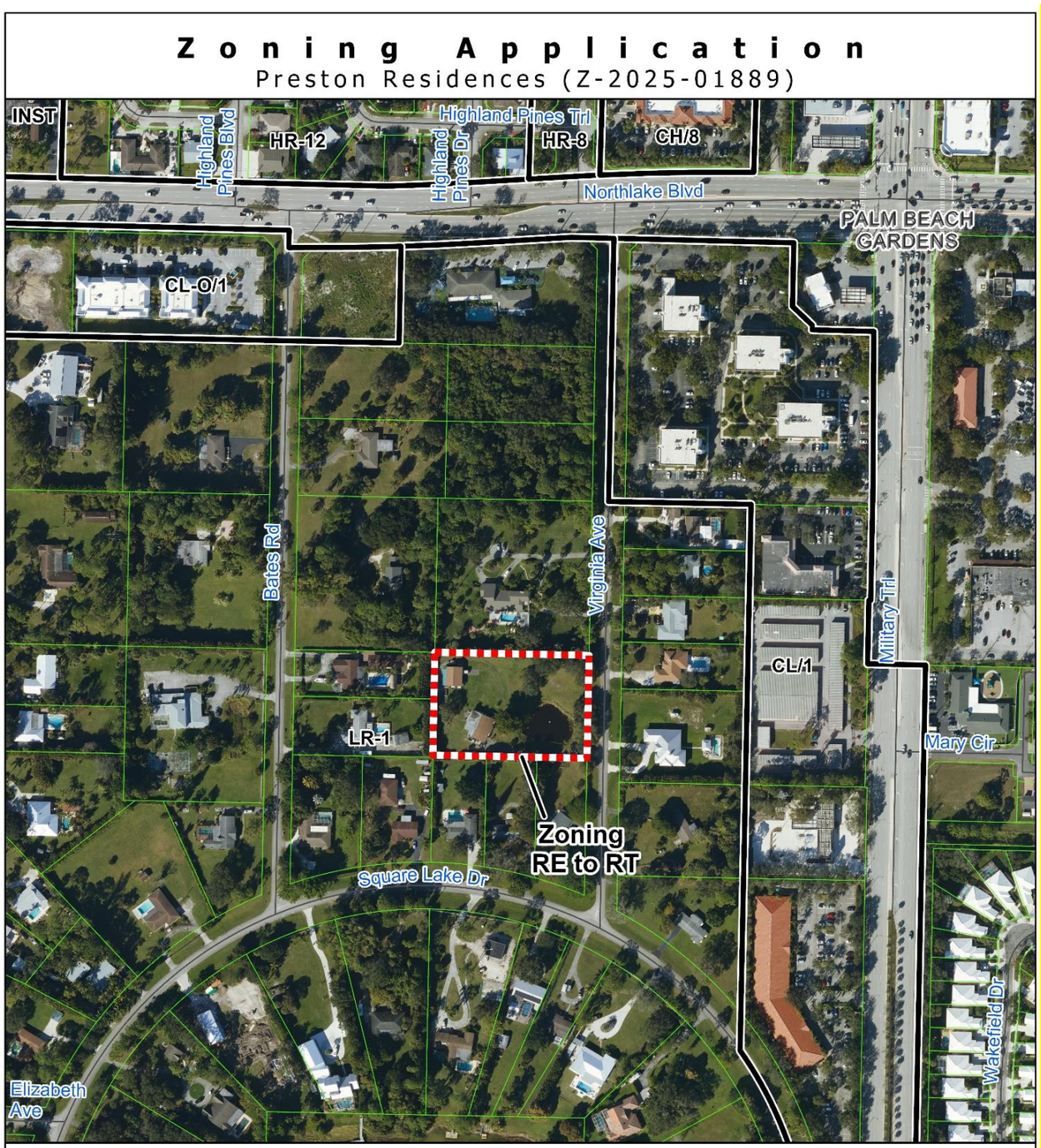
B. Data & Analysis

I. Exhibits

The supporting data and analysis is provided within the following Exhibits.

No.	Exhibit Name	Page
A-1	Future Land Use Map	3
A-2	Zoning Map	4
B	Standards Analysis & Findings	5
C	Conditions of Approval	9
D	Project History	10
E	**Applicant's Exhibits**	
E-1	Survey	E.1
E-2	Justification Statement	E.2
E-3	Disclosure of Ownership	E.3
E-4	Drainage Statement	E.4
E-5	Utility Letter	E.5
F	Correspondence	F.1

Exhibit A-1 - Future Land Use Map



Site Data

Existing Use:	Residential
Proposed Use:	Residential
Zoning:	RE
Zoning Quad:	29

Future Land Use Designation

CH/8	Commercial High, underlying HR-8	HR-8	High Residential 8 units/ac.
CL-O/1	Commercial Low Office, LR-1	INST	Institutional
CL/1	Commercial Low, underlying LR-1	LR-1	Low Residential 1 unit/ac.
HR-12	High Residential 12 units/ac.		

Date: 01/20/2026
Contact: PBC Zoning
Filename: X:\PlanningZoningCoord\DRO-Maps\2025-01889
Note: Map is not official, for presentation purposes only

160 0 160 320 Feet

Planning, Zoning & Building
2300 N Jog Rd, WPB, FL 33411
Phone (561) 233-5200

Exhibit A-2 - Zoning Map

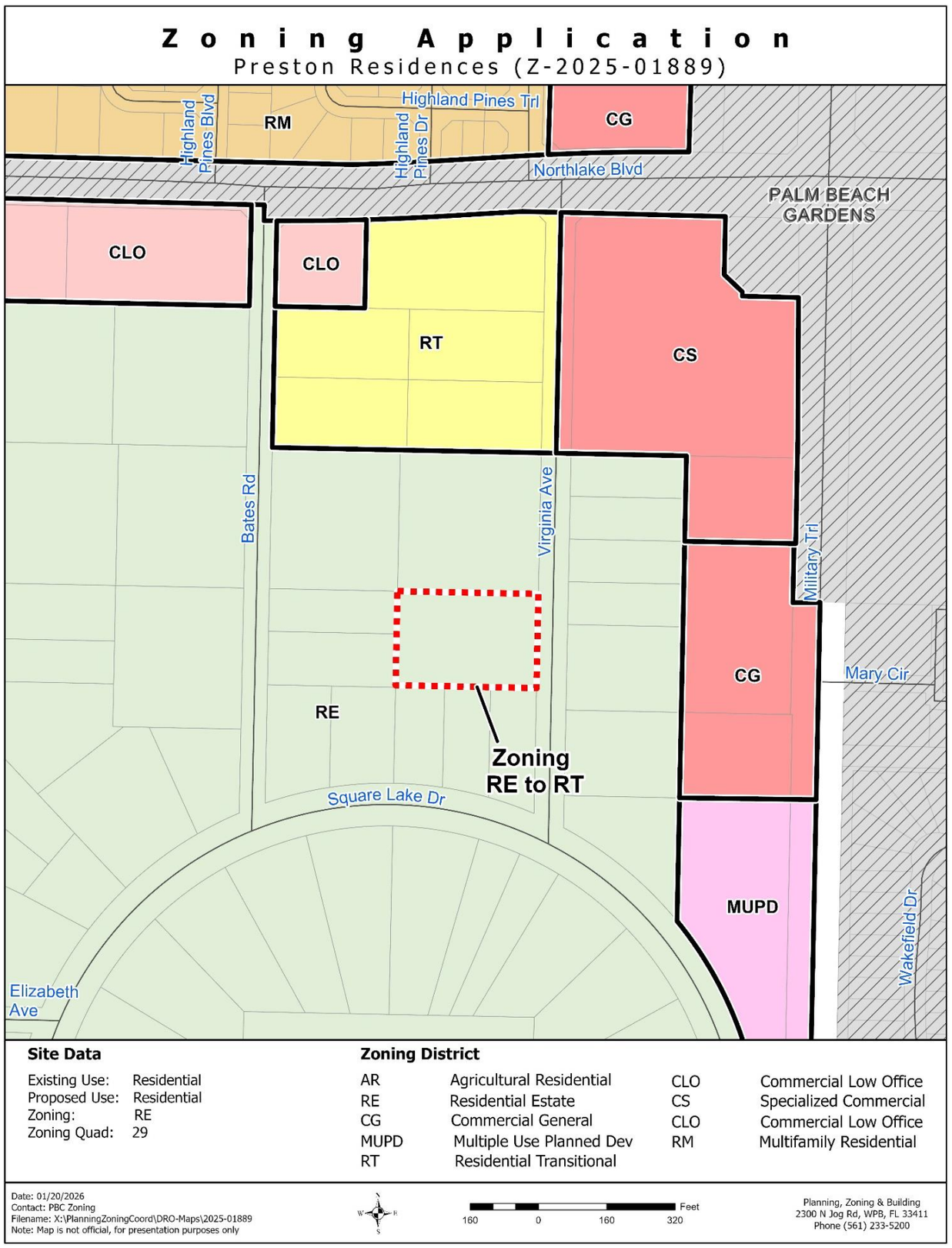


Exhibit B - Standards Analysis & Findings

Official Zoning Map Amendment (Rezoning) to a Standard District Standards:

Article 2.B.7.A.2, Standards for an Official Zoning Map Amendment (Rezoning) to a Standard District are indicated below with Staff Analysis. A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved by the Commission.

a. Consistent with the Plan – *The proposed amendment is consistent with the Plan.*

o *Consistency with the Comprehensive Plan*: The proposed amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

o *Relevant Comprehensive Plan Policies*: The subject site is located within the Urban Suburban Tier and has a Future Land Use (FLU) designation of Low Residential, 1 unit per acre (LR-1). Per Future Land Use Element (FLUE) Table 2.2.1-j.1, Residential Future Land Use - Zoning Consistency, the proposed Residential Transitional (RT) Zoning District is consistent with the LR-1 FLU designation.

o *Density*: The request to rezone does not include a site plan. Based on the LR-1 land use alone, without utilization of any bonus density programs, the maximum permitted number of dwelling units is 2 (1.67 acres x 1 du/acre = 1.67 or 2 units rounded up). The Applicant indicates that their intent is to subdivide the existing 1.67-acre lot into two lots, which is within the maximum density permitted by the Future Land Use. The subdivision request is being reviewed through concurrent administrative application DRO-2025-1896.

o *Special Overlay District/Neighborhood Plan/Planning Study Area*: The site is not located within any Overlay, Neighborhood Plan, or Study Area as identified by the Comprehensive Plan.

b. **Consistency with Code –** *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

o *Property Development Regulations*: The property meets the requirements of the RT Zoning District as indicated in Table 3.D.1.A – Property Development Regulations for minimum lot size 14,000 square feet, 100-feet of minimum lot width and frontage, and 125-feet of lot depth.

The site contains 1.67 acres or 72,600 square, 220 feet of lot width and frontage, and 330 feet of lot depth. The existing single-family home and accessory storage/garage structure on the property meet the minimum setbacks of 25-feet of front setback, 15-feet of side setback and 25-feet of rear setback. The existing home and garage are below the maximum building coverage of 30-percent.
The intent to develop the site into two single-family lots is consistent with Table 4.B.1.A -Residential Use Matrix. Single family use is permitted in the RT Zoning District. All accessory structures shall be collocated with a principle single-family use.

c. **Compatible with Surrounding Uses –** *The proposed amendment is compatible, and generally consistent with existing uses and surrounding zoning districts, and is the appropriate zoning district for the parcel of land. In making this finding, the BCC may apply an alternative zoning district.*

The proposed rezoning is consistent with the LR-1, Low Residential Future Land Use designation and is consistent with the surrounding uses. According to Article 3.C.1.C.1 of the ULDC, the definition of the Residential Transitional (RT) district is to provide a transition between a suburban Single-Family atmosphere and estate development, which promotes active recreational facilities within the privacy of an individual lot.
The subject property is located within the Square Lake Subdivision which consists of predominantly single-family residential uses. To the north, south, east and west of the property are single-family uses with an LR-1 future land use designation and Residential Estate (RE) Zoning District. Existing properties in the surrounding area such as the North Bates Subdivision (Control # 2017-00178), Aleles Subdivision (Control # 1996-00018) and Rocking Horse Estates Subdivision (Control # 1980-00125) also have been rezoned and are now in the RT Zoning District.

d. **Effect on Natural Environmental –** *The proposed amendment will not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Environmental Resource Management Review Staff were provided with this application for review and provided the following analysis:

o *Vegetation Protection*: The application request does not impact native vegetation.

o *Wellfield Protection Zone*: This property is located within Wellfield Protection Zone 4.

- *Irrigation Conservation Concerns and Surface Water*: All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non-stormwater discharge or the maintenance or use of a connection that results in a non-stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15.

- *Environmental Impacts*: There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

e. **Development Patterns —** *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The request to rezone the subject property from Residential Estate (RE) to Residential Transitional (RT) is consistent with the existing development patterns within the surrounding area.

The Square Lake Subdivision is adjacent to the City of Riviera Beach to the South, unincorporated Palm Beach County to the North, and City of Palm Beach Gardens to the East and West. The surrounding area encompasses a mix of residential estate development, single-family development, Institutional, and Commercial uses. The RT district is meant to provide a transition between estate development and suburban single-family development while maintaining active recreational facilities within the privacy of an individual lot. The RT district only permits single family residential uses which is compatible with the development pattern within the Square Lake Subdivision. Multifamily and townhouse uses are not permitted.

f. **Adequate Public Facilities –** *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

TRAFFIC DIVISION:

The Department of Engineering and Public Works Traffic Division provided comments throughout the review of this application and requested modification have been incorporated by the Applicant.

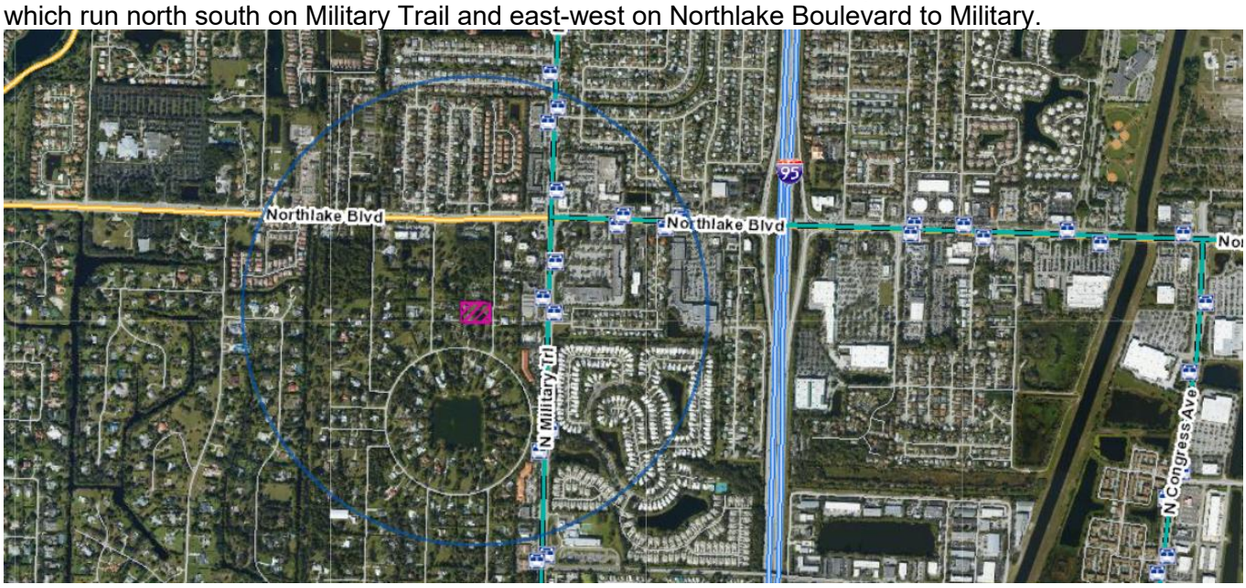
There are no improvements to the roadway system required for compliance with the Traffic Performance Standards because this project will result in insignificant traffic impact.

TRAFFIC IMPACTS

This application is for subdivision of an existing lot that has one single family residential unit to construct an additional unit. The traffic impact will be minimal.

MASS TRANSIT:

Palm Tran Review Staff were provided with this application for review. During the review they provided no comments. The subject site is located within a ½ mile of several bus stops serving Bus Routes 20 and 3, which run north south on Military Trail and east-west on Northlake Boulevard to Military.



LAND DEVELOPMENT:

The Department of Engineering and Public Works Land Development Division provided comments throughout the review of this application. The site is situated in the SFWMD C-17 Basin and is part of the Northern Palm Beach County Improvement District (NPBCID) Unit of Development. The proposed drainage system will convey runoff from the existing and proposed lots to North Virginia Avenue swales. The treatment is consistent with the existing stormwater drainage pattern. Legal Positive Outfall for the project is provided by the NPBCID EPB-6 Canal. The site is located wholly within Flood Zone X. The

property associated with the application was found to comply with the regulations and code requirements of the ULDC under the authority of the Land Development Division and is not subject to additional conditions of approval. Land Development review staff commented that connection to water and sewer is required in order to subdivide the lots.

DRAINAGE DISTRICT:

The overalll development is located within the Northern Palm Beach County Improvement District and the South Florida Water Management District C-17 Basin. Prior to the issuance of any building permits, the Applicant will need to obtain the applicable permits from the Districts.

WATER AND WASTEWATER PROVIDER:

The subject site is within the water and wastewater service boundaries of the Seacoast Utility Authority. A water and wastewater service availability letter and capacity letter has been provided from the Seacoast Utility Authority. The site is currently on well and septic.

PALM BEACH COUNTY HEALTH DEPARTMENT:

The Florida Health Department Review Staff were provided with this application for review. They provided the following comment, "*The Florida Department of Health has no objections to this project*."

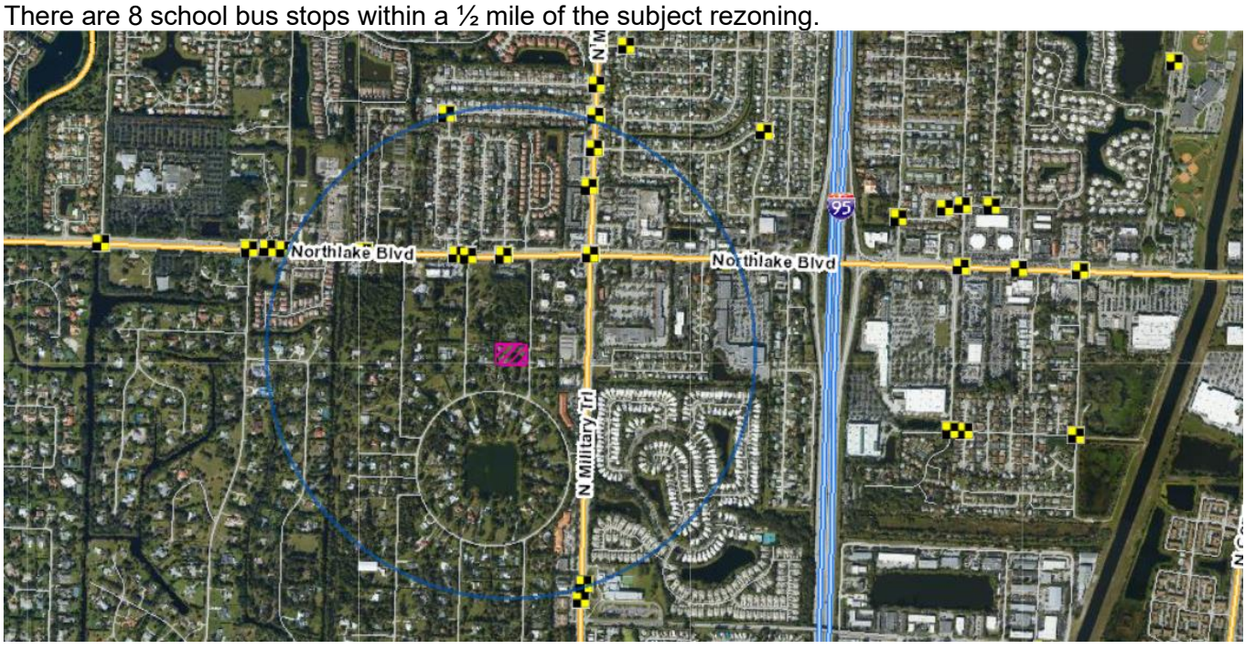
FIRE RESCUE:

Palm Beach County Fire Rescue Review Staff were provided with this application for review. They provided the following comment, "*Disclaimer: Site plan review and approval by the AHJ shall not relieve the owner and design team of the responsibility of compliance with the Florida Fire Prevention Code, adopted NFPA standards and local Palm Beach County fire rescue amendments (NFPA 1, section 1.14.4). Any design seeking relief from a specific fire code requirement shall obtain an approved waiver*." The development is within the service boundary of Palm Beach County Fire Rescue Station #63.



SCHOOL IMPACTS:

There are 8 school bus stops within a ½ mile of the subject rezoning.



g. **Changed Conditions –** *There are demonstrated changed site conditions or circumstances provided by the Applicant's Justification Statement that necessitate the amendment.*

The Applicant's Justification Statement indicates the following justification for their changed conditions or circumstances: "*The request to rezone the subject property from Residential Estate (RE) to Residential Transitional (RT) is consistent with the surrounding uses and zoning districts. The property owner is seeking to further develop the property by subdividing the property from one single family residential lot to two single family residential lots. These lots will meet all property standards as set forth in the ULDC and will be required to go through the subdivision process.*

Additionally, this request is consistent with surrounding properties that have similar RT zoning designations. Through the years, the Square Lake property owners and adjacent subdivision have consistently rezoned from RE to the RT zoning district to allow similar developments on the properties such as detached garages, sheds, etc. This rezoning is consistent with the underlying land use of LR-1 which permits residential development at one unit per acre."

Exhibit C- Conditions of Approval

Official Zoning Map Amendment

DISCLOSURE

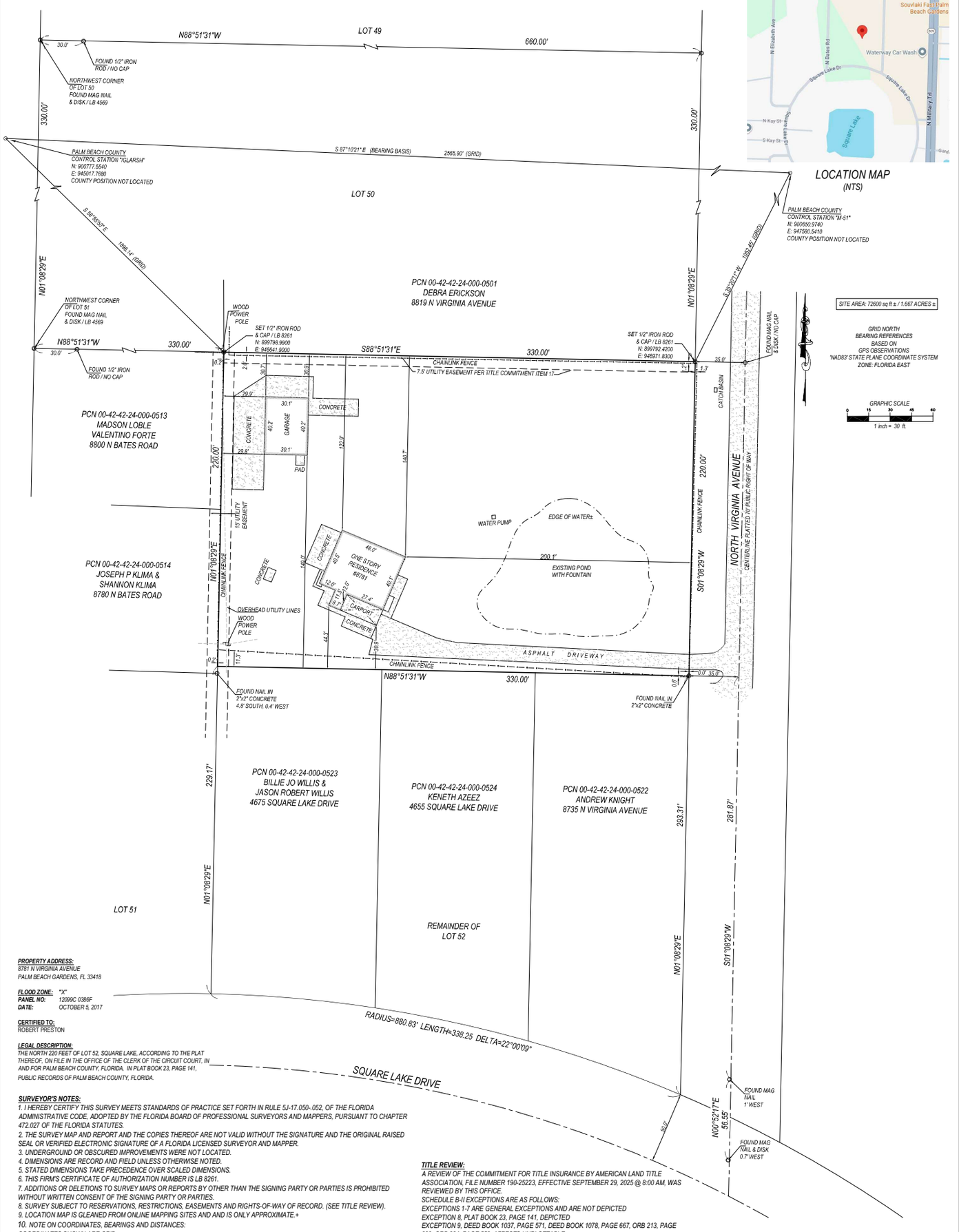
1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

Exhibit D - Project History

The site does not have any prior approvals by the Zoning Commission (ZC) or Board of County Commissioners (BCC). The site is currently developed with a single-family house (building permit # B-1970-340542) and a detached garage (building permit # B-1994-009521-0000)

Exhibit E-1 - Survey

SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA



PROPERTY ADDRESS:
8781 N VIRGINIA AVENUE
PALM BEACH GARDENS, FL 33418

FLOOD ZONE: "X"
PANEL NO: 12099C 0386F
DATE: OCTOBER 5, 2017

CERTIFIED TO:
ROBERT PRESTON

LEGAL DESCRIPTION:
THE NORTH 220 FEET OF LOT 52, SQUARE LAKE, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 23, PAGE 141, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (SEE TITLE REVIEW).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.+
10. NOTE ON COORDINATES, BEARINGS AND DISTANCES:
COORDINATES SHOWN ARE GRID.
DATUM IS NAD 83, 1990 ADJUSTMENT. ZONE IS FLORIDA EAST.
LINEAR FOOT IS US SURVEY FOOT.
COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
ALL DISTANCES ARE GRID UNLESS NOTED OTHERWISE.
SCALE FACTOR IS 1.000036836
(GRID DISTANCE DIVIDED BY SCALE FACTOR IS GROUND DISTANCE.)
BEARINGS SHOWN ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT, FLORIDA EAST ZONE.

TITLE REVIEW:
A REVIEW OF THE COMMITMENT FOR TITLE INSURANCE BY AMERICAN LAND TITLE ASSOCIATION, FILE NUMBER 190-25223, EFFECTIVE SEPTEMBER 29, 2025 @ 8:00 AM, WAS REVIEWED BY THIS OFFICE.
SCHEDULE B-II EXCEPTIONS ARE AS FOLLOWS:
EXCEPTIONS 1-7 ARE GENERAL EXCEPTIONS AND ARE NOT DEPICTED
EXCEPTION 8, PLAT BOOK 23, PAGE 141, DEPICTED
EXCEPTION 9, DEED BOOK 1037, PAGE 571, DEED BOOK 1078, PAGE 667, ORB 213, PAGE 289, ORB 224, PAGE 552, AFFECTS UNPLOTTABLE.
EXCEPTION 10, ORB 1145, PAGE 510, AFFECTS UNPLOTTABLE
EXCEPTION 11, ORB 6318, PAGE 1375, AFFECTS UNPLOTTABLE (BLANKET) (WATER SERVICE)
EXCEPTION 12, ORB 1085, PAGE 261, UNAVAILABLE FOR REVIEW
EXCEPTION 13, ORB 1635, PAGE 496, DOES NOT AFFECT
EXCEPTION 14, ORB 4191, PAGE 1375, ORB 4238, PAGE 1851, ORB 6737, PAGE 273, ORB 7097, PAGE 846, AFFECTS UNPLOTTABLE
EXCEPTION 15, ORB 8334, PAGE 212, NO ITEMS ARE DESCRIBED OR LOCATED
EXCEPTION 16, NOT A SURVEY MATTER
EXCEPTION 17, DEPICTED

PRINCIPAL MERIDIAN SURVEYING INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7784 / FAX 561.478.1094
WWW.PMSURVEYING.NET

BOUNDARY SURVEY

SIGNED:
DOUG WALKER, Digitally signed by DOUG WALKER, License Number 7211
DOUG WALKER, PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

JOB#	PURPOSE	FIELD	DRAFT	DATE
25-0497	BOUNDARY SURVEY	RAMT	CD	10-29-25

Exhibit E-2 – Justification Statement

Preston Residences
Rezoning Application
Palm Beach County, Florida
Application No.: Z-2025-01889
Control No.: 2025-00070
November 19, 2025
Updated December 17, 2025

Introduction

Robert Preston (the "Applicant") is seeking an official zoning map amendment from Residential Estate (RE) to Residential Transitional (RT) for the property located at 8781 N. Virginia Ave. (00-42-42-24-01-000-0521). The request is consistent with the LR-1 Future Land Use Designation as well as the surrounding properties. Pursuant to FLUE Table 2.2.1-j.1, Residential Future Land Use – Zoning Consistency, the requested rezoning from RE to RT is consistent with the LR-1 Land Use Designation.

Historically, the subject site has been developed with a single-family home and is consistent with the residential community of Square Lake. The property owner is seeking to subdivide the property into 2 lots and build a single family residents on the new lot. A PAR was submitted and a response was provided by staff on July 12, 2025 (PAR-2025-01030). Staff concluded that a rezoning application would be required, followed by a subdivision plan if the property owner was to connect to sewer. A meeting with Seacoast Utility Authority occurred on July 22, 2025 to discuss the possibility to connect to sewer. As part of the subdivision request, a letter from Seacoast has been provided indicating the appropriate connection.

The subject site is located on the south side of N. Virginia Ave, just north of Square Lake Dr. The applicant is seeking to rezone the property and further subdivide from one single lot to two lots. The property owner would then submit a plat waiver request to the Land Development Department.

ULDC Table 3.D.1.A. that follows provides a comparison of the RE and RT zoning district property development regulations.

Table 3.D.1.A Property Development Regulations

Zoning District	Min. Lot Dimensions			Density	Max. FAR	Max. Building Coverage	Min. Setbacks			
	Size	Width and Frontage	Depth				Front	Side	Side Street	Rear
RE	1.0 ac.	125'	200'	N/A	N/A	30%	50'	15'	25'	25'
RT	14,000	100'	125'	N/A	N/A	30%	25'	15'	25'	25'

	sq.ft.									

Pursuant to the subdivision requirements, each lot will be required to meet all of the property development regulations as set forth in the table above.

Site Data:

Address: 8781 N. Virginia Avenue
PCN: 00-42-42-24-01-000-0521
Zoning District: RE
Land Use: LR-1
Lot Size: 1.67 acres (72,600 SF.)
Tier: Urban/Suburban
Existing Use: Single Family

Rezoning Standards:

1. **Consistency with the Plan**

The request to rezone the subject property from Residential Estate (RE) to Residential Transitional (RT) is consistent with the existing LR-1 Future Land Use Designation and the Comprehensive Plan. Pursuant to FLUE Table 2.2.1-j.1, Residential Future Land Use – Zoning Consistency, the RT Zoning District is consistent with the LR-1 Land Use Designation.

2. **Consistency with the Code**

Pursuant to Table 3.A.3.B – Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts, the request to rezone the subject property from Residential Estate (RE) to Residential Transitional (RT) is consistent with the existing LR-1 Future Land Use Designation and the Unified Land Development Code. The proposed amendment is not in conflict with any portion of the ULDC and remains consistent with the stated purpose and intent of the Code.

The subject site is 1.67 acres with an existing single-family residence (2,412 sf per Palm Beach County Property Appraisers website) on the property. All property development regulations are met including lot size, frontage and depth, building coverage and all setbacks.

Table 3.D.1.A Property Development Regulations

Zoning District		Min. Lot Dimensions			Density	Max. FAR	Max. Building Coverage	Min. Setbacks			
		Size	Width and Frontage	Depth				Front	Side	Side Street	Rear
Required	**RT**	14,000 sf.	100’	125’	N/A	N/A	30%	25’	15’	25’	25’
Existing	**RT**	72,745.2 sf.	220’	330’	N/A	N/A	4.9%	199.8’	30.4’	N/A	29.9’

The existing storage building in the northwest corner of the property was built in 1994 (B-1991-009521-0000)

3. **Compatibility with Surrounding Uses**

The request to rezone the subject property from Residential Estate (RE) to Residential Transitional (RT) is compatible and generally consistent with existing uses and surrounding

zoning districts and is the appropriate zoning district for the parcel of land. The subject property is located within the Square Lake Subdivision and is developed with a single-family home, similar to the surrounding properties. Existing properties located in the area have RT zoning designation.

4. Effect of the Natural Environment

The request to rezone the subject property from Residential Estate (RE) to Residential Transitional (RT) will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment. The property is currently developed with a single-family home and will remain as part of this request. Future subdivision of the property shall not affect the existing natural environment of the property as seen today.

5. Development Pattern

The request to rezone the subject property from Residential Estate (RE) to Residential Transitional (RT) is consistent with the existing development pattern within the surrounding area. Similar properties within the Square Lake Subdivision and adjacent subdivision have the RT zoning designation and the proposed amendment will result in the logical, orderly, and timely development pattern.

6. Adequate Public Facilitates

The proposed amendment will remain in compliance with Art. 2.F, Concurrency (Adequate Facility Standards). The subject property is developed with a single-family home and will remain on the property as part of this request. Any future subdivision of the property and future development shall meet all adequate facility standards as set forth by Palm Beach County. A letter from Seacoast Utility Authority dated December 8, 2025 from Laura Niemann has been provided as part of this application. Water and wastewater capacity is available and shall be connected as part of the future development of the property.

7. Changed Conditions or Circumstances

The request to rezone the subject property from Residential Estate (RE) to Residential Transitional (RT) is consistent with the surrounding uses and zoning districts. The property owner is seeking to further develop the property by subdividing the property from one single family residential lot to two single family residential lots. These lots will meet all property standards as set forth in the ULDC and will be required to go through the subdivision process.

Additionally, this request is consistent with surrounding properties that have similar RT zoning designations. Through the years, the Square Lake property owners and adjacent subdivision have consistently rezoned from RE to the RT zoning district to allow similar developments on the properties such as detached garages, sheds, etc. This rezoning is consistent with the underlying land use of LR-1 which permits residential development at one unit per acre.

On behalf of the Applicant, H&L Planning and Development Consultants request approval of the Official Zoning Map Amendment request. We look forward to working with Staff and receiving final approval as quickly as possible. We are available to answer any questions Staff might have and/or provide necessary information to supplement the information provided in the submittal. Please do not hesitate to contact James Hackett of H&L Consultants should you require additional information.

Exhibit E-3 – Disclosure of Ownership

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Robert Preston, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [ ] individual or [X] Manager *[position - e.g., president, partner, trustee]* of 8781 W Virginia Ave LLC *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.

2. Affiant's address is: 8781 W. Virginia Ave.
Palm Beach Gardens FL 33418

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.

6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Robert Preston, Affiant

(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 22 day of October, 20 25 by Robert Preston *(name of person acknowledging)*. He/she is personally known to me or has produced FL Driver License *(type of identification)* as identification and did/did not take an oath *(circle correct response)*.

Richard Pelissier (Name - type, stamp or print clearly)

(Signature)

My Commission Expires on: July 10, 2028

NOTARY'S SEAL OR STAMP

RICHARD PELISSIER
Notary Public - State of Florida
Commission # HH 569207
My Comm. Expires Jul 10, 2028

EXHIBIT "A"

PROPERTY

THE NORTH 220 FEET OF LOT 52, SQUARE LAKE, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 23, PAGE 141, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address
Robert Preston	105 Santander Drive Jupiter FL 33458
Danielle Preston	105 Santander Drive Jupiter FL 33458

Exhibit E-4 - Drainage Statement

Last Devenport, Inc.
PROFESSIONAL CONSULTING SERVICES

November 13, 2025

Re: **Drainage Statement**
8781 Virginia Avenue
Palm Beach County, Florida
PCN: 00-42-42-24-01-000-0521
LDi Project No. 25-172

This drainage statement is prepared for the property located at 8781 N. Virginia Avenue, Palm Beach Gardens, Florida, (Square Lake) which consists of one existing parcel totaling approximately 1.67 acres with an existing single-family home to be subdivided into two separate parcels.

The existing overall water management system for the entire Square Lake development (approximately 108.78 ac) was previously permitted by the South Florida Water Management District (SFWMD) under permit number 50-02422-S. No required improvements to the existing water management system are anticipated.

Stormwater management for the overall site is accomplished with a combination of inlets, interconnected culvert pipes and swales connected to the existing on-site lake that provides the calculated water quality volume and sufficient onsite stormwater runoff storage for the design storm events.

The proposed site is bounded to the east by North Virginia Avenue and to the north, south and west by existing residential development. The stormwater runoff from the existing/proposed lots will be directed to North Virginia Avenue swales respectively for collection and treatment consistent with the existing stormwater drainage patterns.

The site is situated in the SFWMD C-17 Basin and is part of the Northern Palm Beach County Improvement District (NPBCID) Unit of Development. The site is located wholly within a Flood Zone X. The overall Square Lake development outfalls to the NPBCID EPB-6 Canal. The NPBCID EPB-6 Canal is the point of Legal Positive Outfall.

1860 Old Okeechobee Road, Suite 504 • West Palm Beach, FL 33409 • Phone: 561-615-6567 • Fax: 561-683-0872
www.lastdevenport.com

The Finish Floor Elevation for any structures will be set at or above the 100-year flood stage or 18” above the adjacent crown of road elevation, whichever is greater.

The property owner recognizes that any further development of the existing property must be in accordance with applicable regulatory requirements in place at the time of submission including, but not limited to, Palm Beach County, NPBCID, NPDES and SFWMD.

_____
Ronald W. Last, P.E.
FL Reg. No. 38707
EB# 9889

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RONALD W. LAST, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

1860 Old Okeechobee Road, Suite 504 • West Palm Beach, FL 33409 • Phone: 561-615-6567 • Fax: 561-683-0872
www.lastdevenport.com

Exhibit E-5 - Utility Letter

SEACOAST UTILITY AUTHORITY

July 23rd, 2025

Robert Preston

RE: Water and Sewer Availability – 8781 N Virginia Ave., Palm Beach Gardens, FL 33418
Parcel Number: 00-42-42-24-01-000-0521

To Whom it May Concern,

Please be advised, the nearest sewer service connection point would be a manhole located ± 1,200 feet southeast of the above referenced parcel. The nearest connection for water service is a 6" water main, located on the east side of N Virginia Ave., ± 570 feet from the above referenced parcel.

8781 N Virginia Ave. is not currently connected with water or sewer from Seacoast Utility Authority. The above-mentioned parcel is within Seacoast Utility Authority service area.

Sincerely,

SEACOAST UTILITY AUTHORITY

Laura H. Niemann
Engineering Technician II

Seacoast Utility Authority

Mailing Address:
4200 Hood Road
Palm Beach Gardens,
FL 33410-2174

December 8, 2025

James Hackett
H&L Planning and Development
354 Cypress Drive #6
Tequesta, FL 33469

RE: Water Availability – Square Lake – 8781 N Virginia Ave, Palm Beach Gardens, FL 33418
PCN: 00-42-42-24-01-000-0521

To Whom It May Concern:

This letter is in response to your request for capacity availability. The calculations are based on the proposed single-family residence. The referenced project lies within the water and sewer service area of Seacoast Utility Authority.

This will confirm the current status of water and wastewater capacity and commitments for Seacoast Utility Authority (Million Gallons Per Day):

	Capacity	Committed and In Use	This Project	Balance
Water	21.09	19.88	0.00035	1.210
Sewer	12.00	8.34	0.00027	3.660

Please note that this statement reflects conditions as of this date; no guarantee of capacity availability in the future is expressed or implied, and no capacity has been reserved for the reference project.

Sincerely,

SEACOAST UTILITY AUTHORITY

Laura H. Niemann
Engineering Technician II

Exhibit F - Correspondence

Reese Family
4812 Lillian Avenue
Palm Beach Gardens, Florida 33418

February 4, 2024

RE: Rezoning Application Z-2025-01889
(Proposed change from Residential Estate (RE) to Residential Transitional (RT))
and DRO Administrative Subdivision Request DRO-2025-01896

Dear Members of the Zoning Commission,

I respectfully submit this letter in opposition to the proposed rezoning of the property located at 8781 N. Virginia Avenue from Residential Estate (RE) to Residential Transitional (RT), as well as the related administrative request to subdivide the property into two lots.

The subject property is located within a well-established, low-density residential area characterized by large lots, single-family homes, limited traffic, and a development pattern that has remained stable for many years. The existing RE zoning is consistent with the surrounding neighborhood and reflects the long-standing expectations of property owners who have relied on that designation in making substantial personal and financial investments.

Florida's growth management framework requires that zoning actions be **consistent with the adopted comprehensive plan and compatible with surrounding land uses**. Chapter 163, Florida Statutes, makes clear that rezonings should implement — not undermine — the future land use policies and objectives adopted by the County. A rezoning that allows a higher-intensity residential classification within an otherwise uniform RE area raises serious concerns regarding land-use compatibility and internal consistency.

The proposed change from RE to RT appears to constitute **spot zoning**, in that it would single out one parcel for a more intensive use that is inconsistent with the prevailing development pattern of the surrounding neighborhood and not justified by any demonstrated change in conditions. Florida courts have repeatedly viewed such rezonings skeptically where they confer a private benefit while eroding the integrity of an established land-use scheme.

Additionally, Section 163.3177, Florida Statutes, requires that land-use decisions be supported by adequate public facilities and infrastructure. The infrastructure serving this area — including roadway capacity, utilities, and public services — was designed to accommodate the very low density permitted under the RE designation. Increasing allowable density through RT zoning risks incremental infrastructure strain and traffic impacts that are incompatible with the scale and function of this neighborhood.

My family purchased a three-acre property near the subject site and made a substantial multi-million-dollar investment in constructing a new home. That investment was made in reasonable reliance on the existing zoning framework and the consistent application of the RE designation throughout this area. As a parent of three school-aged children, safety, traffic conditions, and neighborhood stability were central considerations in selecting this location. The proposed rezoning threatens to undermine those conditions, diminish property values, and disrupt the settled expectations of existing residents.

Reese Family
4812 Lillian Avenue
Palm Beach Gardens, Florida 33418

Importantly, approving this rezoning would set a precedent that could invite similar requests elsewhere in the neighborhood, leading to a gradual erosion of the low-density character that the County's planning framework is intended to protect. Maintaining zoning consistency is essential not only for neighborhood preservation, but also for ensuring that land-use decisions remain defensible, predictable, and aligned with adopted policy.

For these reasons, I respectfully urge the Commission to deny the proposed rezoning and associated subdivision request and to maintain the existing Residential Estate zoning designation, which remains appropriate, compatible, and consistent with the surrounding area and the County's comprehensive planning obligations.

Sincerely,

Gideon Leela

Reese Family

CC: Shannan Webb (SWebb@pbc.gov)

SWebb@pbc.gov

I am a 30-year resident of SQUARE LAKE. My name is Gayle Martin, and I live on South Elizabeth Ave. I have been able to have my horse boarding business here and live on 3 ½ acres. I have an agriculture exemption. It is a bird sanctuary, where we have peacocks, and I have photographed rare birds, like the burrowing owl. We also have gopher tortoise. We have also photographed a Florida panther here. All these are endangered species.

We have a canal behind us which enables one to fish for bass. People here know each other by name! We have no sidewalks and our residents walk for exercise, and their animals. I have ridden my horse on these streets for 27 years.

My reason for purchasing here was that it was a peaceful country like community that was a great place to raise a family. I have neighbors who care for each other. We have diversity in ages, and cultures. I feel it is the best community where each home was zoned for at least an acre**. I oppose changing the lot size.**

Rezoning the lots, and the changing of the zoning on North Virginia will increase the traffic, and adding more people and cars. It also would add to crime and safety for our community. It also would devalue our properties. Rezoning the lots to less than an acre will irreversibly harm our sanctuary and our community. The value of our community both aesthetically and monetarily will damage those who have lived here 30, 40 and 50 years. It will cause irrevocable harm to our Square Lake community.

For Zoning to be taking the developers angle of less than an acre will ruin the community which I love. Your graph shows I could build 6 homes on my property! I could make millions of dollars, but my peaceful life, and my community of neighbors is much more important to me. What's next? Taking my agriculture exemption away and ability to have my horse barn and income??

I'm respectfully asking you to reject the rezoning of North Virginia and any other parcel in Square Lake. Many more people would be at your meeting on March 5, but we are a community of working families! We have gathered over 200 signatures to oppose the rezoning of the 10 acres on North Elizabeth. We are a community of families living here for a reason…and should you decide on the redevelopers platform we will bring our plight to the news and other media. Please decide for families and our Square Lake community now and the future.

Gayle Martin

Shannan Webb

From: Sarah Bishop
Sent: Monday, March 2, 2026 8:12 AM
To: Travis Goodson; Imene Haddad; Shannan Webb
Subject: FW: Square lake

Follow Up Flag: Follow up
Flag Status: Flagged

Forwarding.

-SB

From: Kat Purvis <katapurvis@gmail.com>
Sent: Monday, March 2, 2026 8:10 AM
To: Sarah Bishop <SBishop@pbc.gov>
Subject: Square lake

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good morning,

I'm sending this email on behalf of 8493 S. Elizabeth Ave., Palm Beach Gardens, FL 33418 in the square lake community. We would like it known that we are opposed to the rezoning that is in question. We have lived in this neighborhood for over 30 years, I grew up in this neighborhood. My children are currently growing up in this neighborhood and the overcrowding is a big concern moving forward. Not to mention this is a bird sanctuary, and the effects on wildlife would be profound. We believe that it should be one house per acre, and that we should not squeeze in a bunch of houses on these properties. Thank you and look forward to attending the meeting on Wednesday if we can make it, but I wanted to send this email so you were aware that another resident is opposed. Thank you.

Katherine Purvis

Shannan Webb

From: Ashley Davis <asheman_51@yahoo.com>
Sent: Monday, March 2, 2026 7:48 AM
To: Shannan Webb
Subject: Square Lake Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Regarding the issue of re-zoning to reduce lot size in the Square Lake community:
Date: March 5
Time: 9:00 AM
Location: 2300 N. Jog Road
Agenda:
https://discover.pbc.gov/.../Hearings.../March-ZC-Agenda.pdf
Staff Report:
03 Z-2025-01889 Preston Residences SR.pdf

We are very concerned that the change will result in a crowding of the community. The sparse and relaxed nature of Square Lake being the primary draw when we chose to locate here.
Further, the change to develop on smaller lots seems to benefit people not residing here and will not feel the adverse effects.
Thank you for your consideration,

Ashley and Linda Davis
8774 N. Elizabeth Ave.
Palm Beach Gardens, Fla., 33418

Shannan Webb

From: Amy Troisi <amy@saltmarine.net>
Sent: Monday, March 2, 2026 8:46 AM
To: Shannan Webb
Subject: Rezoning N Virginia - Square Lake

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Good Morning Shannon,

I hope this message finds you well. I'm writing as a resident of Square Lake Neighborhood in Palm Beach Gardens. This neighborhood with its rural life in the city is such gem. Everyone who comes here to visit love the space, quiet, tranquility of large lots and friendly neighbors. The current rezoning proposal on North Virginia is a major concern to the quality of life for all residents in Square Lake. By changing the zoning and allowing more density housing will forever change our very unique neighborhood. This change will set a precedence for all other properties in the neighborhood. What makes Square Lake special can easily change overnight.

Please do not allow this rezoning change as it will forever affect our way of life.

Thank you for your time and all that you do to effectively using your power to make hard decisions.

Best Regards,

Amy Troisi
8295 S Virginia Ave
Palm Beach Gardens, FL33418
561-389-4373

Shannan Webb

From: Sandy Bie <sandybie20@gmail.com>
Sent: Monday, March 2, 2026 10:21 AM
To: Shannan Webb; Alex Bie
Subject: Rezoning of Square Lake

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Good morning Miss Webb,

On behalf of my husband and I- reaching out to you is of the upmost concern for our home, our family our children and our community.

It has been brought up to our attention that a recent rezoning request for a property on North Virginia Avenue has been requested to be changed from Residential Estate of 1 acre=1 home to Residential Transitional allowing 1/3 of acre to be built upon per home. Allowing up to 2-3 homes per acre! This is wrong and a terrible decision. WE DO NOT AGREE TO THIS AND ALL RESIDENTS WOULD AGREE WITH ME.

Many of us chose Square Lake because of what makes it speciaL. Its a quiet oasis in what has become a very highly populated area. We have space, privacy, peace and quiet, beautiful trees and wildlife. Our community is a long standing Bird Life Sanctuary with beautiful cardinals, blue jays, hawks and eagles and wild peacocks. We have deer, fox, and wild rabbits. Our long-standing one-house-per-acre has defined this community for DECADES.

As a Resident, our concern lies in the increasing of our density beyond the long-standing rural standard. This sets a major precedent for future rezoning requests as it would impact not only traffic but drainage, infrastructure, wildlife, and our privacy as citizens. Gradually changing the large-lot character of Square Lake.

The worst part of it all is once zoning changes are approved, they are PERMANENT. This will continue as our neighbors sell their homes in the future. The word will be out to Developers who will seek to buy up properties to subdivide many times over to make a profit. Homes around you us could turn into 3 or more houses, with all the excessive activity that comes along with new construction and overcrowding.

Please Miss Webb, we urge you to reconsider this. Our children are 7,5, and 1 year old. We want them to have a beautiful childhood in a safe neighborhood where they can safely ride their bikes and when my husband and I bought our first home in square lake this is what we envisioned. The thought of more traffic, strangers and more people bring in many problems for our community. My little girls will not be safe freely riding their bikes up and down our streets.

Miss Webb, I would like to invite you to our home and we can take a drive around the neighborhood and I can show you its beauty. It's untouched and unparalleled. Happy to host you and your team. And you can see the beauty of Square Lake for yourself.

Your concerned constituents,

Dr. And Mrs. Bie

Shannan Webb

From: catsmeowsue@aol.com
Sent: Monday, February 23, 2026 9:31 PM
To: Shannan Webb
Subject: Preston Residences North Virginia Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an External Sender
This message came from outside your organization.

Dear Ms. Webb,
As a resident of Square Lake for the past 36+ years, we have seen several changes in our community.

We like, many other residents chose to live in Square Lake because of the large properties and country like atmosphere while being close to everything.

What I do not understand is the County allowing developers to come into a community and rezone for their benefit. For years the RT zoning required 1 unit per acre UNLESS city water and sewer were available. Square Lake is on wells and septic. I have been to all of the meetings over the years and as time has gone on it seems that Staff and the Commissioners are becoming more willing to change the "rules" or zoning to benefit newcomers to the community who strictly want to buy, build and sell, with no intention of actually living in the community or live here for the 2 years required for tax purposes and then move on.

By rezoning the property on North Virginia to RT and allowing it to have 2 homes on under 2 acres by "rounding up" (per an email from Zoning) Staff and the Commissioners will be setting a dangerous precedent for the future of Square Lake. RT could also go as low as 14,000sq ft (per your own email to one of the residents) so essentially if everyone living in Square Lake were to petition for rezoning we could have double, triple, quadruple the amount of homes we have in here now? People who bought a home and have 1 home on either side of them and 1 home behind them could now have at least double that amount.

We all bought in Square Lake due to the size of the properties around us. Rezoning whenever requested by someone who is only looking at making a profit will forever change our community and not for the better.

There is a property for sale on Lillian Avenue right now that has 4.67 acres and is being marketed as "able to subdivide for 6 homes". Yes, Lillian has city water but not sewer. I thought in the Conditions for Approval for Catoe Residences on Lillian which was rezoned in 2024? that one of the Conditions was that without sewer it still required 1 unit per acre. Mr. Catoe had asked for 2.14 acres to be subdivided into 3 properties, he was only allowed 2.

Please, do not grant this request for 2 homes on under 2 acres on North Virginia. If you have not actually ever driven through Square Lake, please do. Take a look at why it is such a special community and should not be changed the way that it will be if Staff continues allowing it to be rezoned. Square Lake is very special, please help us keep it that way.

Sincerely,
Sue and Chris Anderson
8675 Square Lake Drive
Palm Beach Gardens,

Shannan Webb

From: Everett Barber <barbever@msn.com>
Sent: Thursday, February 19, 2026 11:41 PM
To: Shannan Webb
Cc: catsmeowsue@aol.com
Subject: Fw: Square Lake Subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Good evening, Ms. Webb. I share the concern that my neighbors have about turning Square Lake into a normal residential neighborhood with RT zoning. I have been living here since 1985, and I was drawn to this incredible neighborhood by the low density and extra space of RE zoning. Nearly all the homes, except those in the southeast corner, are on 1 acre or more lots and that is what we like about this special neighborhood. Reducing the size of building lots per RT zoning has the potential of significantly increasing the number of homes and decreasing the value of the other homes, like mine, on the 1+ acre lots. There recently was a rezoning request for a lot on the south east corner of Lillian Ave and Bates Ave to allow 2 homes to be built on that lot but that was denied by your office as each home would have been on a lot of less than one acre.

What is different about the request on No. Virginia Ave that your office would consider the request to go to RT? What can we do, as residents in Square Lake, to prevent the rezoning to RT?

Thank you for your consideration.

Everett Barber
8236 So. Elizabeth Ave., PBG
561-215-8704

From: catsmeowsue@aol.com <catsmeowsue@aol.com>
Sent: Thursday, February 19, 2026 10:32 PM
To: catsmeowsue@aol.com <catsmeowsue@aol.com>
Subject: Square Lake Subdivision

Hi,
One of the residents has forwarded the following information regarding the subdivision of property on North Virginia Avenue. It was sent by the County. Just for reference, 14,000 sq ft is 0.321 of an acre. This could forever change Square Lake. Any comments or questions can be sent to Ms. Webb. Her information is at the bottom of the email.

Square Lake is a mix of properties in the Residential Estate (RE) Zoning District and the Residential Transitional (RT) Zoning District.

Properties in the RE Zoning are supposed to be a minimum of 1 acre in size.
Properties in the RT Zoning can be a minimum of 14,000 square feet in size.

The property 8781 N Virginia Ave submitted a rezoning application to rezone from the RE District to the RT District. The subdivision is a separate application and has not been approved yet.



Table 3.D.1.A – Property Development Regulations

Zoning District	Min. Lot Dimensions			Max. FAR (5)	Max. Building Coverage	Min.	
	Size	Width and Frontage	Depth			Front	Side
Agriculture/Conservation							
PC	1 ac.	-	-	-	-	50'	50'
AP	10 ac.	300'	300'	-	10% (9)	100'	50'
AGR	5 ac.	300'	300'	-	15%	100'	50'
Residential (2)(3)(4)							
AR (RR-20)	20 ac.	300'	300'	0.15	15%	100'	50'
AR (RR-10)	10 ac.						
AR (RR-5)	5 ac.						
AR (RR-2.5)	2.5 ac.	200'	200'	-	20%	50'	25'
AR and RE (U/S Tier) (1)	1 ac.	125'	200'	-	30%	50'	15'
RE (RSA)	2.5 ac.	200'	200'	-	20%	50'	25'
RT	14,000 sq. ft.	100'	125'	-	30%	25'	15'
RS	6,000 sq. ft.	65'	75'	-	40%	25'	7.5' (1
RM	-	65'	75'	-	40%	25' (8)	15'

Best regards,

Shannan Webb
Site Planner II, Zoning Division
Planning, Zoning & Building Department
2300 N. Jog Road
West Palm Beach, FL 33411
561-233-5233
SWebb@pbc.gov
www.pbc.gov/pzb

[facebook.com] [instagram.com]
Click to follow PBC [facebook.com]and PZBPBC [instagram.com]

Shannan Webb

From: Shirley DeLuna <sdeluna11.com@icloud.com>
Sent: Friday, February 20, 2026 7:20 AM
To: Shannan Webb
Cc: Shirley
Subject: Rezoning in Square Lake PBG, Fl

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Good morning. My name is Shirley Deluna and I live at 4629 Square Lake Dr. My family has lived here since 1996.

When we purchased our home and property, we were informed that EVERY home and lot in Square Lake was over an acre in size. That was one of the reasons we bought in this country like community.

We also loved the fact that this area was deemed a bird sanctuary, and still is. The lower home/people density worked and continues to work with this type of sanctuary - a sanctuary which includes the mix of horses, peacocks and other rare birds. Rezoning lots, adding more homes, more people and more cars, all which will increase the density, will only harm this community/sanctuary. We who live here, with the exception of those who want to divide lots and make money, love this community. This country like haven.

I ask you to reject the rezoning projects requested on Virginia avenue and on any other parcel in Square Lake. We, and the others who live in this area, do not want to see our community destroyed by crowding in homes, people and cars.

Lastly, I am requesting any and all documentation which indicates who authorized a "rounding up" of 2 dwellings per parcel and when this authorization took place. Was there notice to the community? Was there a meeting? Was there a vote? We never heard one word that this was happening nor were we given any notice or input regarding this alleged revision.

I can and will do a Chapter 119 request for these documents if necessary, but would appreciate if you can send me whatever authority you have that is even allowing you to consider this harmful and unwanted rezoning of Square Lake land parcels.

Thank you in advance for your anticipated cooperation and consideration of our concerns in this matter. I pray that you and the board reject these applications and put community first, over money and so called progress.

Shirley Deluna, Esq.
561-371-9277.

Shannan Webb

From: Ginny <ginnysh@comcast.net>
Sent: Tuesday, February 17, 2026 11:40 AM
To: Shannan Webb
Subject: 8781 N Virginia

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Many of the people in Square Lake have expressed concern about the size of the lots that can be rounded up. They are under the impression anything over an acre can be divided into 2 lots. Is that correct?

I have no problem with dividing the N Virginia property into two .82 acre lots. I I live on N Virginia on a .52 acre lot. All the work that has been done on the Preston property has been a definite improvement to my neighborhood.

Virginia Sheirs

Shannan Webb

From: Sarah Bishop
Sent: Tuesday, February 17, 2026 10:55 AM
To: Travis Goodson; Imene Haddad; Shannan Webb
Subject: FW: Subdivision of Property on North Virginia Avenue

Forwarding.

Thank you,
Sarah Bishop

From: Jill Gavagni <jillg325@aol.com>
Sent: Tuesday, February 17, 2026 10:51 AM
To: Sarah Bishop <SBishop@pbc.gov>
Subject: Fw: Subdivision of Property on North Virginia Avenue

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Sarah,

We as a community agree that we want LESS and NOT MORE. Why do we always have to have more. We have fought like hell over the years for the same reason the Brown's have.
I agree with everything they say below. We bought our property in 1993 for the same reasons and are still here 33 years later. We will all see you at the meeting. Another morning of missed work for me to fight these things. No rounding!!! Stop this nonsense. This is my second letter addressing the same issue.
Thank you,
Jill Gavagni
4960 82nd Street North
Square Lake

> One of our longtime residents has written the letter below to the Zoning Dept regarding the subdivision of property on North Virginia Avenue. I am sending it out to the Community with his permission. It shows how the "rounding up" interpretation that the County is planning on doing with this property could affect other properties in the Community. Any comments, letters or emails should be sent to **Project Manager, Shannan Webb of the Zoning Division SWebb@pbc.gov** I have included the information regarding the upcoming meetings below:
> **The Zoning Commission meeting is being held March 5th at 9:00 am and the BCC Hearing is March 26 at 9:30 am. Courtesy notices will be mailed 15-days prior to the first public hearing. These hearings are for the Rezoning application only. The subdivision application is still in process and not approved."**
>
> **Here is the letter written by Lyn Brown, with his permission:**

Sarah,
Sue Anderson shared your email (below) about the property at 8781 N. Virginia Avenue, and I am very concerned about the possible impact on our Square Lake community!

First let me tell you about why we live in Square Lake. My wife and I lived in N. Palm Beach for a number of years and were concerned about the safety of our children due to the many, small properties and subsequently high traffic volume; and we wanted more space for family activities and more privacy. After two year long search of much of northern Palm Beach county, we bought our Square Lake property in 1968 and moved into our new home in April of 1970 … just about the time another baby joined our family. Residing at 8233 S. Virginia Avenue for 56 years is an indication of our level of satisfaction with our home's location and it's ambience.

I don't remember having this "rounding" interpretation with any of our previous encounters with the county, and I thought the zoning requirements were the same as contractual requirements. The "rounding" approach from a mathematical point of view is correct but logically, with the possible impact to our community, not so much! Mathematically, any number at X.5 or fractionally above rounds to the next higher digit. Apply this "rounding" mathematical approach to my 8233 S. Virginia Avenue property and my abutting neighbors properties would essentially triple the number of possible dwellings!

My Property Plus Adjacent Properties	Current Number of Dwellings	Current Acreage	Rounded Mathematical Minimum Allowed Acreage	Math M A Sub
8233 S. Virginia Ave.	1	1.52	0.5	
8265 S. Virginia Ave.	1	1.16	0.5	
8235 S. Virginia Ave.	1	0.98	0.5	
8296 S. Bates Rd.	1	2.39	0.5	
8250 S. Bates Rd.	1	1	0.5	
8218 S. Bates Rd.	1	1.27	0.5	
Dwellings	**6**			

Using this mathematical approach to all of Square Lake, I'll bet we could more than double or maybe triple the number of homes, which is totally contrary to why most of us bought in Square Lake … safety, space and privacy!!!!

Sincerely,

J. Lyndon (Lyn) Brown

Good afternoon,
In regards to the density inquiry below, the property's current Future Land Use (FLU) designation is LR-1, which permits a maximum density of 1 dwelling unit per acre. Based on the parcel size of 1.67 acres, the allowable density calculation (acres × dwelling units per acre) results in 1.67 units, which rounds up to a maximum of 2 dwelling units.

Please let me know of any further questions.

Thank you,

Sarah Bishop
Site Planner I, Planning Division
Planning, Zoning & Building Department
2300 N. Jog Road
West Palm Beach, FL 33411
561-233-5362
sbishop@pbc.gov
www.pbc.gov/pzb

Shannan Webb

From: Sarah Bishop
Sent: Tuesday, February 17, 2026 8:07 AM
To: Imene Haddad; Travis Goodson; Shannan Webb
Subject: FW: Square Lake Zoning Interpretation Impact

Forwarding as FYI.

Thank you,
Sarah Bishop

From: J Lyndon Brown <jlyndonbrown@comcast.net>
Sent: Monday, February 16, 2026 8:52 AM
To: Sarah Bishop <SBishop@pbc.gov>
Cc: Sue Anderson <catsmeowsue@aol.com>
Subject: Square Lake Zoning Interpretation Impact

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Sarah,

Sue Anderson shared your email (below) about the property at 8781 N. Virginia Avenue, and I am very concerned about the possible impact on our Square Lake community!

First let me tell you about why we live in Square Lake. My wife and I lived in N. Palm Beach for a number of years and were concerned about the safety of our children due to the many, small properties and subsequently high traffic volume; and we wanted more space for family activities and more privacy. After two year long search of much of northern Palm Beach county, we bought our Square Lake property in 1968 and moved into our new home in April of 1970 … just about the time another baby joined our family. Residing at 8233 S. Virginia Avenue for 56 years is an indication of our level of satisfaction with our home's location and it's ambience.

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Please let me know of any further questions.

Thank you,

Sarah Bishop
Site Planner I, Planning Division
Planning, Zoning & Building Department
2300 N. Jog Road
West Palm Beach, FL 33411
561-233-5362

sbishop@pbc.gov
www.pbc.gov/pzb

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How did we do? Please let us know by clicking here.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone.

Shannan Webb

From: Barry Romoser <bkromoser@comcast.net>
Sent: Tuesday, February 3, 2026 9:02 PM
To: Shannan Webb
Cc: catsmeowsue@aol.com
Subject: Redoing of Square Lake Lot

Follow Up Flag: Follow up
Flag Status: Flagged

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I am against any rezoning in Square Lake that reduces lot size to less than one acre! The people that brought this property knew going in that it wasn't OK to cut it in two and we want the zoning board to not acquiesce to their greed! I live at 4800 Square Lake Dr and have been here for 54 years. Please don't ruin our little bit of heaven. A change here is letting " the cat out of the bag" and we both know once done it can't be stopped. Think Lilliann and Bates. Barry Romoser

Sent from my iPad

Shannan Webb

From: catsmeowsue@aol.com
Sent: Tuesday, February 3, 2026 5:05 PM
To: Shannan Webb
Subject: Re: Preston Residences - 8781 N Virginia Ave

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an External Sender
This message came from outside your organization.

Ms Webb,
Thank you for letting our community know about this How is this able to be done as I thought Square Lake was zoned for 1 unit per acre.

I understand that can change with city water and city sewer but how is city sewer being brought into Square Lake? How is the applicant doing city water, doesn't water have to make a loop or can it just dead end at his property?

Please keep in touch about this
Sue Anderson

In a message dated 2/3/2026 11:03:44 AM Eastern Standard Time, SWebb@pbc.gov writes:

> Hello Sue,
>
> I am reaching out regarding two Zoning applications in Square Lake. We have two applications in for this site, the 1st is a rezoning from the Residential Estate District to the Residential Transitional District (Z-2025-01889), and the 2nd is a DRO administrative request to subdivide into two lots (DRO-2025-01896).
>
> The Agent representing the Applicant is James Hackett with H&L Planning and Development.
>
> The rezoning application has been certified and is proposed to go to March Public Hearings.

The subdivision application is still under review but the applicant has agreed to connect to Seacoast water and sewer systems.

Please do let me know if you have any further questions or concerns.

Thank you,

Shannan Webb
Site Planner II, Zoning Division

Planning, Zoning & Building Department

2300 N. Jog Road

West Palm Beach, FL 33411

561-233-5233

SWebb@pbc.gov

www.pbc.gov/pzb

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Click to follow PBC [facebook.com]and PZBPBC [instagram.com]

How did we do? Please let us know by clicking here.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone.

Reese Family
4812 Lillian Avenue
Palm Beach Gardens, Florida 33418

February 4, 2024

RE: Rezoning Application Z-2025-01889
(Proposed change from Residential Estate (RE) to Residential Transitional (RT))
and DRO Administrative Subdivision Request DRO-2025-01896

Dear Members of the Zoning Commission,

I respectfully submit this letter in opposition to the proposed rezoning of the property located at 8781 N. Virginia Avenue from Residential Estate (RE) to Residential Transitional (RT), as well as the related administrative request to subdivide the property into two lots.

The subject property is located within a well-established, low-density residential area characterized by large lots, single-family homes, limited traffic, and a development pattern that has remained stable for many years. The existing RE zoning is consistent with the surrounding neighborhood and reflects the long-standing expectations of property owners who have relied on that designation in making substantial personal and financial investments.

Florida's growth management framework requires that zoning actions be **consistent with the adopted comprehensive plan and compatible with surrounding land uses**. Chapter 163, Florida Statutes, makes clear that rezonings should implement — not undermine — the future land use policies and objectives adopted by the County. A rezoning that allows a higher-intensity residential classification within an otherwise uniform RE area raises serious concerns regarding land-use compatibility and internal consistency.

The proposed change from RE to RT appears to constitute **spot zoning**, in that it would single out one parcel for a more intensive use that is inconsistent with the prevailing development pattern of the surrounding neighborhood and not justified by any demonstrated change in conditions. Florida courts have repeatedly viewed such rezonings skeptically where they confer a private benefit while eroding the integrity of an established land-use scheme.

Additionally, Section 163.3177, Florida Statutes, requires that land-use decisions be supported by adequate public facilities and infrastructure. The infrastructure serving this area — including roadway capacity, utilities, and public services — was designed to accommodate the very low density permitted under the RE designation. Increasing allowable density through RT zoning risks incremental infrastructure strain and traffic impacts that are incompatible with the scale and function of this neighborhood.

My family purchased a three-acre property near the subject site and made a substantial multi-million-dollar investment in constructing a new home. That investment was made in reasonable reliance on the existing zoning framework and the consistent application of the RE designation throughout this area. As a parent of three school-aged children, safety, traffic conditions, and neighborhood stability were central considerations in selecting this location. The proposed rezoning threatens to undermine those conditions, diminish property values, and disrupt the settled expectations of existing residents.

Reese Family
4812 Lillian Avenue
Palm Beach Gardens, Florida 33418

Importantly, approving this rezoning would set a precedent that could invite similar requests elsewhere in the neighborhood, leading to a gradual erosion of the low-density character that the County's planning framework is intended to protect. Maintaining zoning consistency is essential not only for neighborhood preservation, but also for ensuring that land-use decisions remain defensible, predictable, and aligned with adopted policy.

For these reasons, I respectfully urge the Commission to deny the proposed rezoning and associated subdivision request and to maintain the existing Residential Estate zoning designation, which remains appropriate, compatible, and consistent with the surrounding area and the County's comprehensive planning obligations.

Sincerely,



Reese Family

CC: Shannan Webb (SWebb@pbc.gov)

Shannan Webb

From: Bernie Cueto <Bernie_Cueto@pba.edu>
Sent: Thursday, March 5, 2026 7:45 AM
To: BCC-All Commissioners; Shannan Webb
Subject: Rezoning Square Lake...

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RE: Rezoning Application Z-2025-01889
(Proposed change from Residential Estate (RE) to Residential Transitional (RT))
DRO Administrative Subdivision Request DRO-2025-01896

Dear Shannan Webb and Members of the Zoning Commission,

I am writing to respectfully express my opposition to the request to rezone the property located at 8781 N. Virginia Avenue from Residential Estate (RE) to Residential Transitional (RT), along with the accompanying administrative request to subdivide the property into two separate lots.

The area surrounding the subject property has long been defined by large residential lots, single-family homes, limited traffic, and a consistent low-density development pattern. The existing Residential Estate designation accurately reflects the character of the neighborhood and has provided stability for residents who purchased and invested in their homes with the understanding that this land-use pattern would remain in place.

Sound planning principles require that zoning decisions maintain compatibility with surrounding land uses and remain aligned with the County's adopted comprehensive plan. Florida's growth management laws emphasize that rezonings should implement the long-term planning vision established by the County rather than introduce uses or densities that conflict with that framework. Introducing a higher-density classification in the middle of a consistently low-density RE area raises legitimate concerns regarding compatibility and consistency with established planning policies.

The requested rezoning also raises concerns commonly associated with spot zoning, where a single parcel is treated differently from the surrounding properties without a clear public justification or a demonstrated change in neighborhood conditions. Altering the zoning of this parcel would create an exception within an otherwise uniform area, potentially providing a private benefit while weakening the coherence of the broader land-use plan.

In addition, land-use changes should be carefully evaluated in light of the capacity of existing infrastructure and public services. The roads, utilities, and community infrastructure serving this neighborhood were designed with the very low-density RE zoning in mind. Increasing the allowable density, even modestly, can create incremental impacts on traffic, services, and neighborhood safety that are inconsistent with the scale of development that residents have come to expect.

My family has lived in Square Lake for 12 years and came here for a specific reason. Rezoning changes that reason. Like many residents in this area, we chose this neighborhood because of its quiet character, spacious lots, and low-density design. TThe proposed rezoning introduces uncertainty regarding traffic patterns, neighborhood character, and long-term property stability.

Approving this request could also create a precedent for similar rezonings in the future, which may gradually alter the character of the area and erode the planning consistency that has protected the neighborhood for many years. Maintaining the integrity of the current zoning framework helps ensure that land-use decisions remain predictable, equitable, and consistent with the County's long-term planning goals.

For these reasons, I respectfully request that the Commission deny the proposed rezoning and associated subdivision request, and preserve the existing Residential Estate (RE) designation, which continues to be appropriate for this neighborhood and consistent with the surrounding development pattern.

Thank you for your time and careful consideration of this matter.

Respectfully,

Bernie, Ana, Bernie Jr., Nicholas, and Sophia Cueto

Bernie A. Cueto, Ph.D.
Associate Professor of Biblical & Theological Studies
Campus Pastor
School of Ministry

Palm Beach Atlantic UNIVERSITY

901 S. Flagler Drive,
West Palm Beach FL 33401

561.803.2541 Office
bernie_cueto@pba.edu

pba.edu

Shannan Webb

From: Kathy Mulford <katmulford@gmail.com>
Sent: Wednesday, March 4, 2026 2:34 PM
To: Shannan Webb; Wendy Hernandez N.
Cc: Sue Anderson
Subject: Rezoning Z-2025-01889 Square Lake

Follow Up Flag: Follow up
Flag Status: Flagged

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3/4/26

Project Manager Shannon Webb and Wendy Hernandez Interim Zoning Director

My husband and I are writing in opposition to the zoning change for the Preston Residence Z-2025-01889 at 8781 N. Virginia Ave.
Walter, my husband, moved to Square Lake in 1962 with his parents. I moved to Square Lake in 1968 with my parents. We married later and purchased property in Square Lake in 1996 and have lived here since. That is almost 60 years of being involved with Square Lake. As do most of the people that live in Square Lake-We LOVE living here. Unfortunately, many of the people that have lived here for many years are passing away and properties are being sold. Unfortunately, again, most of the people that are buying or inheriting them do not care about Square Lake. They are just seeing dollar signs. I understand wanting to maximize profit, but NOT at the expense of a beautiful neighborhood.
It is my understanding that RT zoning allows a maximum of 1 residence per acre due to our well water and septic tanks. Also, each residence must have 100 feet minimum of road frontage.

The following email was received on 2/5/26 from your office. My question to this is "How in the world do you create land by rounding!!! I understand math fairly well as I taught middle and high school math for 47 years in PBC.
This "rounding up" to create more land is astounding to me! 1.67 acres does not equal 2 acres, to be able to put two houses on it!

Good afternoon,
In regards to the density inquiry below, the property's current Future Land Use (FLU) designation is LR-1, which permits a maximum density of 1 dwelling unit per acre. Based on the parcel size of 1.67

acres, the allowable density calculation (acres × dwelling units per acre) results in 1.67 units, which rounds up to a maximum of 2 dwelling units.

Please let me know of any further questions.

Thank you,

Sarah Bishop
Site Planner I, Planning Division
Planning, Zoning & Building Department
2300 N. Jog Road
West Palm Beach, FL 33411
561-233-5362
sbishop@pbc.gov
www.pbc.gov/pzb

Moving forward even if the owner brings in city water and city sewer, the properties should not be allowed to be only .3 acres. The reason most of us live here is to enjoy the peace and quiet and the space. There are plenty of zero lot line developments in PBC-we don't need to make Square Lake one of those as well. This is a unique neighborhood that was incorporated in 1952 and has stayed mostly the same for all these years, with only a few minor changes, because the residents love living here. All of the properties that have been re-zoned to RT in the last 30 years have had to stay with the 1 residence per actual acre of real physical property. *I still want to know how you can create property "on paper" by rounding.

Please do not allow this drastic change of property size to happen!

Kathy and Walter Mulford
8315 S. Bates Rd.
Palm Beach Gardens, Fl. 33418
561-301-4272

Shannan Webb

From: Comcast <josephfourcade@comcast.net>
Sent: Wednesday, March 4, 2026 2:21 PM
To: Shannan Webb
Subject: Preston Residences Z-2025-01889

Follow Up Flag: Follow up
Flag Status: Flagged

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March 3, 2026

Zoning Board Commission
Project Manager Shannan Webb

Re: Application for Preston Residences 03 Z-2025-01889

Dear Ms. Webb:

We oppose the proposed application to change its present site from RE (Real Estate) to RT (Residential Transitional).

It took our family a long time to purchase into this community as every time a house was available, it was sold almost immediately. This is because our community is quiet, with ample space per household, friendly neighbors that have been part of its charm. Square Lake is also a bird sanctuary with beautiful wildlife such as various bird species (our beautiful peacocks come to mind instantly), rabbits, turtles, and even foxes.

The proposed change would challenge our low-density format of one house per acre. We do not approve of this “rounding to the nearest house per construction on a site where there is clearly not two acres of land available”. We have never heard of rounding out and quite frankly do not understand how that ever came out. That would put strain on our current and established infrastructure such as increased traffic and utility infrastructure failures to name a few. Furthermore, it impacts our current level of safety for all.

Please, honor and uphold our RE designation by not accepting but rejecting this proposed zoning change that most of the homeowners do not want as it places peril to our community’s welfare.

Sincerely,

Joe and Amy Fourcade
8185 S Elizabeth Ave
Palm Beach Gardens, Fl 33418
Cell phone: 3056104973
Sent from my iPad

Shannan Webb

From: Pat Gelb <pgelb919@gmail.com>
Sent: Wednesday, March 4, 2026 5:21 PM
To: Shannan Webb
Subject: Rezoning of Preston Residences

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Dear Ms. Webb,
I am a resident of the Square Lake subdivision and I am opposing the rezoning of 8781 North Virginia Ave. from RE to RT to subdivide the lots.
The rezoning will set precedent for further rezoning in the community making the community far removed from the community as it was originally intended, only one home per acre.
Residents, such as myself, purchased here over 35 years ago because of the ability to have more land and recreational space for my horses and quiet. This proposed rezoning will interrupt the quality of the neighborhood, allowing for further division in other properties as well. If this is allowed, there will be traffic concerns, crowding and more noise pollution. It will interrupt the quiet and safety of the community.
Rezoning in the interior of this community
will only invite more requests and change the nature of the entire community as originally intended.
Please consider the repercussions to the people who live here.
Thank you.

Respectfully,

Patricia Gelb
4604 Square Lake Dr, Palm Beach Gardens, FL 33418

Shannan Webb

From: Beverly Bunker <beverlybunker@icloud.com>
Sent: Wednesday, March 4, 2026 9:26 PM
To: Shannan Webb
Subject: Zoning in Square Lake

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Sent from my iPhone
To: Shannan Webb
From: Beverly Bozung

Hello,
When, in 2001, I bought my house on Square Lake Drive, I was told by the seller, the realtor & the law firm handling the closing that the zoning in Square Lake required each house to have a minimum of one acre. Since then I have never once been contacted by the county to inform me of any changes.

I put everything I had into purchasing this house, representing a lifetime of hard work!!
Now I hear that those in charge of zoning want to allow for subdivisions scattered around in our neighborhood, completely out of character with the properties here. It would be like putting a tall apartment building in the middle of historic Flamingo Park. You don't destroy a neighborhood just to make a developer richer. It is the character of neighborhoods everywhere in our nation that create a quality of life worth coming home to after a hard days work. It will not benefit the county to destroy the beauty & personalities of its communities. Once you do that you end up with souless, urban sprawl.

Due to illness, I am unable to attend the meeting, nor am I able to convey right now all the reasons why the proposed change is a terrible idea. But I will follow up with details very soon, once I have recovered.

Sincerely,
Beverly Bozung
4605 Square Lake Drive
Palm Beach Gardens
Fl. 33418

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