

## 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.

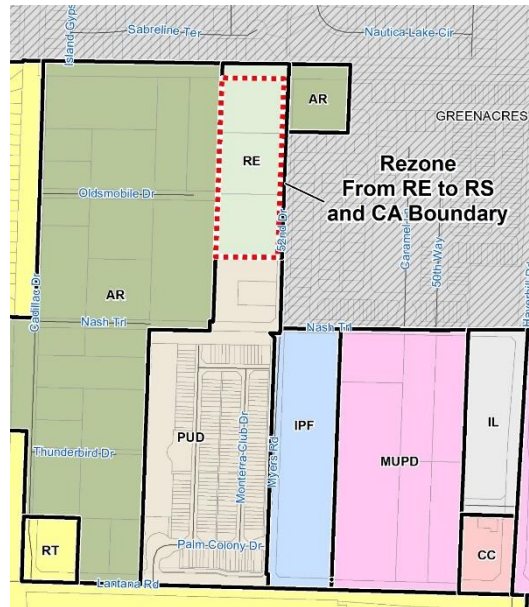
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

[www.pbc.gov/pzb/notices](http://www.pbc.gov/pzb/notices)

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

**Application:** Nash Trail, Z/CA-2024-01593  
**Location:** Approximately 380 feet north of Nash Trail and 52nd Drive South  
**Zoning Commission Hearing:** **May 1, 2025** at 9:00 a.m.  
2300 North Jog Road, Vista Center, VC-1W-47,  
West Palm Beach, Florida 33411  
**Board of County Commissioners Hearing:** **May 22, 2025** at 1:00 p.m.  
301 North Olive Avenue  
Governmental Center, Chambers 6th Floor  
West Palm Beach, Florida 33401  
**Zoning Staff Contact:** Imene Haddad, Senior Site Planner  
(561) 233-5278 or IHaddad@pbc.gov  
**Notice Date:** April 8, 2025



### Zoning Application Summary

<b>Application:</b>	Nash Trail, Z/CA-2024-01593
<b>Control:</b>	Marguerite K. Speier, 1978-00229
<b>Location:</b>	Approximately 380 feet north of Nash Trail and 52nd Drive South
<b>District:</b>	Commission District 3
<b>Title/Request:</b>	<b>Title:</b> an Official Zoning Map Amendment <b>Request:</b> to allow a rezoning from Residential Estate (RE) to Single Family Residential (RS) on 7.01 acres <b>Title:</b> a Class A Conditional Use <b>Request:</b> to allow Townhomes on 7.01 acres

#### Summary:

The proposed application is for the 7.57-acres Nash Trail Development. The subject site was originally by the Board of County Commissioners (BCC) on December 19, 1978, for an Official Zoning Map Amendment from (AG) Agricultural District to the Residential Estate (RE) Zoning District.

The request proposes a rezoning from the Residential Estate (RE) Zoning District to the Residential (RS) Zoning District. The proposed rezoning will allow for the development of 53 Townhomes through a Class A Conditional Use. The Preliminary Subdivision Plan indicates Townhomes, a Recreation Area and a Water Management Tract. Access is proposed from 52nd Drive South.



**Planning, Zoning  
& Building Department**

2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Compliance 233-5500  
Contractor Regulations 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbc.gov/pzb](http://www.pbc.gov/pzb)



**Palm Beach County  
Board of County  
Commissioners**

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Gregg K. Weiss

Joel Flores

Marci Woodward

Maria Sachs

Bobby Powell, Jr.

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

Official Electronic Letterhead

April 4, 2025

Arianna Hilliard  
WGINC  
2035 Vista Parkway  
West Palm Beach, FL 33411

**RE: NOTIFICATION OF ADMINISTRATIVE POSTPONEMENT  
Z/CA-2024-01593 (Control 1978-00229) Nash Trail**

Dear Arianna Hilliard:

This letter is to provide notification that the application stated above has been administratively postponed to the May 22, 2025 Board of County Commissioners (BCC) hearing at 1:00 p.m.

This application will be presented at the May 1<sup>st</sup> ZC hearing beginning at 9:00 a.m. to allow public comment. At that time, the ZC may or may not reconsider their recommendation pursuant to Article 2.B of the ULDC and Palm Beach County's Rules of Procedures.

Zoning Hearings are quasi-judicial in nature and must be conducted to afford all parties due process. Due to Zoning Staff error, members of the public who attended the hearing were not afforded due process and were not given an opportunity to speak on this item.

Pursuant to Art 2.B.6.D, Conduct of the Hearing, an Applicant, and any of their expert witnesses are allotted a specific time to present their application and their evidence at the beginning of the proceedings. Applicants or their representatives/expert witnesses do not speak during the Public testimony, and therefore are not required nor is it appropriate to submit comment cards.

Wendy Hernandez, Deputy Zoning Director, will be the new project manager due to Imene Haddad's new position with the Planning Division. If you have any questions, please contact me at 561-233-5334 or [LAmara@pbc.gov](mailto:LAmara@pbc.gov).

Sincerely,

*Wendy N Hernandez* for

Lisa Amara  
Zoning Director

C: Wendy N. Hernández, Deputy Zoning Director  
Jeff Brophy, Agent  
Doug Murray, Agent  
Erin Lees, Agent

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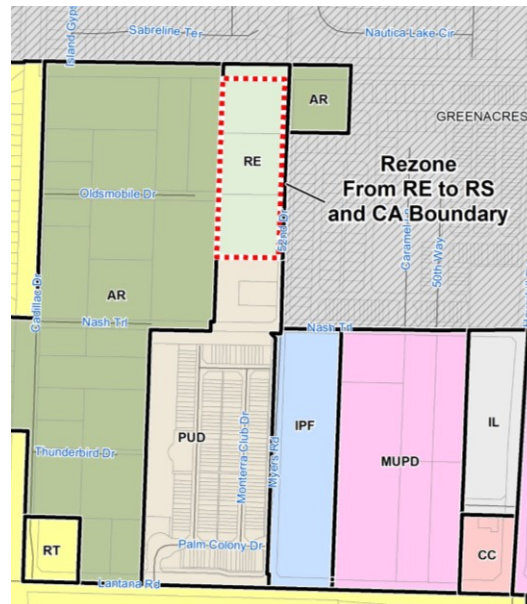
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**Application:** Nash Trail, Z/CA-2024-01593  
**Location:** West side of 52<sup>nd</sup> Drive South, approx. 380 feet north of Nash Trail  
**Zoning Commission Hearing:** April 3, 2025 at 9:00 a.m.  
2300 North Jog Road, Vista Center, VC-1W-47,  
West Palm Beach, Florida 33411  
**Board of County Commissioners Hearing:** April 24, 2025 at 9:30 a.m.  
301 North Olive Avenue  
Governmental Center, Chambers 6th Floor  
West Palm Beach, Florida 33401  
**Zoning Staff Contact:** Imene Haddad, Senior Site Planner  
(561) 233-5278 or IHaddad@pbc.gov  
**Notice Date:** March 11, 2025



### Zoning Application Summary

<b>Application:</b>	Nash Trail, Z/CA-2024-01593
<b>Control:</b>	Marguerite K. Speier, 1978-00229
<b>Location:</b>	West side of 52 <sup>nd</sup> Drive South, approx. 380 feet north of Nash Trail
<b>District:</b>	Commission District 3
<b>Title/Request:</b>	<b>Title:</b> an Official Zoning Map Amendment <b>Request:</b> to allow a rezoning from Residential Estate (RE) to Single Family Residential (RS) on 7.57 acres <b>Title:</b> a Class A Conditional Use <b>Request:</b> to allow Townhomes on 7.57 acres

#### Summary:

The application is for the proposed Nash Trail residential development. The subject site was originally by the Board of County Commissioners (BCC) on December 19, 1978, for an Official Zoning Map Amendment from (AG) Agricultural District to the Residential Estate (RE) Zoning District.

The request proposes a rezoning from the RE Zoning District to the Residential (RS) Zoning District and a Class A request for the development of 53 Townhomes. The Preliminary Subdivision Plan indicates Townhomes, a Recreation Area and a Water Management Tract. Access is proposed from 52nd Drive South.