

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

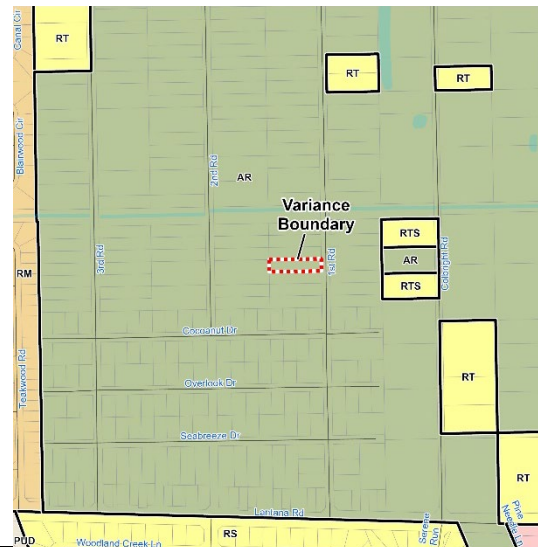
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbc.gov/pzb/notices

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

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

Application: Corey Residence, AV-2026-00932
Location: East side of 1st Road, approx. one quarter mile north of Lantana Road, between Jog Road and Florida's Turnpike
Zoning Meeting: September 25, 2026 at 9:00 a.m.
Variance: 2300 North Jog Road, Vista Center, VC-1W-47,
Meeting: West Palm Beach, Florida 33411
Zoning Staff Contact: Katiana Myrthil, Site Planner II
Contact: (561) 233-5302 or KMyrthil@pbc.gov
Notice Date: September 1, 2026



Zoning Application Summary

Application:	Corey Residence, AV-2026-00932
Control:	Corey Residence, 2026-00060
Location:	West side of 1st Road, approximately 0.28 mile north of Lantana Road
District:	Commission District 3
Title/Request:	Title: a Type 1 Variance Request: to allow an accessory structure on a parcel located in the Urban/Suburban Tier to occupy more than 25% of the distance between property lines on 0.5 acres
Summary:	The proposed application is for a residential parcel called Corey Residence. The site is currently developed with a single-family dwelling unit, which was built in 2004 and is located in the Urban/Suburban (U/S) Tier. The site has no previous approvals from the Board of County Commissioners or Zoning Commission. The request is for a Type 1 Variance to allow an accessory structure (detached garage) to exceed 25% of the distance between the north and south property lines. This variance would allow a new accessory structure to be increased from 17.85 feet maximum width to the proposed 30-foot width, a difference of 12.15 feet. The proposed accessory structure located in the rear of the property will cover 42 percent of the distance between the property lines, which will result in a 17 percent variance. Access remains from 1st Road.