

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: Wood Residence, AV-2026-01237

Location: East side of Ocean Mist Drive, north of Yamato Road, approx. 0.73 miles east of Cain Boulevard

Zoning September 25, 2026 at 9:00 a.m.

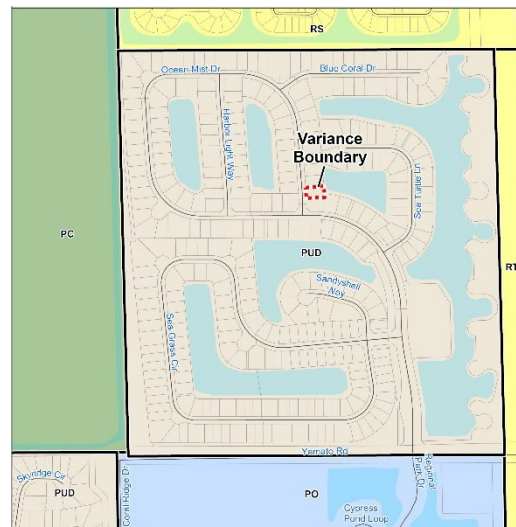
Variance 2300 North Jog Road, Vista Center, VC-1W-47,

Meeting: West Palm Beach, Florida 33411

Zoning Staff Peter Germain, Senior Site Planner I

Contact: 561-233-5408 - or PGermain@pbc.gov

Notice Date: September 1, 2026



Zoning Application Summary

Application:	Wood Residence, AV-2026-01237
Control:	Shores at Boca Raton PUD, 1992-00056
Location:	East side of Ocean Mist Drive, north of Yamato Road, approx. 0.73 miles east of Cain Boulevard
District:	Commission District 5
Title/Request:	Title: a Type 1 Variance Request: to allow reduction in the side setback for an accessory structure on 0.2 acres
Summary:	The application is for a residential parcel called Wood Residence, located at the Shores at Boca Raton PUD within the Urban Suburban Tier. The site is currently developed with a single-family dwelling unit, which was built in 1995. There are no other approvals from the Board of County Commissioners or Zoning Commission. This request is for a Type 1 Variance to allow an accessory structure (attached screen enclosure) to have a reduced side interior setback (south side). The required side interior setback for screen enclosures per Table 5.B.1.A of the ULDC is 7.5 feet. The accessory structure located at the rear of the property currently is 6.3 feet from the side interior property line, which will result in a variance of 1.2 feet. Access to the site remains from Ocean Mist Drive.