

## 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.

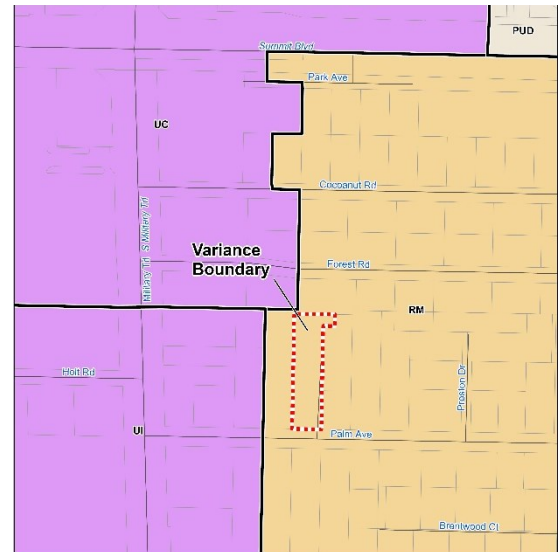
[www.pbc.gov/pzb/notices](http://www.pbc.gov/pzb/notices)

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

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

**Application:** Palm Residence, AV-2025-00338  
**Location:** East of South Military Trail, approximately 0.1 miles south of Summit Boulevard  
**Zoning Meeting:** October 24, 2025 at 9:00 a.m.  
**Variance Meeting:** 2300 North Jog Road, Vista Center, VC-1W-47, West Palm Beach, Florida 33411

**Zoning Staff Contact:** Katiana Myrthil, Site Planner I  
(561) 233-5302 or KMyrthil@pbc.gov  
**Notice Date:** October 7, 2025



### Zoning Application Summary

<b>Application:</b>	<b>Palm Residence, AV-2025-00338</b>
<b>Control:</b>	Palm Residence, 2025-00020
<b>Location:</b>	East of South Military Trail, approximately 0.1 miles south of Summit Boulevard
<b>District:</b>	Commission District 3
<b>Title/Request:</b>	<b>Title:</b> a Type 1 Variance <b>Request:</b> to allow a front setback reduction
<b>Summary:</b> The proposed application is for the 0.53 acres Palm Residence development. The site is currently developed with 3 Multifamily dwelling units consisting of one Single Family unit and a Duplex. The residence to the South subject to this Variance was built in 1954. The site has no previous approvals from the Board of County Commissioners or Zoning Commission.  The subject request is to allow a Variance from the front setback (east side), which would allow a reduction from 25 feet to 16.83 feet, a difference of 8.17 feet. The variance is the result of an existing 20-foot-wide ingress/egress driveway.  Access is proposed to be from Palm Avenue on the east side.	