PALM BEACH COUNTY
ZONING DIVISION

NOTIFICATION OF ZC HEARING POSTPONEMENT

I. General

Application Name:	**Daniel Moss Property, ZV/SV 2026-01093**
Control Name:	Daniel Moss Property, 2015-00145
Agent:	James Hackett, H & L Planning & Development
Agent Address:	1516 Cypress Dr, Ste 1 Jupiter, FL 33469

II. Findings

This letter is to inform you that the application referenced above was postponed to the new hearing date below.

If you have any questions, please contact the Project Manager.

Notice Date:	October 23, 2026
Project Manager:	Vismary Dorta, Senior Site Planner I 561-233-5575, VDorta@pbc.gov
Scheduled Hearing:	November 5, 2026
New Hearing:	December 3, 2026

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING

Dear Property Owner:

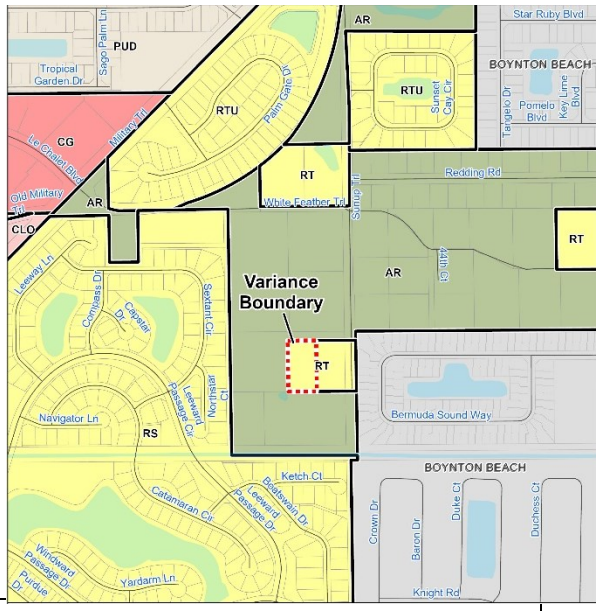
This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

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:	**Daniel Moss Property, ZV/SV-2026-01093**
Location:	West side of Sunup Trail, approximately 746 feet south of White Feather Trail, east of Military Trail
Zoning Commission Hearing:	**November 5, 2026** at 9:00 a.m. 2300 North Jog Road, Vista Center, VC-1W-47, West Palm Beach, Florida 33411
Zoning Staff Contact:	Vismary Dorta, Senior Site Planner I (561) 233-5575 or VDorta@pbc.gov
Notice Date:	October 13, 2026



Zoning Application Summary

Application:	**Daniel Moss Property, ZV/SV-2026-01093**
Control:	Daniel Moss Property, 2015-00145
Location:	West side of Sunup Trail, approximately 746 feet south of White Feather Trail, east of Military Trail
District:	Commission District 2
Title/Request:	**Title:** a Type 2 Variance **Request:** to reduce the frontage requirement for a lot in the Residential Transitional (RT) Zoning District on 1.01 acres **Title:** a Subdivision Variance **Request:** to allow access from a recorded Ingress/Egress Easement; and to allow access from a 50' Right of Way for a single-family lot on 1.01 acres

Summary:
This application is for a site called the Daniel Moss Property. This site is currently vacant and has no prior approvals by the Board of County Commissioners (BCC) or the Zoning Commission (ZC).

The request is seeking to develop a single-family residence on a landlocked lot, that was not created through the requirements of Article 11. The request includes four Subdivision Variances to allow access from a recorded Ingress/Egress Easement and from providing the minor street requirements necessary to meet the existing conditions along Sunup Trail. In addition, a Type 2 Variance is requested to reduce the frontage requirement. Access to the site is proposed from a recorded 10' ingress and egress easement from Sunup Trail.