

NOTICE OF A PROPOSED PUBLIC MEETING – ZONING VARIANCE



Dear Property Owner:

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

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

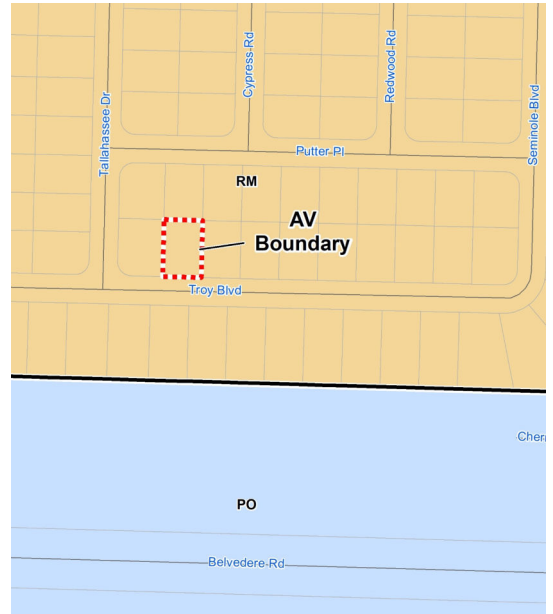
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbcgov.org/pzb/notices

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

<https://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: Troy Blvd Addition, AV-2023-00914
Location: North of Troy Blvd approximately 104 feet east of Tallahassee Drive
Zoning Meeting: November 22, 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: Imene Haddad, Senior Site Planner (561) 233-5278 or IHaddad@pbc.gov
Notice Date: October 29, 2024



Zoning Application Summary	
Application:	Troy Blvd Addition, AV-2023-00914
Control:	Troy Addition, 2021-00011
Location:	North side of Troy Boulevard approximately 100 feet east of Tallahassee Drive
District:	Commission District 2
Title/Request:	Title: a Type 1 Variance Request: to allow a side setback reduction
Summary:	
<p>The proposed application is for the 0.16 acres Morales Residence. The site is developed with an existing Single Family Residence. The Single Family Residence was originally constructed with an attached carport. The carport was converted to living space without permits. On February 12, 2020, a Notice of Violation was issued for an addition without a permit. The Applicant submitted a building permit under PR-2020-013067-0000 and received comments indicating that the addition did not meet the required side setback.</p> <p>The Applicant is requesting a variance to allow a reduced side setback. Article 3.B.14.F WCR AO Residential PDRs indicates that Single Family Residences require a 5-foot side setback. The requested Variance would allow a reduction of the side setback from 5-feet to 4-feet (-1.0 foot) to accommodate the attached addition.</p>	