

# NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



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.

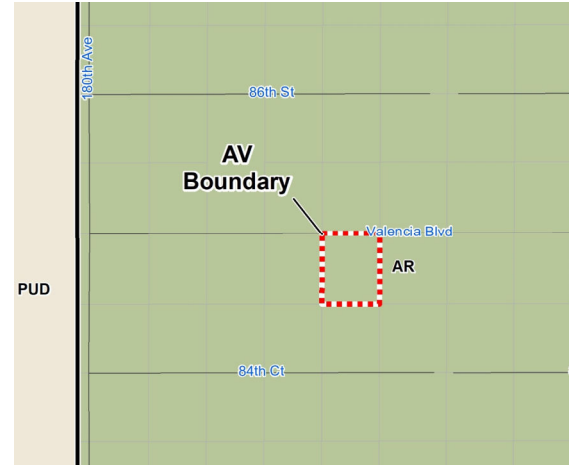
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

[www.pbcgov.org/pzb/notices](http://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:** 17816 Valencia Blvd, AV-2024-00356  
**Location:** Approximately 0.3 of a mile West of the intersection of Valencia Blvd and Mandarin Blvd on the South side of Valencia Blvd  
**Zoning Meeting:** June 28, 2024 at 9:00 a.m.  
**Variance Meeting:** 2300 North Jog Road, Vista Center, VC-1E-60, West Palm Beach, Florida 33411  
**Zoning Staff Contact:** Larry D'Amato, Site Planner II (561) 233-5566 or [Ldamato@pbcgov.org](mailto:Ldamato@pbcgov.org)  
**Notice Date:** May 30, 2024



<b>Zoning Application Summary</b>	
<b>Application:</b>	<b>17816 Valencia Blvd, AV-2024-00356</b>
<b>Control:</b>	17816 Valencia Blvd, 2024-00003
<b>Location:</b>	Approximately 0.3 of a mile West of the intersection of Valencia Blvd and Mandarin Blvd on the South side of Valencia Blvd
<b>District:</b>	Commission District 6
<b>Title/Request:</b>	<b>Title:</b> a Type 1 Variance <b>Request:</b> to allow a reduction of front setback from 50 feet to 36.2 for a Single Family Residence.
<b>Summary:</b>	The proposed Type 1 Variance is for 17816 Valencia Blvd Single Family Residence. Pursuant to Article 3.D.1.A Property Development Regulations of the Unified Land Development Code (ULDC) for Single Family Homes located in the AR Zoning District requires a minimum of 50 feet front setback. The Applicant is requesting a Variance to allow a reduction of the front setback to 36.2 feet for a new Single-Family house/garage. The house is under construction at the moment building permit PR-2020-014955.