

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: Grothe Residence, AV-2025- 01514
Location: West of South Jog Road, approximately 0.7 miles north of Lantana Road
Zoning Meeting: March 27, 2026 at 9:00 a.m.
Variance Meeting: 2300 North Jog Road, Vista Center, VC-1W-47, West Palm Beach, Florida 33411
Zoning Staff Contact: Melissa Matos, Principal Site Planner 561-233-5035 or MMatos@pbc.gov
Notice Date: March 10, 2026



Zoning Application Summary	
Application:	Grothe Residence, AV-2025- 01514
Control:	Grothe Residence, 2005-00646
Location:	West of South Jog Road, approximately 0.7 miles north of Lantana Road
District:	Commission District 3
Title/Request:	Title: a Type 1 Variance Request: to allow an accessory structure (detached garage), on a parcel located in the Urban/Suburban Tier, to occupy 41% of the distance between property lines.
Summary:	<p>The application is for a residential parcel called Grothe Residence. The site is currently developed with a single-family dwelling unit, which was built in 2025 and is located within the Urban Suburban Tier. The site has no other approvals from the Board of County Commissioners or Zoning Commission.</p> <p>This request is for a Type 1 Variance to allow an accessory structure (detached garage) to exceed 25% of the distance between the north and south property lines. The property has the dimensions of 320-feet by 73-feet with a total acreage of 23,360 square feet. The proposed accessory structure has the dimensions of 40-feet by 30-feet. The maximum dimension of an accessory structure on the property that has the 73-foot width would be 18.25-feet. The proposed structure has a width of 30-feet, necessitating the request for the variance. The accessory structure located in the rear of the property will be 41% of the distance between property lines, which will result in a 16% variance.</p> <p>Access to the site remains from 2nd Road.</p>