

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: Modern Gardens at Delray Lakes Estates, W-2025-01909

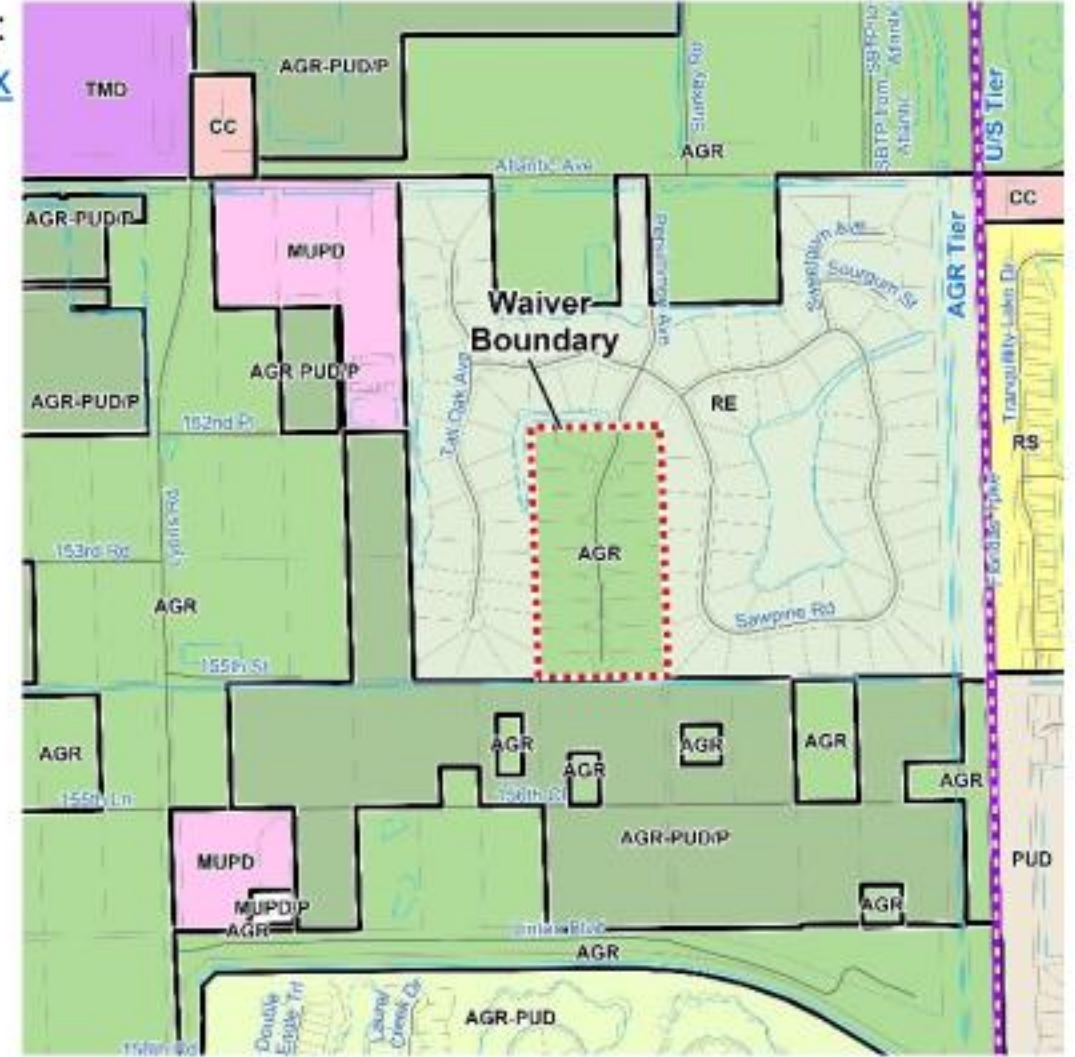
Location: Persimmon Avenue, approximately 0.5-mile southeast from the intersection of Lyons Road and Atlantic Avenue

Zoning Commission Hearing: May 7, 2026 at 9:00 a.m.
2300 North Jog Road, Vista Center, VC-1W-47, West Palm Beach, Florida 33411

Board of County Commissioners Hearing: May 28, 2026 at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401

Zoning Staff Contact: Susan Goggin, Site Planner II
(561) 233-5230 or SGoggin@pbc.gov

Notice Date: April 14, 2026



Zoning Application Summary

Application:	Modern Gardens at Delray Lakes Estates, W-2025-01909
Control:	Modern Gardens at Delray Lake Estates, 2006-00362
Location:	Persimmon Avenue, approximately 0.5-mile southeast from the intersection of Lyons Road and Atlantic Avenue
District:	Commission District 5
Title/Request:	Title: a Type 2 Waiver Request: to allow the substitution of a 6-foot opaque wall with a 6-foot-tall hedge within the Type 3 Incompatibility Buffer along the south property boundary on 21.53 acres

Summary:

The application is for the Modern Garden at Delray Lake Estates subdivision in the Agricultural Reserve Tier. The site was approved by the Board of County Commissioners (BCC) as a Class A Conditional Use to allow an Agricultural Reserve Subdivision. The site has been subdivided with 19 single family lots.

This request is to allow a Type 2 Waiver from the barrier requirements for a Type 3 Incompatibility buffer. The buffer which is located on the south property line is required to have a 6-foot high wall. The request proposed to substitute the wall with a 6-foot high hedge. There are no other proposed changes for this development. Access to the site is from Persimmon Avenue, south of Atlantic Avenue.