

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>

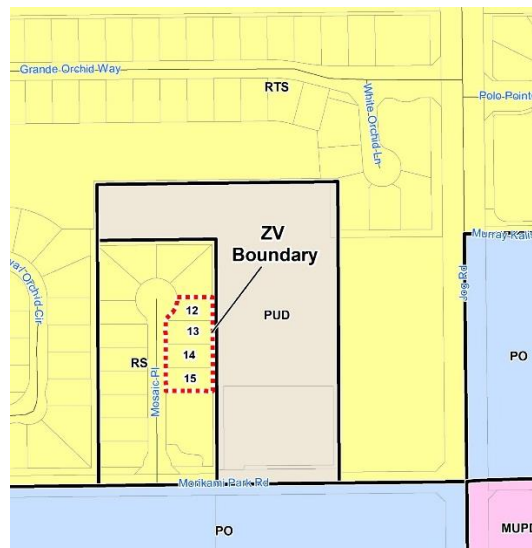
Application: Delray Estates Home Pool Variance, AV-2025-00203; AV-2025-00204; AV-2025-00205; AV-2025-00206

Location: Northeast intersection of Morikami Park Road and Mosaic Place

Zoning Variance Meeting: April 25 at 9:00 a.m.
2300 North Jog Road, Vista Center, VC-1W-60,
West Palm Beach, Florida 33411

Zoning Staff Contact: Michael Birchland, Site Planner II
(561) 233-5408 or MBirchland@pbc.gov

Notice Date: April 8, 2025



Zoning Application Summary

Application:	Delray Estates Home Pool Variance, AV-2025-00203; AV-2025-00204; AV-2025-00205; AV-2025-00206
Control:	Delray Estate Homes, 2008-00522
Location:	Northeast intersection of Morikami Park Rd and Mosaic Place
District:	Commission District 5
Title/Request:	Title: a Type 1 Variance Request: Article 5.B.1.A.10.c requires a 10.5' setback from the rear lot line to the waters edge. Applicant proposes a reduction of the rear setback to swimming pools and spas for Lots 12 through 15 as summarized in the application.

Summary:

The application is for the Delray Estates residential development. The site was last approved by the Board of County Commissioners (BCC) on July 25, 2019 for a rezoning from the Agricultural Residential Zoning District to the Single Family Residential Zoning District. The site is approved for 15 single-family units. The Development Review Officer approved Application DRO/DRO2-2019-01203 for 15 single-family unit subdivision on the site.

The request proposes to reduce the required rear setback for pools from 10.5 ft. to 4.33 ft. on lot 12; and from 10.5 ft. to 6.42 ft. on lots 13, 14 and 15. Access will remain from Mosaic Place.