



CITY OF DELRAY BEACH
 DEPARTMENT OF DEVELOPMENT SERVICES
 100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



PUBLIC NOTICE

RE: REQUEST TO MODIFY THE VILLAGE SQUARE CONDITIONAL USE APPROVAL, TO CONSTRUCT ISLAND COVE

Pursuant to the Land Development Regulations of the City of Delray Beach, you are hereby notified that the **PLANNING AND ZONING BOARD**, acting as the Local Planning Agency, will conduct a **PUBLIC HEARING** on **MONDAY, OCTOBER 18, 2021 at 5:01 PM** to consider a private request to modify an existing conditional use approval to increase the overall density from 15.51 dwelling units per acre to 15.84 dwelling units per acre for the three-phase development known as Village Square,. The request is related to the proposed development of the 3.07-acre assemblage of 25 parcels known as Phase III, located between SW 8th Street and SW 10th Street to north and south, and between SW 12th Avenue and SW 13th Avenue to the west and east (map below) as Island Cove.



The subject property is associated with the 18.18-acre, three-phase residential development known as Village Square, shown on the map at left. Phases I and II are complete, and Phase III has a current valid site plan and plat approval for 54 townhome units that were never constructed. Village Square is approved for a total of 15.51 dwelling units per acre. The applicant is requesting to modify the conditional use approval by increasing the density to 15.84 dwelling units per acre, to construct a 2-story, 60-unit apartment community with associated parking, landscaping, and playground. The 60 units will be distributed among five two-story buildings with 12 units per building. The unit mix consists of 40 two bedroom/two bathroom units and 20 three bedroom/two bathroom units.

Additional information on the request can be found on the “Development Projects” page under the Development Services Department at www.delraybeachfl.gov. If you would like further information as to how the request may affect your property, please contact the Development Services Department at City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444, at (561) 243-7040, Ext. 7044 or dasarir@mydelraybeach.com.

Members of the public wishing to view Planning and Zoning Board meetings may attend in person in the City Commission Chambers at 100 NW 1st Avenue, Delray Beach, FL 33444 or view the meeting through the City’s website at <https://www.delraybeachfl.gov/i-want-to-watch-city-meetings>, where it will be live-streamed for the public. Any member of the public wishing to comment publicly on any matter, including public comment or public hearing items, may comment in-person during the presentation of the item, or submit their comments in writing to the Development Services Department by e-mail to pzmail@mydelraybeach.com or by regular mail at 100 NW 1st Avenue, Delray Beach, FL 33444.

PLEASE BE ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING AND ZONING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR THIS PURPOSE SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. THE CITY DOES NOT PROVIDE OR PREPARE SUCH RECORD PURSUANT TO F.S. 286.0105.

City of Delray Beach
 Planning and Zoning Department
 Date Mailed: October 8, 2021