



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## COURTESY NOTICE

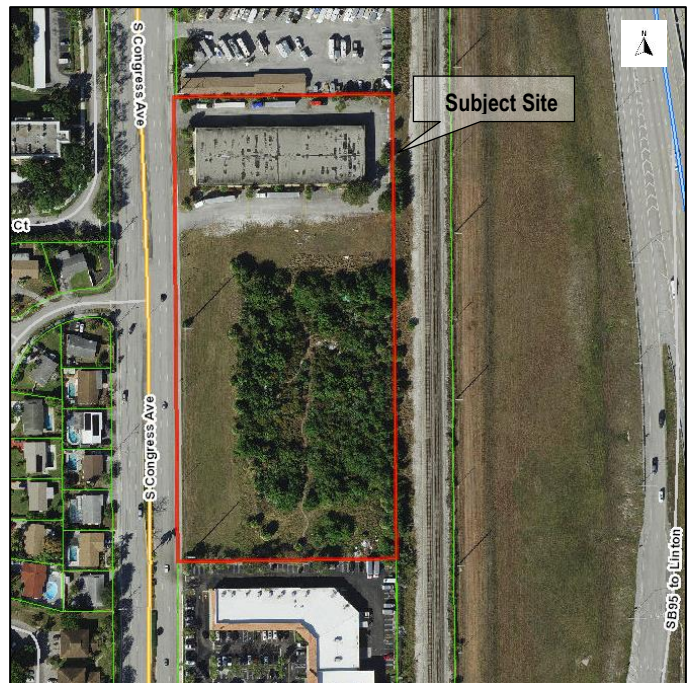
### RE: REQUEST TO APPEAL THE DENIAL OF A REZONING AND MASTER PLAN DEVELOPMENT REQUEST FOR 1155 SOUTH CONGRESS AVENUE – ALEXAN DELRAY

Pursuant to the Land Development Regulations (LDR) of the City of Delray Beach, you are hereby notified that the City Commission will conduct a Public Hearing for the purpose of accepting public testimony for an appeal of the Planning and Zoning Board's denial of Ordinance No. 32-22: A privately initiated request to rezone a 6.74 acre property at 1155 South Congress Avenue from Mixed Residential, Office, and Commercial (MROC) to Special Activities District (SAD), to adopt an associated Master Development Plan (MDP) for a 267-unit multi-family residential development with associated amenities, and to amend Section 4.4.25(H) of the Land Development Regulations (LDR) to add the property as an SAD.

The Public Hearing will be held on **TUESDAY, NOVEMBER 15, 2022, at 4:00 PM**, or as soon thereafter, in the Commission Chambers at City Hall, 100 N.W. 1<sup>st</sup> Avenue, Delray Beach, Florida. At this meeting, the City Commission will consider an appeal to the Planning and Zoning Board's denial of the request on September 12, 2022.

Additional information on the request can be found on the "Development Projects" page under the Development Services Department at [www.delraybeachfl.gov](http://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 1<sup>st</sup> Avenue, Delray Beach, Florida 33444, at (561) 243-7040, Ext. 7226 or [rosenberg@mydelraybeach.com](mailto:rosenberg@mydelraybeach.com).

Members of the public wishing to attend may attend in person in the City Commission Chambers at 100 NW 1<sup>st</sup> Avenue, Delray Beach, FL 33444 or view the meeting through the City's website, <https://www.delraybeachfl.gov/i-want-to/watch/city-meetings>, where the meeting 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 email to [pzmail@mydelraybeach.com](mailto:pzmail@mydelraybeach.com) or by regular mail at 100 NW 1<sup>st</sup> Avenue, Delray Beach, FL 33444.



PLEASE BE ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION 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 Posted: November 4, 2022