



CITY OF DELRAY BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



File #2023-032

PUBLIC NOTICE VARIANCE

RE: A VARIANCE REQUEST FROM LAND DEVELOPMENT REGULATIONS (LDR) SECTION 4.3.4(K), DEVELOPMENT STANDARD MATRIX, TO REDUCE THE REQUIRED 10-FOOT PERIMETER SETBACK TO ALLOW A 5-FOOT PERIMETER SETBACK AND TO REDUCE THE REQUIRED 25% NON-VEHICULAR OPEN SPACE TO ALLOW 22.8% NON-VEHICULAR OPEN SPACE.

A petition has been received from the City of Delray Beach for the redevelopment of the property located at **651 West Linton Boulevard, Fire Station #113**. The property is located within the Community Facility (CF) zoning district. In association with the development application, two variances from the minimum CF development standards for non-vehicular open space and the perimeter setback have been identified:

- LDR Section 4.3.4(K), Development Standard Matrix, to reduce the required 10-foot perimeter setback to allow a 5-foot perimeter setback.
- LDR Section 4.3.4(K), Development Standard Matrix, to reduce the required 25% non-vehicular open space to allow 22.8% non-vehicular open space.

The BOARD OF ADJUSTMENT will conduct a **Public Hearing at 5:01 PM on June 15, 2023**, (or as soon thereafter as may be heard), in the City Commission Chambers at City Hall, 100 NW 1st Avenue, Delray Beach, Florida, all persons interested will be given an opportunity to be heard. If you would like further information, please contact Development Services Department, City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444, or contact the project planner, Alexia Howald at (561) 243-7325 or howalda@mydelraybeach.com.

Members of the public wishing to participate 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, <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 or by regular mail at 100 NW 1st Avenue, Delray Beach, FL 33444.



City of Delray Beach
Development Services Department/Planning and Zoning Division
Date Posted: June 02, 2023