



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## PUBLIC NOTICE

### RE: VOLUNTARY ANNEXATION, LAND USE MAP MANEMDNET, REZONING, AND LAND DEVELOPEMNT REGULATIONS (LDR) TEXT AMENDMENT REQUEST FOR THE FLO DELRAY, 5185 ATLANTIC AVENUE

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** for the purpose of accepting public testimony regarding a recommendation to City Commission on a privately-initiated petition for a voluntary annexation of 5185 Atlantic Avenue, a 4.87-acre parcel, from Palm Beach County (Ordinance No. 36-23); a small-scale Land Use Map amendment from Palm Beach County Residential High (HR-8) to City of Delray Beach Medium Density Residential (MD) (Ordinance No. 37-23); a rezoning from Palm Beach County Agriculture Residential (AR) to City of Delray Beach Multiple Family Residential (RM) (Ordinance No. 38-23); and a privately-initiated amendment to the Land Development Regulations (LDR) to adopt The Flo Delray Overlay District for the purpose of establishing a revitalization incentive of up to 24 dwelling units per acre at the subject property (Ordinance No. 39-23).



The Public Hearing will be held on **TUESDAY, SEPTEMBER 26, 2023 at 5:01 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 Planning and Zoning Board will consider and make a recommendation to the City Commission.

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 / [rosenberga@mydelraybeach.com](mailto:rosenberga@mydelraybeach.com).

Members of the public wishing to participate 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 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.

