



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



**PUBLIC NOTICE**

**RE:           CONDITIONAL USE REQUEST FOR THE TROPICS  
 LOCATED AT 2400 & 2410 N FEDERAL HIGHWAY (FILE NO. 2024-031)**

Pursuant to the Land Development Regulations (LDR) 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 request for a Conditional Use to allow a stand-alone multi-family development on a parcel zoned General Commercial (GC).



The Public Hearing will be held on **MONDAY, July 15, 2024, at 5:01 PM**, or as soon thereafter, in the Commission Chambers at City Hall, 100 N.W. 1st 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 1st Avenue, Delray Beach, Florida 33444, at (561) 243-7365 or [gdanieci@mydelraybeach.com](mailto:gdanieci@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 1<sup>st</sup> 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](mailto: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 Posted: July 5, 2024