



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

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File No. 2018-162-ANX-REZ-CCA

**RE: REZONING FOR 13132 & 13038 BARWICK ROAD, AND PCN 00424612000001050**

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 consider and make a recommendation to the City Commission regarding a rezoning request for three parcels of land totaling 6.68± acres located on the east of Barwick Road and immediately south of the Lake Worth Drainage District L-30 canal at a Public Hearing for the purpose of receiving public comments on **MONDAY, OCTOBER 21, 2019 at 6:00 PM**, (or as soon thereafter as may be heard) in the Commission Chambers at City Hall, 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida. The property locations are indicated on the attached map.

The existing and proposed zoning district is:

Existing Palm Beach County Zoning District:	Agriculture Residential (AR) & Residential High (RH)
Proposed City of Delray Beach Zoning District:	Planned Residential Development (PRD-6)

A single-family residence and accessory structures are currently located on the northernmost parcel, and the remaining two parcels are vacant. On October 15, 2018, the Planning and Zoning Board recommended approval of a request concurrently submitted for voluntary annexation; Future Land Use Map (FLUM) amendment from Palm Beach County Medium Residential, 5 du / acre (MR-5) to City of Delray Beach FLUM designation Medium Density Residential, 5-12 du / acres (MD); and a rezoning to RM-6 (Medium Density Residential). The applicant requested postponement of further action on the annexation and FLUM amendment prior to City Commission consideration, while the rezoning request was withdrawn. The rezoning resubmittal is for a Planned Residential Development up to 6 dwelling units per acre (PRD-6), along with approval of a master development plan and associated waivers, related to the development of the parcels as a 40-unit single-family zero lot line neighborhood.

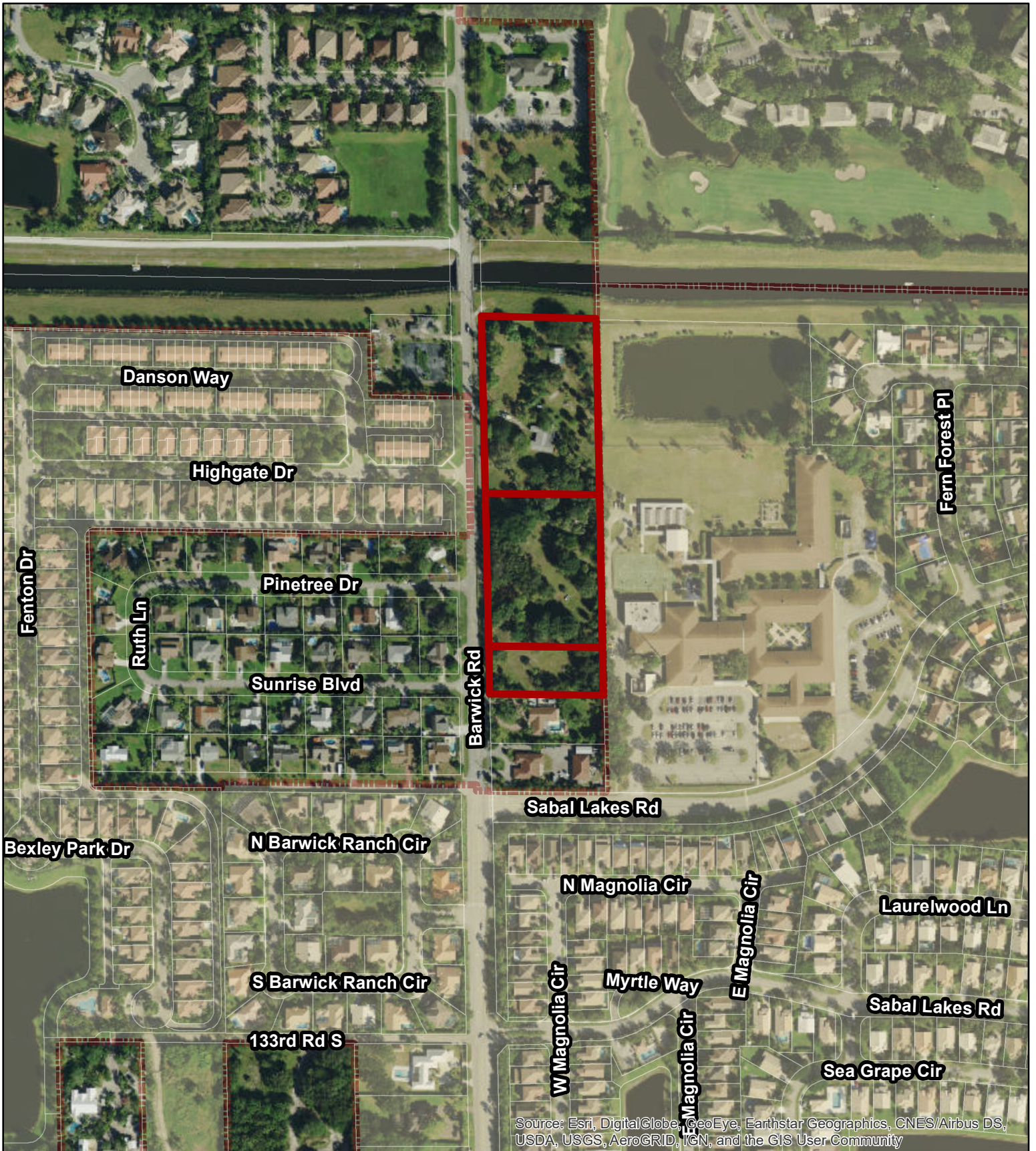
Following the Planning and Zoning Board Meeting, the City Commission will review this item, the annexation request, and Future Land Use Map amendment at two separate hearings. A separate notice will be provided thirty days in advance of the 2<sup>nd</sup> City Commission adoption hearing (date to be determined).

If you would like further information with regard to how this proposed action may affect your property, please contact Rebekah Dasari, Senior Planner, Development Services Department, City Hall, 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida 33444; e-mail: [dasarir@mydelraybeach.com](mailto:dasarir@mydelraybeach.com), Phone: (561) 243-7040, Ext. 7044 between the hours of 8:00 A.M. and 5:00 P.M. on weekdays (excluding holidays).

All interested parties are invited to attend the public hearing and comment upon the proposed action or submit their comments in writing on or before the date of the hearing to the Development Services Department. 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: October 11, 2019





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

### Banyan Court (fka Banyan Cove)



DEVELOPMENT SERVICES  
DEPARTMENT



**Subject Properties**  
(13132 & 13038 Barwick Rd. & 00424612000001050)

**City Boundary**



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Feet