



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

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## PUBLIC NOTICE

File No. 2018-162-ANX-REZ-CCA and 2018-163-FLUM-CCA

**RE: 13132 & 13038 BARWICK ROAD, AND PCN 00424612000001050 ANNEXATION (ORDINANCE 44-19); FUTURE LAND USE MAP AMENDMENT (ORDINANCE 37-19); AND REZONING (ORDINANCE 38-19)**

Pursuant to the Land Development Regulations (LDRs) of the City of Delray Beach, you are hereby notified that the City Commission will consider a privately-initiated annexation request, small-scale Future Land Use Map (FLUM) amendment, and change in zoning district for three (3) parcels of land totaling 6.68± acres located east of Barwick Road and south of the Lake Worth Drainage District L-30 canal at a Public Hearing for the purpose of receiving public comments on **TUESDAY, JANUARY 21, 2020 at 4:00 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 FLUM designation and zoning districts are as follows:

Existing FLUM Designation: Medium Residential, 5 du / acre (MR-5)

Proposed FLUM Designation: Medium Density Residential, 5-12 du / acres (MD)

Existing Zoning District: Agriculture Residential (AR) & Residential High (RH)

Proposed Zoning District: Planned Residential Development (PRD-6)

The proposed actions are related to the development of the parcels as a 40-unit single-family zero lot line neighborhood, known as Banyan Court (formerly known as Banyan Cove). The rezoning request was submitted concurrently with a Master Development Plan (MDP), which was approved by the Planning and Zoning Board on October 21, 2019. A single-family residence and accessory structures are currently located on the northernmost parcel; the remaining two parcels are vacant.

For 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  
Development Services Department  
Date Posted: January 10, 2020



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



DEVELOPMENT SERVICES  
DEPARTMENT

### Banyan Court (fka Banyan Cove)

- Bonynton Beach
- Unincorporated
- Subject Properties
- City Boundary



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