



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PUBLIC NOTICE

RE: Variance request for the property located at 1660 South Congress Avenue.

Pursuant to Section 2.4.2(B)(1)(f) of the Land Development Regulations of the City of Delray Beach, you are hereby notified that the **Board of Adjustment** of the City of Delray Beach, Florida, will conduct a **VIRTUAL PUBLIC HEARING** on **Monday, June 22, 2020 at 5:01 pm** to consider a variance request for the property located at **1660 South Congress Avenue** (see map below). Pursuant to LDR Section 4.3.4(K), a minimum of 25% Open Space is required in the Professional Office District (POD) zoning district. The variance request is to reduce the open space from 23.4% to 22.4% where 25% is required; the request, made by **The Commercial Bank of Palm Beach County**, is due to the eminent domain of the Florida Department of Transportation (FDOT) of the corner at Linton Boulevard and Congress Avenue in Delray Beach. The subject property measures a total of 0.7674 acres.

Pursuant to Executive Order 20-69, during the COVID-19 State of Emergency, Board of Adjustment meetings may be held virtually. Members of the public wishing to view Board of Adjustment meetings should log into the City's website, <https://www.delraybeachfl.gov/iwant-to/watch/city-meetings>, where the meeting will be live-streamed for the public. The meeting agenda will be made available online prior to the meeting at: <https://delraybeach.legistar.com/Calendar.aspx>.

Due to the closure of City Hall, members of the public wishing to participate may do so by submitting their comments via voicemail. Any member of the public wishing to comment publicly on any matter, including public comment or public hearing items, may submit their comments by dialing (561) 243 - 7554 and leaving a voicemail message that will be played during the Board of Adjustment meeting and made a part of the public record:

1. State your full name
2. State your address
3. Leave a comment no longer than 3 minutes.



Public comment on items that have been set for a formal public hearing shall only be made during the presentation of the item. After the Board of Adjustment has heard from both the applicant and the City, the BOA will take a recess in order to afford the public an opportunity to comment on the specific agenda item. After the recess, comments from the public will be played into the record for the board's consideration.

The proposed ordinances may be inspected online at <https://www.delraybeachfl.gov/government/city-departments/city-clerk/public-notice>. If you would like further information as to how the subject request may affect your property, please contact Jennifer Buce, Planner, at 561.243.7138, or via email at buce@mydelraybeach.com, at the Development Services Department, City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444.

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 the action taken on this request is appealed, the appellant may need to ensure that a verbatim record includes the testimony and evidence upon which the appeal is to be based. The City does not provide nor prepare such record pursuant to F.S. 286.0105. Pursuant to 2.2.4(D)(8) All decisions of the Board of Adjustment are final. Any person or persons, or any Board, Taxpayer, Department, Board, or Bureau of the City may aggrieve any decision of the Board of Adjustment and may seek review of such decision in the Circuit Court of Palm Beach County.

City of Delray Beach
Development Services Department
Date Mailed: June 17, 2020