



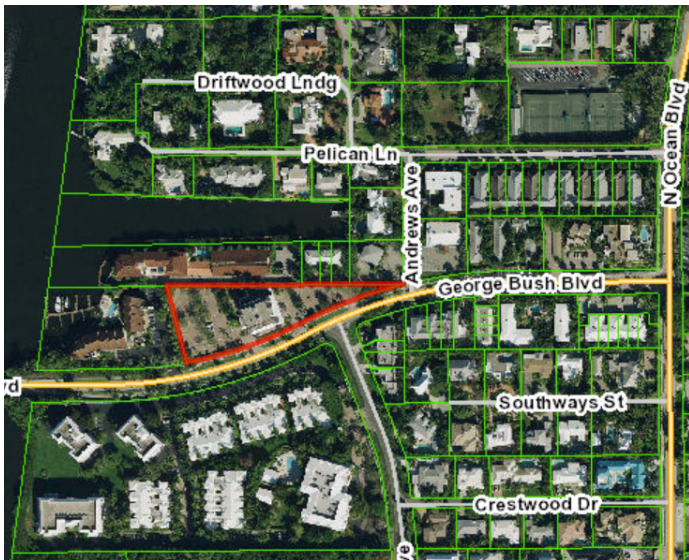
DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PUBLIC NOTICE

RE: 1177 GEORGE BUSH BOULEVARD REZONING

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** on **MONDAY, JANUARY 25, 2021 at 6:00 PM** to consider and make a recommendation to the City Commission regarding a privately-initiated request to rezone the property located at 1177 George Bush Boulevard from the HHH Building Special Activities District (SAD) to the 1177 Moderne SAD, repealing the adopted development standards for the HHH Bush Building SAD adopted by Ordinance No. 38-84 and subsequently amended by Ordinance No. 39-90 and Ordinance No. 01-11, and adopting new development standards in Ordinance No. 04-21.



The 1.39-acre property is located at 1177 George Bush Boulevard, immediately north of George Bush Boulevard between Andrews Avenue to the east and the Intracoastal Waterway on the west. In September 2020, the 27,528 SF five-story office building (built in 1963) was demolished, and the property is now vacant. The existing approved uses are office and professional with a single residential condominium no greater than four bedrooms and 4,925 SF allowed as a fifth-floor use. The applicant intends to develop the property as a 16-unit residential condominium with associated private amenities.

Additional information on the proposed 1177 Moderne SAD can be found on the “Development Projects” page under the Development Services Department at www.delraybeachfl.gov. 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) 243-7040 or pzmail@mydelraybeach.com.

Pursuant to the Home Rule powers of the City (s. 2(b), Art. VIII of the Florida Constitution and Chapter 166, Florida Statutes), Chapter 252, Florida Statutes (Emergency Management), any and all other applicable statutes, the City Charter and Chapter 95 of the City's Code of Ordinances, PZB shall conduct business at and through virtual meetings utilizing Communications Media Technology (CMT) in accordance with the rules of procedures promulgated by the City, during the COVID-19 public health emergency declared pursuant to Resolution 70-20, as extended.” Members of the public wishing to view PZB meetings should log into the City's website, <https://www.delraybeachfl.gov/i-want-to/watch/city-meetings>, where the meeting will be live-streamed for the public.

Members of the public wishing to participate may do so virtually 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 561-243-7556 and leaving a voicemail message that will be played during the PZB 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 PZB has heard from both the applicant and the City, the PZB 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.

All interested parties are invited to attend the virtual 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.