

PUBLIC NOTICE # 2011-108

NOTICE OF CONDITIONAL USE

Pursuant to Section 2.4.2(B)(1)(e) of the Land Development Regulations of the City of Delray Beach, Florida, you are hereby notified that a conditional use request has been received for Village Square, to allow a density in excess of twelve (12) units per acre subject to the provisions of Section 4.4.6(I), "Performance Standards", Article 4.7 "Family Workforce Housing", and based upon the development's conformance with the applicable standards and criteria described within the adopted Southwest Area Neighborhood Redevelopment Plan.

The subject property is zoned RM (Medium Density Residential) district and contains 18.18 acres. Two Hundred and Fifty-Three (253) residential units are proposed, which results in a density of 13.91 dwelling units per acre. The development proposal involves the construction of a three-story senior citizen building containing 84 units; six (6) three-story buildings containing 144 units; eleven (11) single family units; and, fourteen (14) duplex units. The subject property is located on the east side of Auburn Avenue, between SW 7th Street and SW 8th Street and also includes the City block located south of SW 8th Street between SW 12th Avenue and SW 13th Avenue (see attached map).

The PLANNING AND ZONING BOARD will conduct a Public Hearing on **Monday, July 18, 2011 at 6:00 p.m.** (or at any continuation of such meeting which is set by the Planning and Zoning Board), in the Commission Chambers at City Hall, 100 NW 1st Avenue, Delray Beach, Florida, for the purpose of receiving public comments.

All interested parties are invited to attend the public hearing and comment on the proposed action or submit their comments in writing on or before the date of the hearing to the Planning and Zoning Department.

Additional information may be obtained by contacting Estelio Breto at the Planning and Zoning Department Office, City Hall 100 NW 1st Avenue, Delray Beach, Florida 33444, Phone 561/243-7048, (e-mail at Breto@mydelraybeach.com) between the hours of 8:00 A.M. and 5:00 P.M. on weekdays (excluding holidays).. 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 MEETING OR 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 7, 2011

