

**PUBLIC NOTICE # 2011-093**

**NOTICE OF WAIVER OF THE MINIMUM LOT DIMENSION REQUIREMENTS**

A petition has been received from GE Architecture, Inc. requesting a waiver from the Land Development Regulations Section 4.3.4(K) "Development Standard Matrix" regarding the minimum lot dimension requirement in conjunction with a proposed subdivision of a parcel of land located on the north side of Lowry Street, between Seabreeze Avenue and Andrews Avenue and known as "Seaside Plat" (see attached location map). The waiver request is in conjunction with a request to subdivide the 1.34 acre property to create four (4) single-family lots. The property is currently zoned R-1-AA (Single Family Residential) district. The waiver request seeks to allow a reduction in the lot depth dimension below the minimum requirement for the newly created Lot 2. The 85.58' proposed depth for Lot 2 is deficient by 14.42' (minimum requirement 100') as noted in the following table:

<i>Lot Size</i>	<i>(Square Feet)</i>	<i>Lot Width Interior/Corner</i>	<i>Lot Depth</i>	<i>Lot Frontage Interior/Corner</i>
<i>Minimum Required</i>	<i>9,500</i>	<i>75/95</i>	<i>100</i>	<i>75/95 45' (cul-de-sac)</i>
<i>Proposed Lot 1</i>	<i>12,859</i>	<i>95.00</i>	<i>135.50</i>	<i>95.77</i>
<i>Proposed Lot 2</i>	<i>10,493</i>	<i>115.00</i>	<b>85.58</b>	<i>105.92</i>
<i>Proposed Lot 3</i>	<i>11,811</i>	<i>127.00</i>	<i>162.00</i>	<i>48.32</i>
<i>Proposed Lot 4</i>	<i>9,566</i>	<i>85.74</i>	<i>112.50</i>	<i>70.70</i>

The City Commission will consider the waiver request on **TUESDAY, MAY 17, 2011**, at 6:00 P.M. (or at any continuation of such meeting which is set by the Commission) in the Commission Chambers at City Hall, 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida.

This public notice is provided as your property is located within a 500' radius of the property for which the waiver is being requested. Additional information may be obtained by contacting Ronald Hoggard, at the Planning and Zoning Department Office, City Hall 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida 33444 (e-mail at [Hoggard@mydelraybeach.com](mailto:Hoggard@mydelraybeach.com)) Phone 561/243-7325, 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 CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING 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 FS 286.0105.





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 PLANNING AND ZONING  
 DEPARTMENT

SUBJECT  
 PROPERTY

# SEASIDE PLAT

## LOCATION MAP