

**CITY OF DELRAY BEACH
PLANNING AND ZONING BOARD ORDER**

File No. 2021-259

Re: Island Cove

25 parcels located South of SW 8th Street, North of SW 10th Street, East of SW 13th Avenue, and West of SW 12th Avenue, as recorded Plat Book 188, Page 122 of the public records of Palm Beach County

ORDER

Following consideration of all the evidence and testimony presented at the October 18, 2021 meeting before the Planning and Zoning Board for the City of Delray Beach and pursuant to Section(s) of the Land Development Regulations of the City of Delray Beach:

	<u>Granted</u>	<u>Granted w/Conditions</u>	<u>Denied</u>	<u>Vote</u>
2.4.5(E)(7)				
<u>X</u> Modification of conditional use approval	_____	_____	_____	_____

(Place an "X" next to all application sections)

The Planning and Zoning Board finds that there is ample and competent substantial evidence to support the required findings related to the following request:

Increase the density in the Village Square conditional use from 15.51 dwelling units per acre, as approved by Resolution No. 109-19, to 15.84 dwelling units per acre in order in order to develop the 3.07-acres and 25 Phase III parcels as the 60-unit Island Cove development.

Pursuant to LDR Sections 2.4.7(E)(1) and 2.4.7(E)(3)(a), a decision of the Planning and Zoning Board may be appealed to the City Commission so long as a letter of appeal is received by the City Clerk within ten (10) working days of the action being appealed.

Chris Davey, Chair
Planning and Zoning Board

Copies to:

Andrea Keiser, Esq.
Keiser Legal
55 SE 2nd Avenue
Delray Beach, FL 33444

Delray Beach Housing Authority
82 NW 5th Avenue
Delray Beach, FL 33444

Island Cove LLC
1100 NW 4th Avenue
Delray Beach, FL 33444