



CITY OF DELRAY BEACH
City Attorney's Office



Notice of Request for Relief Pursuant to Section 70.51, Florida Statutes

October 6, 2026

Subject: Florida Land Use and Environmental Dispute Resolution Act ("FLUEDRA")
Petition on Behalf of JFK Medical Center Limited Partnership

Dear Property Owner/ Participant,

Please find enclosed a copy of the Request for Relief filed by JFK Medical Center Limited Partnership ("JFK") pursuant to Section 70.51, Florida Statutes in connection with the City of Delray Beach ("City") denial of an application for a conditional use permit (Application File No. PZ-00234-2025) to operate a 24-hour Free Standing Emergency Department ("FSED") on the property located at 3921 West Atlantic Avenue, Delray Beach, Florida 33445 (the "Subject Property").

You are receiving this notice because you either: (1) are an owner of real property contiguous to the Subject Property; or (2) are a person who requested notice. The documentation in the Request for Relief is enclosed.

Pursuant to Section 70.51, Florida Statutes, a Special Magistrate has been retained by the City and JFK to conduct the proceedings. The required mediation is scheduled for November 12, 2026, at 11:00 AM and will be held at City Hall, First Floor Conference Room, located at 100 NW 1st Avenue, Delray Beach, Florida 33444.

If you wish to participate in this proceeding, you must advise the City in writing at hennettw@mydelraybeach.com within 21 days of receipt of this letter (kindly respond on or before November 3, 2026). Failure to advise of your election in a timely manner may prohibit you from participating in this mediation. If a resolution cannot be reached during the scheduled mediation, the Special Magistrate shall schedule and conduct a hearing pursuant to 70.51(17) on a date set by the Special Magistrate.

Thank you for your attention to this matter.

Sincerely,

Lynn Gelin, Esq.
City Attorney

cc: Craig Collier, Special Magistrate
Brian Seymour, JFK/Petitioner's Attorney



Writer's Direct Dial Number: 561-650-0556
Writer's E-Mail Address: bseymour@gunster.com

June 3, 2026

VIA HAND DELIVERY

Mayor Tom Carney
Terrence R. Moore, City Manager
City of Delray Beach
100 NW 1st Avenue
Delray Beach, FL 33444

Re: Florida Land Use and Environmental Dispute Resolution Act ("FLUEDRA")
Petition on Behalf of JFK Medical Center Limited Partnership

Dear Mayor Carney:

On behalf of JFK Medical Center Limited Partnership ("JFK"), enclosed please find Request for Relief pursuant to Section 70.51, Florida Statutes in connection with the City of Delray Beach's May 5, 2026, action denying JFK's application for a conditional use permit (Application File No. PZ-00234-2025) and adoption of Resolution 20-26 for the property located at 3921 West Atlantic Avenue Delray Beach, Florida 33445.

Kindly acknowledge receipt of the reference Petition by signing the enclosed Receipt of Delivery. Please feel free to contact me at bseymour@gunster.com with any questions.

Sincerely,

Brian M. Seymour

Copy via Email to:

Lynn Gelin
City Attorney
GelinL@mydelraybeach.com