



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## PUBLIC NOTICE

**RE: LAND USE MAP AMENDMENT AND REZONING REQUEST FOR SE 3<sup>RD</sup> AVENUE  
(PCN # 12-43-46-16-01-085-0050)**

Pursuant to the Land Development Regulations (LDR) 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 for the purpose of accepting public testimony regarding a privately-initiated request for Land Use Map Amendment (LUMA) (Ordinance No. 02-22), and a separate rezoning request (Ordinance No. 03-22) for the +/-0.1109 acre property located at SE 3<sup>rd</sup> Avenue (PCN # 12-43-46-16-01-085-0050) with an associated amendment to the Land Development Regulations (LDR) Figure 4.4.13-B-1, Central Core and Beach Sub-districts Regulating Plan, to add the subject property.

The Public Hearing will be held on **MONDAY, January 24, 2022 at 5:01 PM**, or as soon thereafter, in the Commission Chambers at City Hall, 100 N.W. 1<sup>st</sup> Avenue, Delray Beach, Florida. At this meeting, the Planning and Zoning Board will consider and make a recommendation to the City Commission for two Ordinances.

**LUMA, Ordinance No. 02-22**

Existing LUM Designation: Community Facilities (CF)

Proposed LUM Designation: Commercial Core (CC)

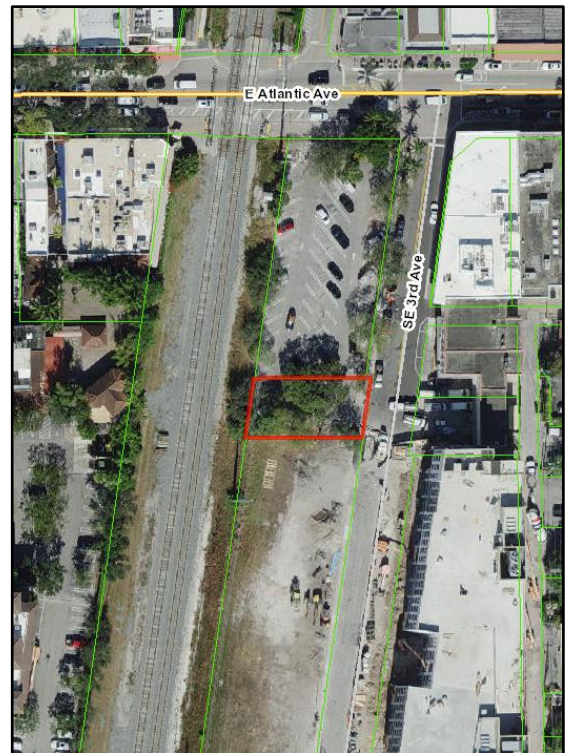
**Rezoning, Ordinance No. 03-22**

Existing Zoning District: Community Facilities (CF)

Proposed Zoning District: Central Business District (CBD), Central Core Sub-district

Additional information on the request can be found on the “Development Projects” page under the Development Services Department at [www.delraybeachfl.gov](http://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 1<sup>st</sup> Avenue, Delray Beach, Florida 33444, at (561) 243-7040, Ext. 7226 or [rosenberg@mydelraybeach.com](mailto:rosenberg@mydelraybeach.com).

The property is currently an unaddressed parking lot. At this time, no site plans have been submitted or are required for rezoning and land use applications. It is noted that should the approved office/restaurant building on 298 E Atlantic Avenue extend onto the subject property, the property owner will be required to replat the site and submit an application for a site plan modification.



Members of the public wishing to participate may attend in person in the City Commission Chambers at 100 NW 1<sup>st</sup> Avenue, Delray Beach, FL 33444 or view the meeting through the City’s website, <https://www.delraybeachfl.gov/i-want-to-watch/city-meetings>, where the meeting will be live-streamed for the public. Any member of the public wishing to

comment publicly on any matter, including public comment or public hearing items, may comment in-person during the presentation of the item, or submit their comments in writing to the Development Services Department by email to [pzmail@mydelraybeach.com](mailto:pzmail@mydelraybeach.com) or by regular mail at 100 NW 1<sup>st</sup> Avenue, Delray Beach, FL 33444.

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 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: January 14, 2022