



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## PUBLIC NOTICE

### RE: LAND USE MAP AMENDMENT AND REZONING REQUEST FOR 210 SE 3<sup>RD</sup> AVENUE

Pursuant to the Land Development Regulations (LDR) of the City of Delray Beach, you are hereby notified that the City Commission, acting as the Local Planning Agency, will conduct a Public Hearing for the purpose of accepting public testimony regarding a privately initiated Land Use Map amendment and Rezoning request with an associated amendment to the Land Development Regulations (LDR) and for the purpose of amending the Land Use designation of the 0.21 acre property from Low Density (LD) to Commercial Core (CC), rezoning the property from Single-Family (R-1-A) to Central Business District (CBD), amending LDR Section Figure 4.4.13-B-3 to add the parcel to the Railroad Corridor Sub-district regulating plan.

The Public Hearing will be held on **TUESDAY, November 15, 2022, at 4:01 PM**, or as soon thereafter, in the Commission Chambers at City Hall, 100 N.W. 1<sup>st</sup> Avenue, Delray Beach, Florida. The application was previously considered by the Planning and Zoning Board which voted to deny the request, however the applicant has filed an appeal pursuant to LDR Section 2.4.7(E) and at this meeting the City Commission will consider the appeal and conduct a de novo hearing on the matter.

#### **Land Use Map Amendment, Ordinance No. 35-22**

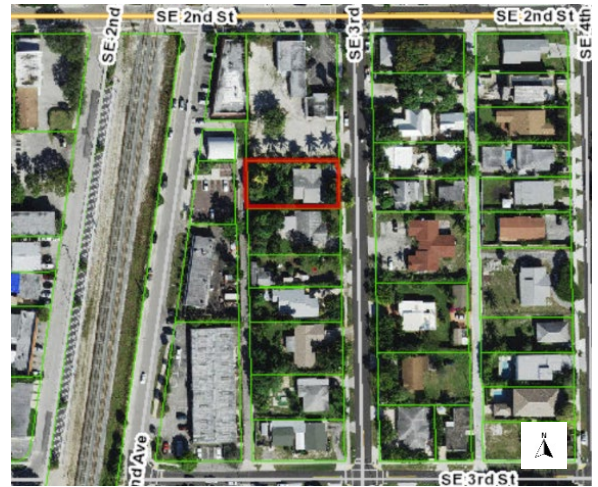
Existing Land Use: Low Density (LD)

Proposed Land Use: Commercial Core (CC)

#### **Rezoning, Ordinance No. 36-22**

Existing Zoning District: Single-Family (R-1-A)

Proposed Zoning District: Central Business District (CBD) – Railroad Corridor



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 [orgdaniecj@mydelraybeach.com](mailto:orgdaniecj@mydelraybeach.com).

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 City Commission 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 Mailed/Posted: November 5, 2022