



**CITY OF DELRAY BEACH**  
**PLANNING, ZONING AND BUILDING DEPARTMENT**



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100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444 • PLANNING & ZONING DIVISION: (561) 243-7040...•...BUILDING DIVISION: (561) 243-7200

File #s 2015-203-REZ-CCA and 2015-210-CPA-CCA

**RE: PROPOSED SMALL-SCALE FUTURE LAND USE MAP AMENDMENT AND REZONING**

Pursuant to Section 2.4.2(B)(1)(b)&(h) of the Land Development Regulations of the City of Delray Beach, you are hereby notified that the Planning and Zoning Board of the City of Delray Beach, Florida, acting as the Local Planning Agency, will consider whether to recommend to the City Commission the Small-Scale Future Land Use Map (FLUM) amendment and a change in the zoning district for 206 SE 3<sup>rd</sup> Avenue. The subject property measures 0.137 acres and is located on the west side of SE 3<sup>rd</sup> Avenue, approximately 137 feet south of SE 2<sup>nd</sup> Street, as shown on the attached map (shaded area on map).

**Existing Land Use Map Designation:** LD (Low Density Residential 0-5 du/acre)

**Proposed Land Use Map Designation:** CC (Commercial Core)

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

**Proposed Zoning District:** CBD (Central Business) District

The Planning and Zoning Board will hold a Public Hearing on **May 21, 2018, at 6:00 P.M.**, (or as soon thereafter as may be heard) in the Commission Chambers at City Hall, 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida, for the purpose of receiving public comments with regard to the proposed action.

If you would like further information with regard to how this proposed action may affect your property, please contact Jasmin Allen, Senior Planner at 561.243-7044, Planning, Zoning and Building Department, City Hall, 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida 33444 (e-mail at [pzmail@mydelraybeach.com](mailto:pzmail@mydelraybeach.com), between the hours of 8:00 A.M. and 5:00 P.M. on weekdays (excluding holidays).

All interested parties are invited to attend the public hearing and comment upon the proposed action or submit their comments in writing on or before the date of the hearing to the Planning, Zoning and Building Department. 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, Zoning and Building Department  
Date Posted: May 10, 2018



# 206 SE 3rd Avenue

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206 SE 3rd Avenue

