



File #s 2019-004 REZ & 2019-005-CPA

RE: FUTURE LAND USE MAP AMENDMENT (SMALL SCALE) 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 City Commission will consider a Future Land Use Map (small scale) amendment and a change in the zoning district for **East Atlantic and SE 3rd Ave.**, located at the southwest corner of East Atlantic Avenue and SE 3rd Avenue, as shown on the attached map. The subject property measures approximately 0.433± acres.

Existing Future Land Use Map Designation: Community Facilities (CF)

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

Existing Zoning District: Community Facilities (CF) District

Proposed Zoning District: Central Business (CBD) District

The property owner is seeking the proposed changes for the purpose of constructing a mixed-use (retail and office) development.

The City Commission will hold a Public Hearing on **February 12, 2019 at 4:00 P.M.**, (or as soon thereafter as may be heard) in the Commission Chambers at City Hall, 100 NW 1st 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 Anthea Gianniotas, Principal Planner at 561.243-7325, Development Services Department, City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444 (e-mail at gianniotesa@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 Development Services 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
Development Services Department
Date Posted: February 1, 2019



Palm Beach County



DEVELOPMENT SERVICES
DEPARTMENT

East Atlantic & SE 3rd Avenue

12-43-46-16-01-085-0040



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