



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

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## PUBLIC NOTICE

**RE: Future Land Use Map amendment and Rezoning of parcels along SE 5th Avenue and SE 6th Avenue from SE 4th Street to SE 10th Street**

Pursuant to 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 a recommendation to the City Commission on City-initiated Ordinance Nos. 34-19, 35-19, and 36-19 regarding the creation of a new Central Business District (CBD) Sub-district through a Future Land Use Map (FLUM) Amendment, Rezoning, and associated amendments to the Land Development Regulations (LDRs) Section 4.4.13, Central Business District. The Ordinances are applicable to the area generally located between SE 4<sup>th</sup> Street to the north, SE 6<sup>th</sup> Avenue to the east, SE 10<sup>th</sup> Street to the south, and SE 5<sup>th</sup> Avenue to the west (see the attached map), which measures a total of approximately 39.42 acres.

The Future Land Use Map amendment and rezonings are as follows:

<b>Existing FLUM designation:</b>	General Commercial (GC)
<b>Proposed FLUM designation:</b>	Commercial Core (CC)
<b>Existing Zoning Districts:</b>	General Commercial (GC), Neighborhood Commercial (NC), and Planned Office Development (POD)
<b>Proposed Zoning District:</b>	Central Business District (CBD)

The proposed Ordinances, including No. 36-19 for the associated LDR Amendments, are available on the City's website at <https://www.delraybeachfl.gov/government/city-departments/development-services> under News.

The Planning and Zoning Board will hold a Public Hearing on **October 21, 2019, at 6:00pm**, in the Commission Chambers at City Hall, 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida, for the purpose of receiving public comments regarding the FLUM amendments, rezonings, and LDR Amendments.

If you would like further information as to how the subject request may affect your property, please contact Anthea Giannotes, Development Services Director at 561.243.7325, or via email at [giannotesa@mydelraybeach.com](mailto:giannotesa@mydelraybeach.com), at the Development Services Department, City Hall, 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida 33444.

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 the action taken on this request is appealed, the appellant may need to ensure that a verbatim record includes the testimony and evidence upon which the appeal is to be based. The City does not provide nor prepare such record pursuant to F.S. 286.0105.

City of Delray Beach  
Development Services Department  
Date: October 11, 2019





DEVELOPMENT SERVICES  
DEPARTMENT

## CBD Expansion Area

