



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PUBLIC NOTICE

RE: Ordinance Nos. 41-19 and 42-19: Future Land Use Map amendment and Rezoning of five parcels located at 26 NW 6th Avenue, 32 NW 6th Avenue, 34 NW 6th Avenue, 27 NW 7th Avenue, and 31 NW 7th Avenue

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. 41-19 and 42-19 regarding a Future Land Use Map (FLUM) Amendments and Rezoning for the properties located at 26 NW 6th Avenue, 32 NW 6th Avenue, 34 NW 6th Avenue, 27 NW 7th Avenue, and 31 NW 7th Avenue (see the attached map). The properties measure a total of 0.752 acres.

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

Existing FLUM designation:	Low Density (LD)
Proposed FLUM designation:	Commercial Core (CC)
Existing Zoning District:	Single-Family Residential (R-1-A)
Proposed Zoning District:	Central Business District (CBD), within the West Atlantic Neighborhood Sub-district.

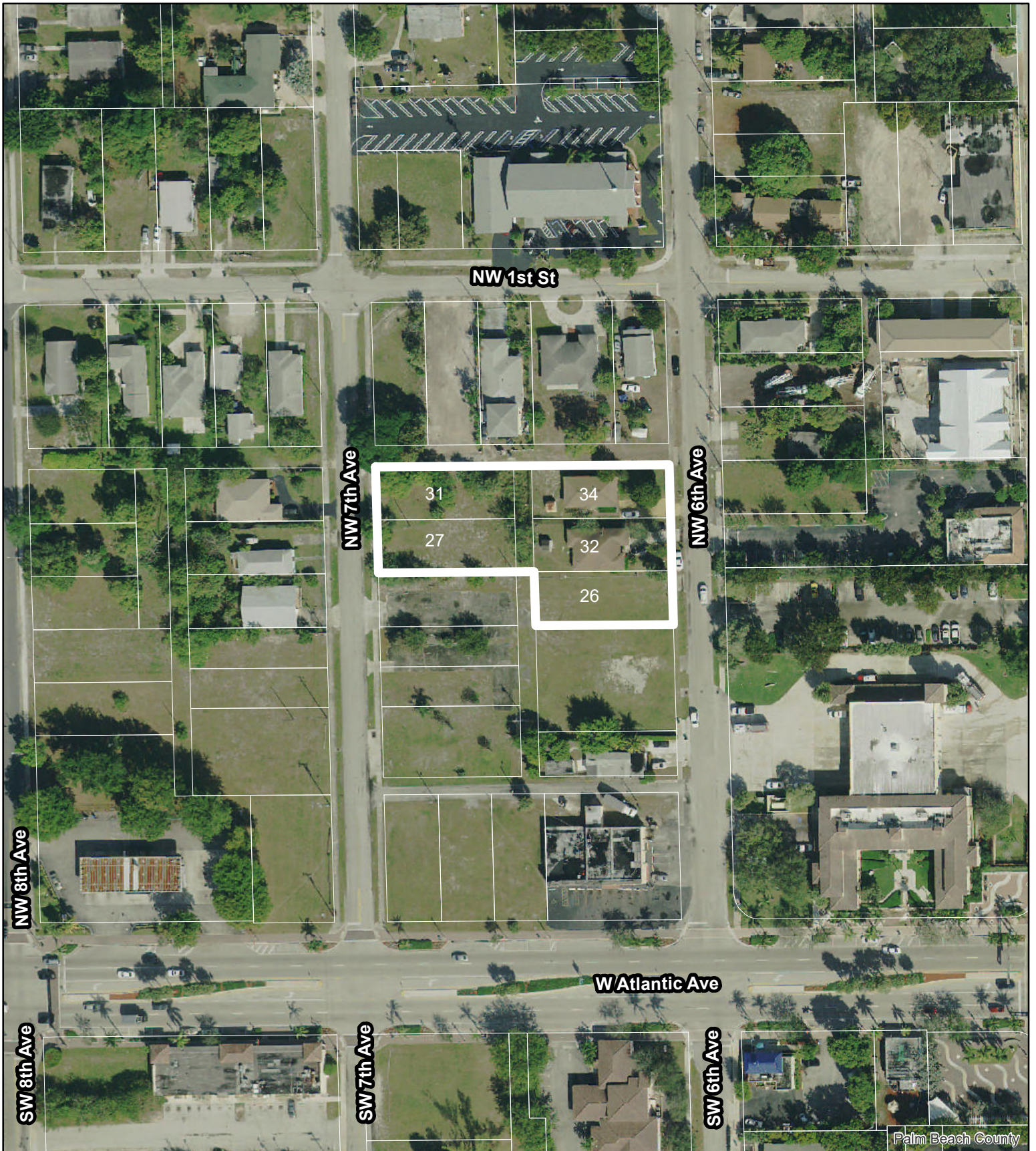
The existing FLUM designation of LD allows residential development up to 5 dwelling units per acre (du/ac); the proposed CC FLUM designation allows residential development up to 100 du/ac. The existing zoning district is R-1-A, which allows for stand-alone single-family residential development with one dwelling unit per property. Under the proposed CBD zoning designation, the maximum density for the subject properties, which would be located within the West Atlantic Neighborhood Sub-district of the CBD is 12 du/ac and can be increased to up to 30 du/ac under a residential incentive. The residential incentive requires the provision of Workforce Housing to obtain the higher density. The proposed CBD zoning district designation limits commercial uses that are located more than 150 feet from West Atlantic Avenue; establishment of commercial uses may be allowed upon approval of a Conditional Use request by the City Commission; the current R-1-A zoning district designation does not allow commercial uses.

The Planning and Zoning Board will hold a Public Hearing on **November 18, 2019, at 6:00pm**, in the Commission Chambers at City Hall, 100 NW 1st Avenue, Delray Beach, Florida, for the purpose of receiving public comments regarding the FLUM amendments and rezonings.

For further information, please contact Amy Alvarez, Senior Planner, at 561.243.7284, or via email at alvarez@mydelraybeach.com, at the Development Services Department, City Hall, 100 NW 1st 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 Mailed: November 8, 2019



DEVELOPMENT SERVICES
DEPARTMENT

NW 6th Avenue & NW 7th Avenue

