



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PUBLIC NOTICE

RE: Hatcher Building, 20 & 26 NW 6th Avenue

Pursuant to the Land Development Regulations of the City of Delray Beach, you are hereby notified that the **Planning and Zoning Board**, acting as the Local Planning Agency, will conduct a **PUBLIC HEARING** on **MONDAY, NOVEMBER 16, 2020 at 6:00 PM** to provide a recommendation to the City Commission regarding a Conditional Use request to allow a commercial use (office and retail) to extend beyond 150 feet from West Atlantic Avenue within the West Atlantic Neighborhood Sub-District, for the properties located at **20 and 26 Northwest 6th Avenue**. (see map below).

The proposed development consists of two 3,556 square foot buildings for a total of 7,112 square feet, with associated parking and landscaping. The conditional use request is to allow commercial/non-residential uses more than 150 feet from West Atlantic Avenue. The applicant has specified the ability to establish office and / or retail uses within the proposed buildings. A range of potential uses has been submitted to allow for flexibility in leasing the new buildings. The proposed uses include general retail uses and/or facilities, as in GC district (4.4.9); Business, professional, and medical uses, as in GC district (4.4.9); and Services and facilities, as in GC district (4.4.9). The following uses have been excluded: retail sales of automotive parts, beer, wine, liquor, meats, fish, lawn care equipment, pets and pet supplies. Additionally the following services and facilities uses have been excluded: auctions, caterers, self-service limited laundromat facilities, pet grooming, drive-through facilities, restaurants including drive-in and drive-through, tobacconist, Neighborhood Electric Vehicle (NEV) sales, lease or rental transactions only (no inventory on-site for any purpose), and rental of sporting goods and equipment (such as but not limited to bicycles, skates, boogie boards).



The request for Conditional Use approval may be inspected online at <https://www.delraybeachfl.gov/government/city-departments/city-clerk/public-notices>. If you would like further information as to how the subject request may affect your property, please contact Elizabeth Eassa, AICP, Senior Planner, at 561.243.7040, Ext. 7325, via email at eassae@mydelraybeach.com, or 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.