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SPECIAL COURTESY NOTICE

The purpose of this special courtesy notice is to inform you that the Planning and Zoning Board will make a recommendation to the City Commission on a Future Land Use Map (small scale) Amendment and Rezoning for East Atlantic and SE 3rd Ave at its meeting to be held on **Monday, December 17, 2018 at 6:00 p.m.** in the City Commission Chambers, City Hall, 100 NW 1st Avenue, Delray Beach, Florida, 33444.

The following is a brief description of the project. The project file is available for review at the Development Services Department. If you would like to obtain additional information on this project please feel free to contact Jasmin Allen, Senior Planner at (561) 243-7044. If you cannot attend the meetings but would like to be heard on the project, you may submit your comments as follows:

- Fax: (561) 243-7221
- E-mail: pzmail@mydelraybeach.com
- Mail: City of Delray Beach, Development Services Department, 100 NW 1st Avenue, Delray Beach, FL 33444

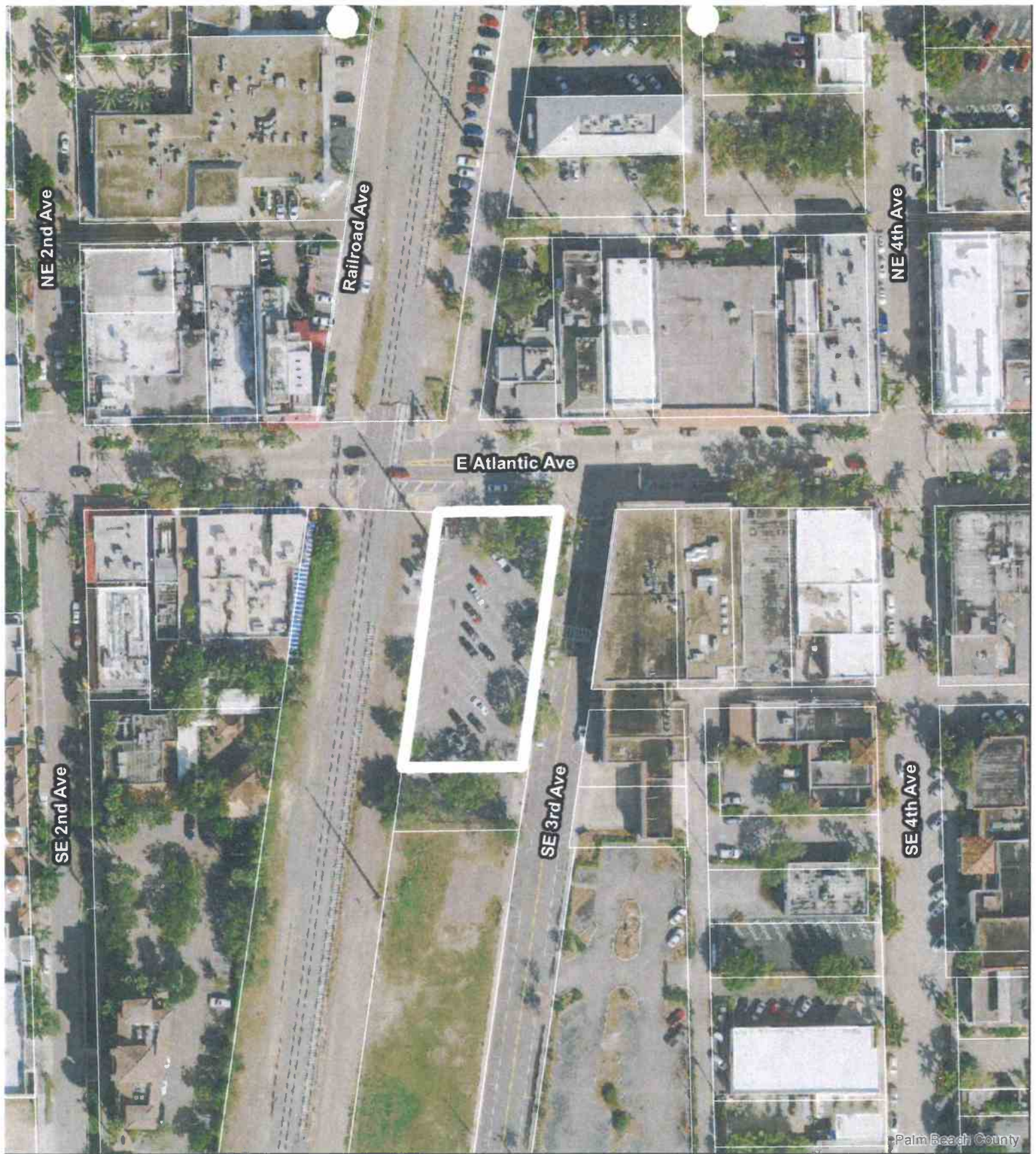
The subject property is located on the southwest corner of East Atlantic Avenue and SE 3rd Avenue. The subject property measures approximately 0.433± acres and contains a 44-space parking lot.

The Future Land Use Map (FLUM) amendment and rezoning of the subject parcel shown in the attached map involves:

- Changing the existing Future Land Use Map designation from Community Facilities (CF) to Commercial Core (CF).
- Changing the Zoning District from Community Facilities (CF) District to Central Business (CBD) District.

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

City of Delray Beach
Development Services Department
Date Mailed: December 6, 2018



DEVELOPMENT SERVICES
DEPARTMENT

East Atlantic & SE 3rd Avenue

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



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CITY OF DELRAY BEACH DEVELOPMENT SERVICES DEPARTMENT



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

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 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 East Atlantic and SE 3rd Ave. The subject property measures approximately 0.433± acres and is located at the southwest corner of East Atlantic Avenue and SE 3rd Avenue, as shown on the attached map (shaded area on map). This public notice is being provided as your property is located within a five hundred (500) foot radius of the subject property (shaded parcel) on the attached map.

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 Planning and Zoning Board will hold a Public Hearing on **December 17, 2018, at 6:00 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 Jasmin Allen, Senior Planner at 561.243-7044, Development Services Department, City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444 (e-mail at 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 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 Mailed: December 6, 2018



DEVELOPMENT SERVICES
DEPARTMENT

East Atlantic & SE 3rd Avenue 12-43-46-16-01-085-0040



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