

CITY OF DELRAY BEACH



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100 N.W. 1st AVENUE • DELRAY BEACH, FLORIDA 33444 • 561/243-7000

File# 2012-038

NOTICE OF CONDITIONAL USE

Pursuant to Section 2.4.2(B)(1)(e) of the Land Development Regulations of the City of Delray Beach, Florida, you are hereby notified that a Conditional Use request has been received to permit outdoor dining which operates at night at **27-43 South Swinton Avenue, Swinton Social**, located within the Old School Square Historic Arts District (OSSHAD).

The Swinton Social development proposal involves the adaptive reuse of the four historic, single-family residences into a spa, two restaurants (referred to as a Café and Grille) and a kitchen along with other site improvements. The applicant seeks to operate the outdoor dining activity for the sidewalk café area, the open-air covered dining located interior to the property behind the Kitchen, between the Café and Poolside Bar, and at the Poolside Bar. The proposed night time hours of operation vary between uses and areas within the site; however, a closing time of 2:00 a.m. on Fridays and Saturdays is proposed for the open-air covered Café, the sidewalk café and the Poolside Bar.

The PLANNING AND ZONING BOARD will conduct a Public Hearing on **Monday, January 23, 2012 at 6:00 p.m.** (or at any continuation of such meeting which is set by the Planning and Zoning Board), in the Commission Chambers at City Hall, 100 NW 1st Avenue, Delray Beach, Florida, for the purpose of receiving public comments.

You are not required to attend the public hearing. However, all interested parties are invited to attend the public hearing and comment on the proposed action or submit their comments in writing on or before the date of the hearing to the Planning and Zoning Department.

Additional information may be obtained by contacting Amy E. Alvarez, Historic Preservation Planner, at the Planning and Zoning Department Office, City Hall 100 NW 1st Avenue, Delray Beach, Florida 33444, Phone 561/243-7284, (e-mail at Alvarez@mydelraybeach.com) between the hours of 8:00 A.M. and 5:00 P.M. on weekdays (excluding holidays). 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 MEETING OR 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
Planning and Zoning Department
Date Posted: January 11, 2012



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 PLANNING AND ZONING
 DEPARTMENT

SUBJECT
 PROPERTIES



27-43 SOUTH SWINTON AVENUE
SWINTON SOCIAL
LOCATION MAP