



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## PUBLIC NOTICE

### RE: Proposed CBD South Pairs Neighborhood Sub-district

Pursuant to the Land Development Regulations (LDR) of the City of Delray Beach, you are hereby notified that the City Commission of the City of Delray Beach, Florida, will conduct a Public Hearing for the purpose of accepting public testimony regarding the creation of a new Central Business District (CBD) Sub-district through Land Use Map Amendments (LUMA), Rezoning, and amendments to LDR Section 4.4.13, Central Business District. The area under consideration is 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, which measures a total of approximately 39.42 acres.

The Public Hearing will be held on **Tuesday, December 7, 2021, at 4:00PM** (or as soon thereafter as may be heard by the City Commission) in the Commission Chambers at City Hall, 100 N.W. 1st Avenue, Delray Beach, Florida. At this meeting, the City Commission will review and consider adoption of the three Ordinances.

#### **LUMA, Ordinance No. 18-21**

Existing LUM Designation: General Commercial (GC), and Transitional (TRN)

Proposed LUM Designation: Commercial Core (CC)

#### **Rezoning, Ordinance No. 19-21**

Existing Zoning Districts: General Commercial (GC), Neighborhood Commercial (NC), and Planned Office Development (POD)

Proposed Zoning District: Central Business District (CBD), South Pairs Neighborhood Sub-district

#### **LDR Amendments, Ordinance No. 20-21**

The amendments establish the South Pairs Neighborhood Sub-district and provide the applicable development standards and design criteria for the area.

The proposed Ordinances are available on the City's website at <https://www.delraybeachfl.gov/government/city-departments/development-services> under News.



If you would like further information, please contact Amy Alvarez, Principal Planner, at 561.243.7284, via email at [alvarez@mydelraybeach.com](mailto:alvarez@mydelraybeach.com), or 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: Wednesday, November 24, 2021