



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## PUBLIC NOTICE

### RE: LAND USE MAP AMENDMENT WITHIN THE SILVER TERRACE REDEVELOPMENT AREA

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 **VIRTUAL PUBLIC HEARING** on **MONDAY, AUGUST 17, 2020 at 6:00 PM** to consider and make a recommendation to the City Commission regarding a City-initiated Land Use Map Amendment (LUMA) for 61 parcels totaling 9.94± acres located southeast of the intersection of SE 10<sup>th</sup> Street and Old Dixie Highway (see map below).

The existing and proposed LUM designations and zoning districts are as follows (see attached map):

Existing Land Use: Low Density (LD)

Proposed Land Use: General Commercial (GC), Medium Density (MD), and Transitional (TRN)

Existing Zoning District: Silver Terrace Special Activities District (SAD)

Proposed Zoning District: No change proposed.



This proposed action is not related to any proposed development action. The proposed LUMA corrects a scrivener's error from an unintentional modification to the Land Use Map in 2017 that changed the Land Use Map from General Commercial (GC), Medium Density (MD), and Transitional (TRN) to Low Density (LD). The modification was not associated with any request, and was not specifically reviewed by any staff or City board. The modification to the Land Use Map was an error that resulted from a data conversion between software systems. Following the Planning and Zoning Board Meeting, the City Commission will review the Land Use Map Amendment and rezoning request at two separate hearings. A separate mail notice will be provided in advance of the 2<sup>nd</sup> City Commission adoption hearing (date to be determined). Additional information on this project can be found on the Development Services page at [www.delraybeachfl.gov](http://www.delraybeachfl.gov).

Pursuant to Executive Order 20-69, during the COVID-19 State of Emergency, Planning and Zoning Board meetings may be held virtually. Members of the public wishing to view Planning and Zoning Board meetings should log into the City's website, <https://www.delraybeachfl.gov/i-want-to/watch/city-meetings>, where the meeting will be live-streamed for the public. The meeting agenda will be made available online prior to the meeting at: <https://delraybeach.legistar.com/Calendar.aspx>.

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Due to the closure of City Hall, members of the public wishing to participate may do so by submitting their comments via voicemail. Any member of the public wishing to comment publicly on any matter, including public comment or public hearing items, may submit their comments by dialing (561) 243 - 7556 and leaving a voicemail message that will be played during the Planning and Zoning Board meeting and made a part of the public record:

1. State your full name
2. State your address
3. Leave a comment no longer than 3 minutes.

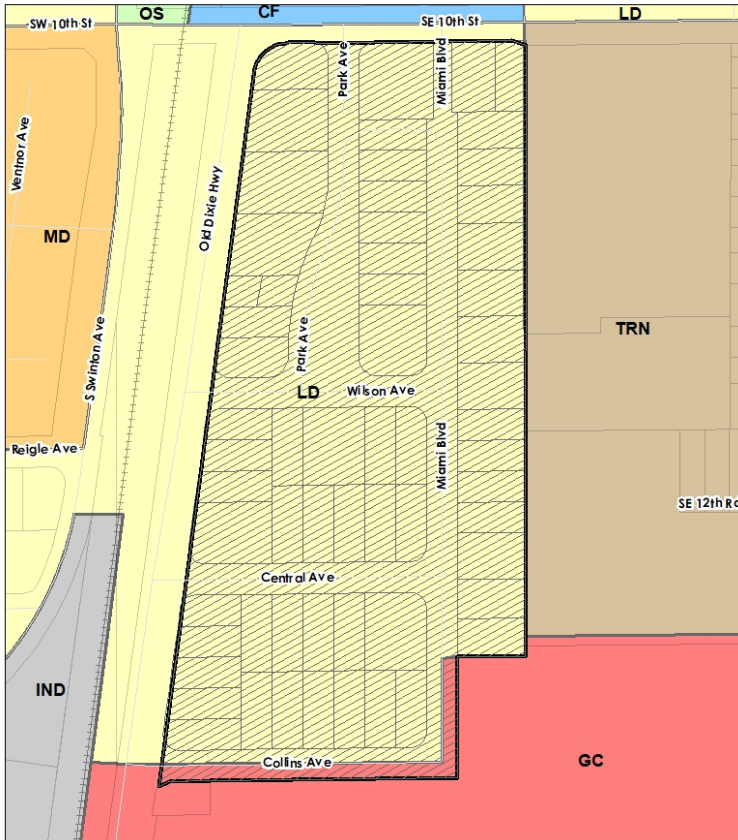
Public comment on items that have been set for a formal public hearing shall only be made during the presentation of the item. After the Planning and Zoning Board has heard from both the applicant and the City, the Board will take a recess in order to afford the public an opportunity to comment on the specific agenda item. After the recess, comments from the public will be played into the record for the Board's consideration.

The request for Land Use Plan Amendment and rezoning 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 Rebekah Dasari, Senior Planner, at 561.243.7040, Ext. 7044, via email at [dasarir@mydelraybeach.com](mailto:dasarir@mydelraybeach.com), or at the Development Services Department, City Hall, 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida 33444.

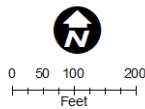
All interested parties are invited to attend the public hearing and comment upon the proposed action or submit their comments in writing on or before the date of the hearing to the Development Services Department. Please be advised that if the action taken on this request is appealed, the appellant may 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.

# Proposed Land Use Map Amendment Silver Terrace

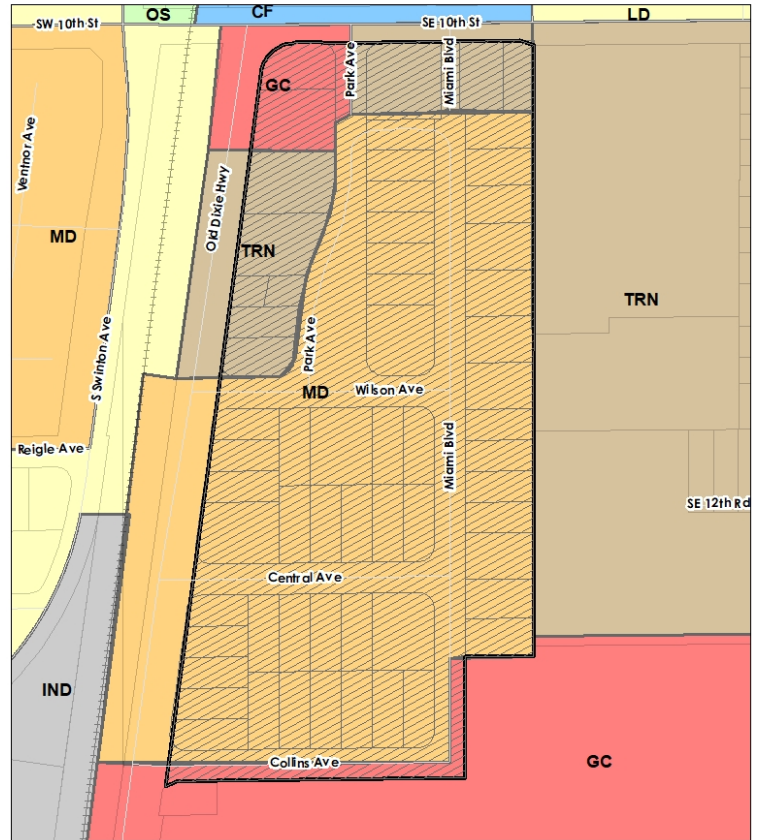
Existing Land Use Designation



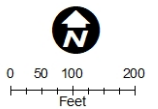
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|--|----------------------------|--|---------------|
|  | Subject Site               |  | Mixed Use     |
|  | Low Density Residential    |  | Open Space    |
|  | Medium Density Residential |  | Conservation  |
|  | Transitional               |  | Institutional |
|  | Commercial                 |  | Industrial    |



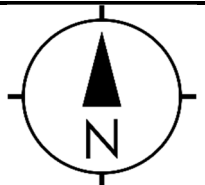
Existing Land Use Designation



- |  |                            |  |               |
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Date: August 7, 2020