



DEVELOPMENT SERVICES

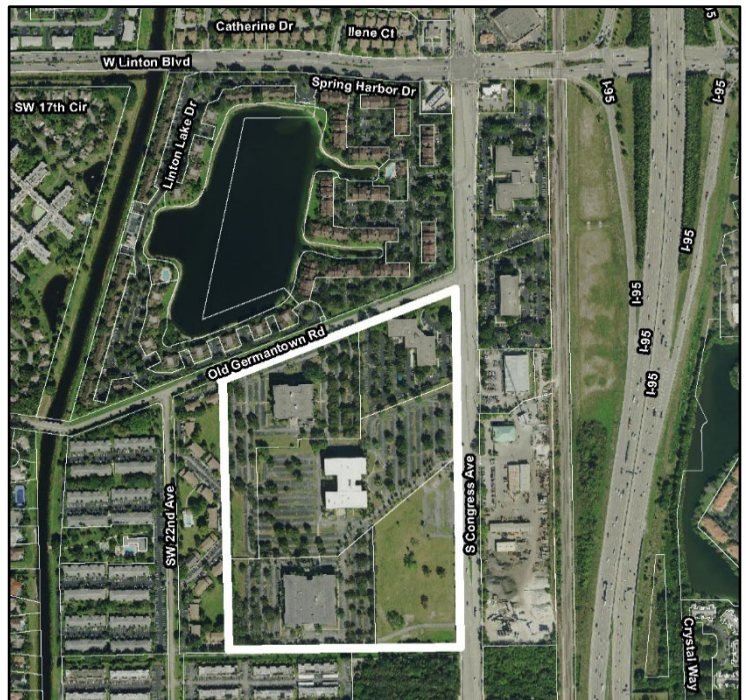
BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PUBLIC NOTICE

RE: 1690 – 2350 South Congress Avenue SAD, Parks at Delray

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 consider and make a recommendation to the City Commission regarding a privately-initiated request to amend Ordinance No. 38-18, which established the **1690 – 2350 South Congress Avenue SAD** located at the southwest corner of South Congress Avenue and Old Germantown Road (see map below).

The approved 1690 – 2350 South Congress Avenue SAD provided for the development of 1,009 dwelling units; 70,000 square feet of office; 250,000 square feet of retail; 80,000 square feet of restaurant use; and associated landscaping and infrastructure improvements on the 48.78 acre site. The proposed amendments to the approved Special Activities District (SAD) ordinance primarily address inconsistencies between the approved development standards, including building setbacks and separations, and modify the sequencing of the improvements. The proposed amendments to the approved SAD ordinance do not increase the approved density or allowed intensity on the site nor do they add any new uses to those approved or allowed to be developed on the site.



Additional information on the 1690 – 2350 South Congress Avenue SAD (also referred to as Parks at Delray) can be found on the “Development Project” page under the Development Services Department at www.delraybeachfl.gov.

If you would like further information as to how the request may affect your property, please contact the Development Services Department at City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444, at (561) 243-7040 or pzmail@mydelraybeach.com.

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
Planning and Zoning Department
Date Posted: November 6, 2020