



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 two Public Hearings 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 4th Street to the north, SE 6th Avenue to the east, SE 10th Street to the south, and SE 5th Avenue to the west, which measures a total of approximately 39.42 acres.

The first Public Hearing will be held on **Tuesday, July 6, 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. The date of the second Public Hearing has not been established; additional public notice will be provided at that time.

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

The proposed Ordinances, including **Ordinance No. 20-21** for the associated LDR Amendments, 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 as to how the subject request may affect your property, please contact Anthea Gianniotas, Development Services Director at 561.243.7325, or via email at gianniotesa@mydelraybeach.com, at the Development Services Department, City Hall, 100 NW 1st 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: Friday, June 25, 2021