



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## PUBLIC NOTICE

### RE: LAND USE MAP AMENDMENT, REZONING, AND MASTER PLAN DEVELOPMENT REQUEST FOR 342 NORTH SWINTON AVENUE – CASON COURT

Pursuant to the Land Development Regulations (LDR) 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 for the purpose of accepting public testimony regarding a privately initiated request for a Land Use Map Amendment (LUMA) (Ordinance No. 39-22), and Rezoning request (Ordinance No. 38-22) for a portion of the 5.88 acre property located at 342 North Swinton Avenue, and to approve the associated Master Development Plan (MDP) with three variances and a parking reduction for the entire subject property.

The Public Hearing will be held on **MONDAY, November 14, 2022, at 5:01 PM**, or as soon thereafter, in the Commission Chambers at City Hall, 100 N.W. 1<sup>st</sup> Avenue, Delray Beach, Florida. At this meeting, the Planning and Zoning Board will consider and make a recommendation to the City Commission.

#### Land Use Map Amendment (LUMA), Ordinance No. 39-22

Existing LUM: Community Facilities (CF)

Proposed LUM: Low Density (LD)

#### Rezoning, Ordinance No. 38-22

Existing Zoning District: CF

Proposed Zoning District: Planned

Residential Development, four dwelling units per acre (PRD-4)



#### Master Development Plan

Establishing a master development plan comprised of the existing +/- 19,580 square foot church with associated parking and the construction of 10 new single-family residences, known as Cason Court. Also associated with three variances and a parking reduction:

- A variance request to LDR Section 4.6.5(F) to establish a wall along the north property line with a zero foot setback in lieu of the required two foot setback.
- A variance request to LDR Section 4.6.4(A)(2)(a), allowing the establishment of a residential zoning district (PRD) adjacent to CF zoning without the required district boundary buffer (a solid finished masonry wall or continuous hedge along the west property line).
- A variance request to allow a PRD to be established on a 2.83-acre parcel, instead of the minimum five-acre requirement to establish a PRD (LDR Section 4.4.7(F)(2)(c)).
- A parking reduction request allowing the reduction of 16 required parking spaces.

Additional information on the request can be found on the “Development Projects” page under the Development Services Department at [www.delraybeachfl.gov](http://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 1<sup>st</sup> Avenue, Delray Beach, Florida 33444, at (561) 243-7040, Ext. 7226 / [rosenberg@mydelraybeach.com](mailto:rosenberg@mydelraybeach.com).

Members of the public wishing to participate may attend in person in the City Commission Chambers at 100 NW 1<sup>st</sup> Avenue, Delray Beach, FL 33444 or view the meeting through the City's website, <https://www.delraybeachfl.gov/i-want-to/watch/city-meetings>, where the meeting will be live-streamed for the public. Any member of the public wishing to comment publicly on any matter, including public comment or public hearing items, may comment in-person during the presentation of the item, or submit their comments in writing to the Development Services Department by email to [pzmail@mydelraybeach.com](mailto:pzmail@mydelraybeach.com) or by regular mail at 100 NW 1<sup>st</sup> Avenue, Delray Beach, FL 33444.

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 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: November 4, 2022