



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## PUBLIC NOTICE

### RE: LAND USE MAP AMENDMENT AND REZONING 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 City Commission will conduct a Public Hearing for the purpose of accepting public testimony regarding Ordinance No. 06-23, a privately-initiated request for a Land Use Map Amendment (LUMA) from Community Facilities (CF) to Low Density (LD) for a 1.78-acre portion of the 5.88-acre property, and Ordinance No. 07-23, a privately initiated rezoning request from Community Facilities (CF) to Single Family Residential (R-1-A) for a 2.83-acre portion of the 5.88-acre property located at 342 North Swinton Avenue.

The Public Hearing will be held on **TUESDAY, JUNE 6, 2023, at 4:00 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. 06-23

Existing LUM: Community Facilities (CF)  
Proposed LUM: Low Density (LD)

#### Rezoning, Ordinance No. 07-23

Existing Zoning District: CF  
Proposed Zoning District: Single Family Residential (R-1-A)



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 / [rosenberga@mydelraybeach.com](mailto:rosenberga@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 CITY COMMISSION 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: May 26, 2023