



CITY OF DELRAY BEACH
 DEPARTMENT OF DEVELOPMENT SERVICES
 100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



COURTESY NOTICE

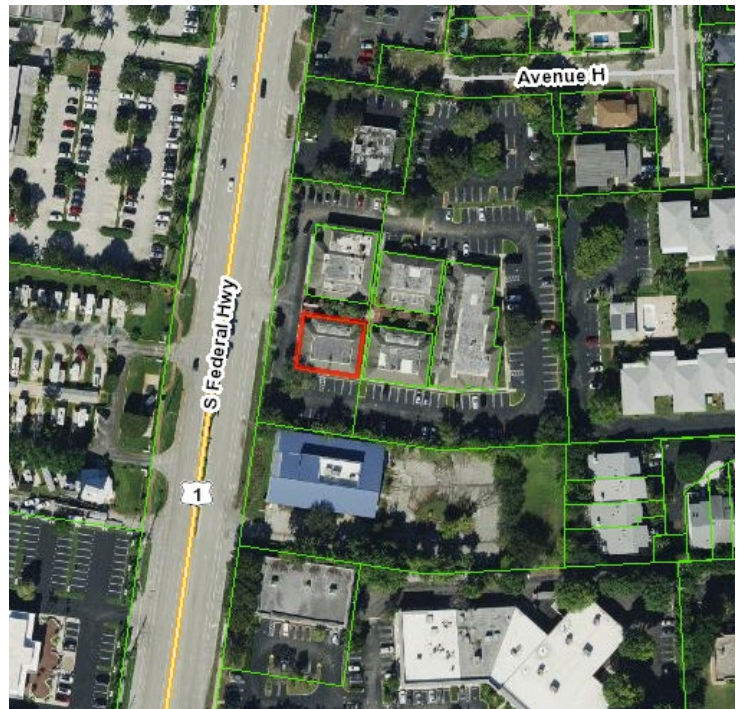
RE: Conditional Use Request to Establish a School at 2925 S. Federal Highway (File No. 2024-018)

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, DECEMBER 18, 2023 at 5:01 PM** to consider and make a recommendation to the City Commission regarding a Conditional Use request to allow a private school for adults at 2925 S. Federal Highway (map below) within the Planned Commercial (PC) zoning district.

The applicant is requesting Conditional Use approval operate a private school to teach English to adults at the 3,215-square-foot tenant space at 2925 S. Federal Highway (map at right). The language school applicant states that the school shall be limited to a maximum enrollment of 100 students. Pursuant to LDR Section 4.4.12(D), Private schools and other similar educational facilities can be approved, subject to certain conditions.

If you would like further information on the request, please contact the Development Services Department at City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444, at (561) 243-6236 or rodriguezq@mydelraybeach.com.

Members of the public wishing to view Planning and Zoning Board meetings may attend in person in the City Commission Chambers at 100 NW 1st Avenue, Delray Beach, FL 33444 or view the meeting through the City's website at <https://www.delraybeachfl.gov/i-want-to/watch/city-meetings>, where it 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 e-mail to pzmail@mydelraybeach.com or by regular mail at 100 NW 1st 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 mailed: December 6, 2023