



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

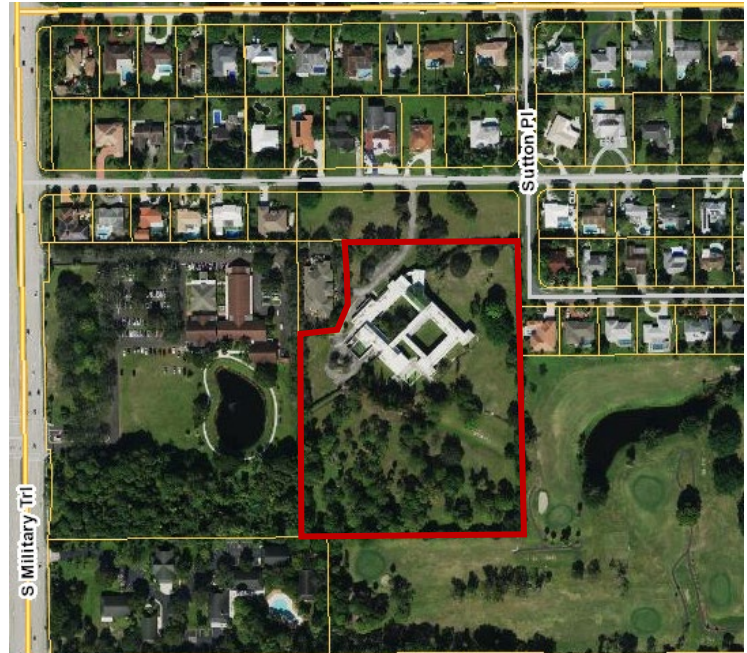


PUBLIC NOTICE

RE: Adoption of a Small Scale Land Use Map Amendment redesignating a 1.07-acre portion of 3900 Sherwood Boulevard from Community Facilities (CF) to Low Density (LD) land use (File No. 2024-108-LUM-CCA), and Rezoning a 9.34-acre parcel from Community Facilities (CF) and Single-Family Residential (R-1-AA) to Single-Family Residential (R-1-A) (File No. 2024-107-REZ-CCA).

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, OCTOBER 21, 2024 at 5:01 PM** to consider and make a recommendation to the City Commission on the adoption of a small land use map amendment at 3900 Sherwood Boulevard (location map at right) to redesignate a 1.07-acre portion of the parcel from Community Facilities (CF) to Low Density (LD) land use, and a request to rezone the entire 9.34-acre parcel from Community Facilities (CF) and Single Family Residential (R-1-AA) to Single Family (R-1-A) (maps on the following page).

The requested land use map change and the rezoning are for the purposes of developing the 9.34-acre site as a single-family neighborhood. The applicant has expressed intent to build 26 single family homes on the site; a plat application is under review for separate consideration at a later date.



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) 243-7549, 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.

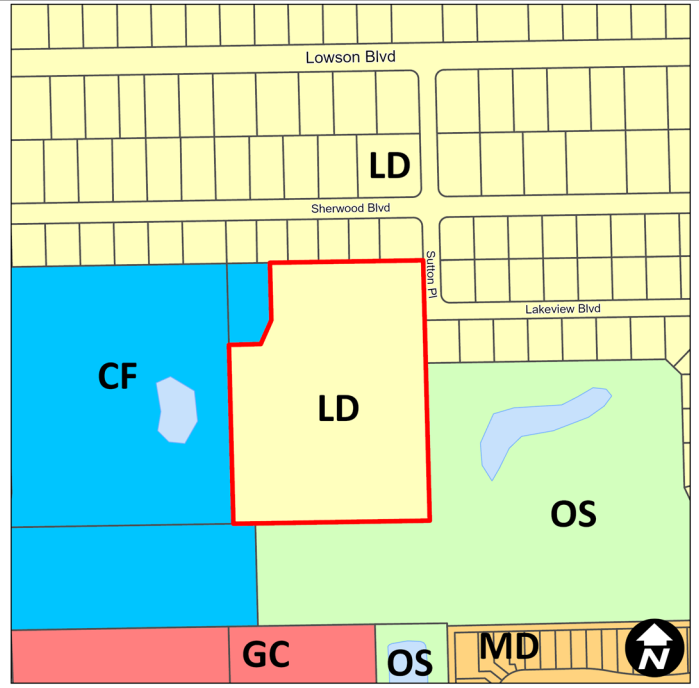
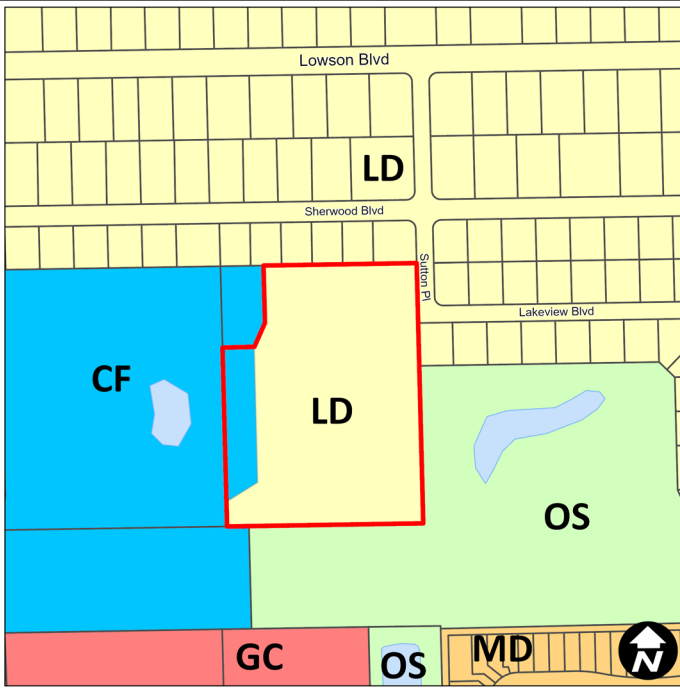
PLEASE BE ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING AND ZONING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR THIS PURPOSE SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS 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.

Planning and Zoning Department
 City of Delray Beach
 Date Mailed: October 10, 2024

Land Use Map Amendment and Rezoning Request, 3900 Sherwood Boulevard

Existing Land Use Designation: CF

Proposed Land Use Designation: LD



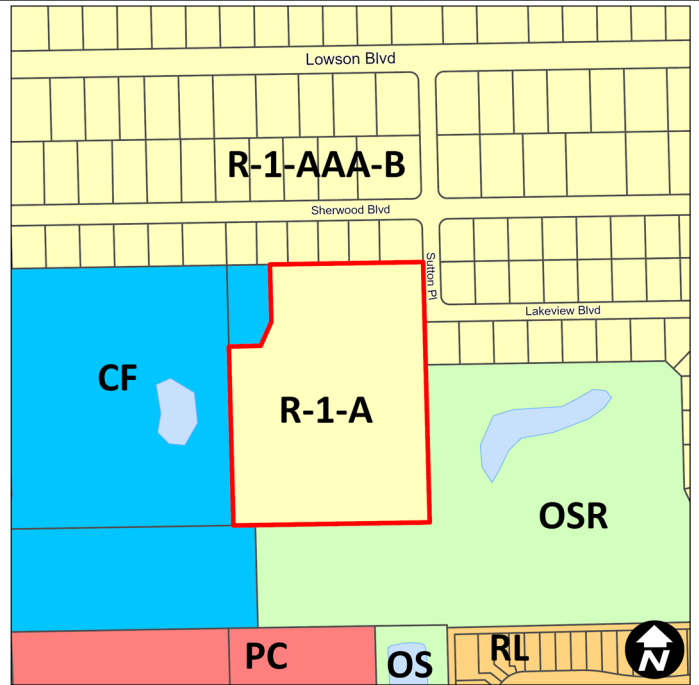
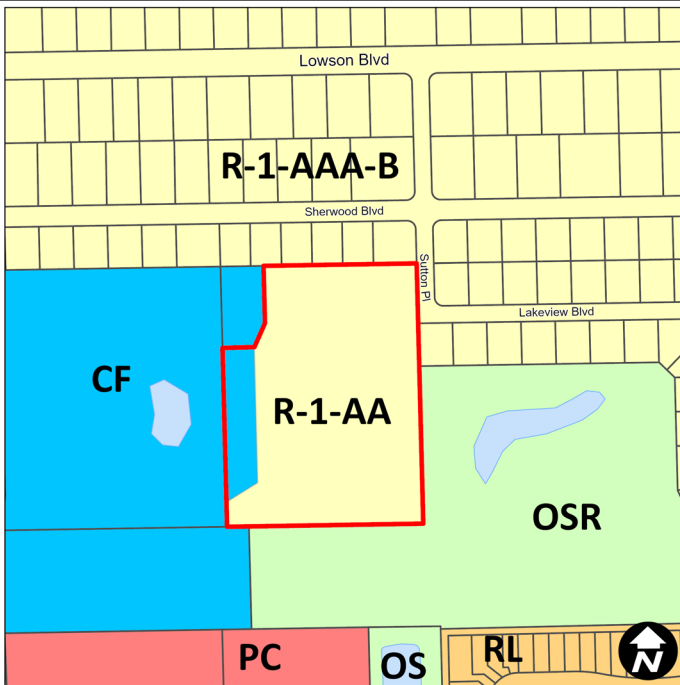
Existing Land Use

Proposed Land Use



Existing Zoning: CF and R-1-AA

Proposed Zoning: R-1-A



Existing Zoning

Proposed Zoning

