



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING & ZONING BOARD STAFF REPORT

3900 Sherwood Boulevard / Layton Pointe

Meeting	File No.	Application Type
October 21, 2024	2024-108-FLUM 2024-107-REZ	Land Use Map Amendment Rezoning
Applicant	Owner	Authorized Agent
Tal Falk, Toll Southeast LP Company, Inc	Toll Southeast LP Company, Inc	Edwin C. Muller III, AICP, CNU-A, CS

Request

Provide a recommendation to the City Commission on privately-initiated requests for the 9.34 acre property addressed as 3900 Sherwood Boulevard: Ordinance No. 32-24, to amend 1.07 acres of the Land Use Map from Community Facility (CF) to Low Density (LD); and, Ordinance No. 33-24, to rezone the entire 9.34-acre property from 1.07 acres of Community Facilities (CF) zoning and 8.27 acres from R-1-AA to R-1-A.

Background Information

The 9.34-acre subject property is currently addressed as 3900 Sherwood Boulevard, south of Lowson Boulevard (immediately south of Sherwood Boulevard), east of South Military Trail, and to the northwest of the Lakeview Golf Course. The parcel contains a vacant 34,060 sq. ft. building built in 1967, formerly occupied as Christ the King Monastery of St. Clare. The Sherwood Park and Lakeview neighborhoods abut the property.

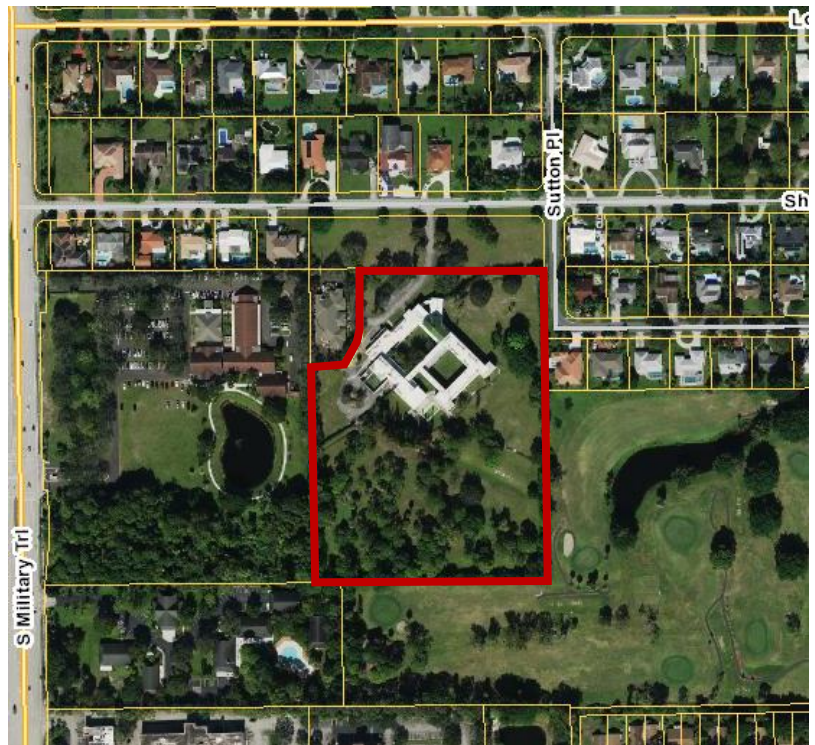
The history of the property is as follows:

1959. The property was annexed into the City and assigned a zoning designation of C-2 "General Commercial". Following the annexation and the adoption of the City's comprehensive plan in 1961, a Residential land use designation was assigned, and the subject property was assigned low density residential zoning.

1967. Christ the King Monastery was built. At that time, the City did not have a Community Facilities zoning district – the zoning that would likely be applied if the property was developed as such under current regulations.

1990. The subject property was assigned CF zoning during the citywide rezoning effort, at which time the CF district was created.

2007. Pursuant to a request initiated by Christ the King Monastery, 8.27 acres of the property were rezoned back to R-1-AA from CF, and the land use map for the same part of the property was amended from CF to LD (Ordinance No. 59-06). The intent was to develop that portion of the property as single family homes.



Project Planner:

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Attachments:

- Applicant Justification Statement
- Traffic Study
- TPS Letter
- Ordinance No. 32-24, Land Use Map Amendment
- Ordinance No. 33-24, Rezoning
- Always Delray Map AD-5

2021. A privately-initiated request (File ID 2021-143) was submitted to amend the Land Use Map designation from Low Density (LD) to Transitional (TRN) (File ID 2021-142), and to rezone the property from Single Family Residential R-1-AAA-B, Single Family Residential R-1-AA, and Community Facilities (CF) to Residential Office (RO). The applicant withdrew the request.

2022. A privately-initiated request was submitted to amend the land use map (File ID 2022-263) from Low Density (LD) to Medium Density (MD) and a rezoning (File ID 2022-262) from Single Family Residential R-1-AA and Community Facilities (CF) to Medium Density Residential (RM) for a 9.53-acre portion of the 10.97-acre the property; the Board denied the request on February 27, 2023.

2023. The City of Delray Beach requested a corrective land use map amendment (LUMA) for a 1.07-acre portion of the 10.97-acre property to change the land use from Low Density (LD) to Community Facility (CF) to correct a mapping error during the conversion of the Graphic Information System. Ordinance No. 24-23 was approved to make the correction to CF.

A majority of the parcel is zoned R-1-AA with a small portion of CF zoning located along the western property line (see maps below). Land Development Regulations (LDR) Section 4.4.3(A), Single Family Residential (R-1) Districts: Purpose and Intent, indicates that *“the Single Family Residential Districts have been created to provide areas where the traditional single family detached residence can be established and maintained and be protected from the unwarranted intrusion of other inappropriate uses.”*

The existing CF land use allows an intensity (maximum floor area ratio) of 1.0 and does not permit residential single family uses.

It should be noted that this request does not include the six lots along Sherwood Boulevard, which retain their R-1-AAA-B zoning. The property historically known as 3900 Sherwood Boulevard consists of multiple parcels that were never legally combined – most notably, six lots along Sherwood Boulevard, which are the east 73 feet of Lot 7 and the entirety of Lots 8, 9, 10, 11, and 12 of Block 7 of the Replat of Block 7, 8, 9, and 10 of Sherwood Park as recorded in Plat Book 27, Page 161 of the Public Records of Palm Beach County in 1963. These lots maintain the original configuration for the four blocks between Military Trail and Dover Road. The former property owner combined these parcels with the remainder of the property for tax purposes through the Palm Beach County Property Appraiser. The Applicant requested that the property appraiser dissolve the unification for tax purposes, and the City subsequently addressed the parcels shown at left.



Description of Proposal



The applicant is requesting a land use map amendment (LUMA) on 1.07 acres of the 9.34-acre parcel located at 3900 Sherwood Boulevard, amending the Land Use Map from Community Facility (CF) to Low Density (LD) and rezoning 8.27 acres of the property from Single Family Residential R-1-AA, and 1.07 acres of the property from Community Facilities (CF) to Single Family Residential (R-1-AA). The maps at left illustrate the requests.

The applicant has indicated an intent to develop the property with 26 detached single-family homes, primarily two-story. The applicant has submitted applications for a Major Subdivision Plat and a Level 1 site plan for common area improvements. The plat will be reviewed by the Planning and Zoning Board (PZB) and City Commission at a later date, and the site plan is eligible to be approved administratively.

Review and Analysis

Land Use Map Amendment

LDR Section 2.4.5(A), Amendments to the Comprehensive Plan, *Amendments must follow the procedures outlined in the Florida Statutes.*

The land use map is adopted as part of the Comprehensive Plan. Because the subject property is less than 50 acres, it is considered a small-scale plan amendment subject to state coordinated review and the LUMA is being processed as such pursuant to Florida Statutes, F.S. 163.3184 through 163.3253, as may be amended from time to time.

LDR Section 3.1.1, Required Findings, *prior to the approval of development applications, certain findings must be made.* These findings relate to the Land Use Map, concurrency, consistency, and compliance with the Land Development Regulations, and are discussed below.

(A) Land Use Map: *The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.*

Comprehensive Plan Table NDC-1, Land Use Designation: Density, Intensity, and Implementing Zoning District identifies the preferred and compatible implementing zoning districts for each land use designation. The existing land use is consistent with the existing zoning, but the proposed land use is also consistent with the proposed zoning.

(B) Concurrency: *Concurrency as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE-2, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.*

Schools. Through the School Capacity Availability Determination (SCAD) process, the School District of Palm Beach County has determined that there will be no negative impact on the school system.

Water and Sewer. The 34,060 square foot monastery building on subject property is currently served by municipal sewer and water through connections on Sherwood Boulevard. If the proposed land use is approved, the potential demand will not change dramatically because the majority of the property already has an LD land use designation. However, there would be an increase from the previous use.

Solid Waste. Single-family units generate 1.99 tons of solid waste per unit per year. The proposed LD land use could be developed with a maximum density of 47 units, which would result in 93.53 tons of solid waste per year. The landfill serving the property is projected to have sufficient capacity to meet the needs of city residents through the depletion year in 2054.

Drainage. At Major Plat Plan submittal, the applicant will be required to provide a signed and sealed drainage report indicating the proposed system's ability to meet storm water requirements in accordance with the South Florida Water Management District regulations per LDR Section 2.4.3(B)(3); requirements in LDR Section 6.1.9 for the surface water management system; and signed and sealed calculations indicating current and proposed estimated flows into the City's sewer system.

Parks, Recreation, and Open Space. Park impact fees are assessed at \$500 per dwelling unit for all residential development and is collected prior to issuance of the building permit. Any development application for a residential use would be subject to this requirement.

Traffic. The traffic study, dated January 29, 2024, considers the anticipated impact from the intended development. The chart below reflects the traffic generation scenarios for both the existing development and proposed 26-unit development. Palm Beach County reviewed the study and issued a TPS approved letter (attached).

According to the traffic statement, the site currently contains vacant commercial uses and is not currently generating trips. The traffic study is based on the proposed site plan of 26 single family dwellings. No roadway improvements are required by Palm Beach County as a result of the proposed changes.

	Daily Trips	AM Peak Hour	PM Peak Hour
Use			
Professional office (Vacant)	NA	NA	NA
Single Family Detached, 27 units	270	19	25
Land Use			
Existing Land Use (Community Facility)	NA	NA	NA
Proposed Land Use (Low Density)	270	19	25

(C) Consistency: *Compliance with performance standards set forth in Chapter 3 and required findings in LDR Section 2.4.5(B)(3) for the Rezoning request shall be the basis upon which a finding of overall consistency is to be made. Other objectives and policies found in the adopted Comprehensive Plan may be used in making a finding of overall consistency.*

Sections of Chapter 3, Performance Standards, are provided throughout the report, in other appropriate areas. LDR Section 3.2.1, Performance Standards, Basis for Determining Consistency, also specifies that *"the performance standards set forth in this Article either reflect a policy from the adopted Comprehensive Plan or a principle of good planning practice. The performance standards set forth in the following sections as well as compliance with items specifically listed as required findings in appropriate portions of Section 2.4.5 shall be the basis upon which a finding of overall consistency [Section 3.1.1(C)] is to be made. However, exclusion from this Article shall not be a basis for not allowing consideration of other objectives and policies found in the adopted Comprehensive Plan in the making of a finding of overall consistency."*

Applicable Comprehensive Plan goals, objectives, and policies are discussed below.

Neighborhoods, Districts, and Corridors Element

Table NDC-1, Land Use Designation: Density, Intensity, and Implementing Zoning District, identifies the preferred and compatible implementing zoning districts for each land use designation. The CF zoning district is the preferred implementing zoning district in the CF land use; single-family zoning is incompatible with the CF land use. The proposed R-1 zoning designation is a preferred implementing zoning district for LD land use. Therefore, the applicant has requested both a land use map amendment and a rezoning to meet the consistency requirement for the entirety of the parcel.




The table below provides a comparison of density and intensity limitations for both the CF and LD land use designations. CF existing land use controls intensity by limiting the maximum floor area ratio while development on parcels with an LD residential land use designation is limited by density.

Land Use Designation	Density (Standard dwelling units/acre)	Intensity (Maximum Floor Area Ratio)	Implementing Zoning Districts
CF (Existing)	---	1.0	Preferred: CF Compatible: OS, OSR
LD (Proposed)	0 – 5	---	Preferred: R-1, RL, PRD Compatible: A, RR, CF, OS, OSR

The policies listed below describe the intent of the land use designations and provide direction regarding the implementation of the existing and proposed land use designations.

Objective NDC 1.1, Land Use Designation *Establish compatible land use arrangements using land use categories appropriate for the diverse and different neighborhoods, districts, and corridors throughout Delray Beach.*

Policy NDC 1.1.2 *Provide a complementary mix of land uses, including residential, office, commercial, industrial, recreational, and community facilities, with design characteristics that provide:*

-  *Similar uses, intensity, height, and development patterns facing each other, especially in residential neighborhoods.*
-  *Uses that meet the daily needs of residents.*
-  *Public open spaces that are safe and attractive.*

Policy NDC 1.1.3 *Provide transitions between land use designations at the rear of properties or at major corridors so that the prescribed uses and potential development patterns are arranged to achieve compatible and appropriate changes in intensity, height, and scale.*

Policy NDC 1.1.14 *Continue to require that property be developed or redeveloped or accommodated, in a manner so that the use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.*

The property is surrounded by the LD designation to the north and east, with the Open Space designation to the east and south and CF to the west.

Location	Development Type / Uses	Land Use Designation	Zoning District
North	Single family homes, Sherwood Park	Low Density (LD)	R-1-AAA-B
South	Lakeview Golf Course	Open Space (OS)	Open Space & Recreation
East	Lakeview Golf Course; Single family homes, Lakeview	Low Density (LD); Open Space (OS)	R-1-AAA-B, Open Space & Recreation
West	Religious facilities	Community Facility (CF)	Community Facilities (CF)

The proposed land use designation meets the intent of Policy NDC 1.1.2

which provides direction to have “similar uses, intensity, height, and development patterns facing each other, especially in residential neighborhoods. Additionally, the transition desired by Policy NDC 1.1.3 is met as the residential zoning districts that implement LD land use are all subject to the same density limits and height restrictions.

Objective NDC 1.2, Residential Land Use Designations *Apply the Low Density Residential and Medium Density Residential land use designations to maintain and enhance the City’s established neighborhood characteristics, while supporting new and revitalized housing that compliments the desired development pattern and intensity.*

Policy NDC 1.2.3 *Allow the Low Density Residential land use designation on land that is or will be developed for detached, single family residential housing or for residential uses within a mix of housing types under a planned residential zoning district.*

Policy NDC 1.2.5 *Use the Low Density Residential land use designation to create and maintain low density residential neighborhoods up to five dwelling units per acre with high quality amenities.*

The requirement for compatible land use patterns with *similar uses, intensity, height, and development patterns facing each other, especially in residential neighborhoods* dictates the establishment of land use designations. The LD land use designation is applied to low density detached single family development or planned residential development. The proposed LD land use is appropriate to the surrounding area and the proposed residential use. The request to amend the existing CF land use designation to LD is not inappropriate, given the low-density development potential and lower-scale of the adjacent residential properties.

Policy NDC 3.4.1 *Amend the Land Use Map only when a demonstrated need for the requested land use is based upon circumstances that are verified and supported by data and analysis, such as shifts in demographic trends, changes in the availability of land, changes in the existing character and Land Use Map designations of the surrounding area, fulfillment of a comprehensive plan objective or policy, annexation into the municipal boundaries, or similar circumstances, and the following findings can be determined:*

- *That the requested land use designation is consistent with the goals, objectives, and policies of the most recently adopted Comprehensive Plan; and,*
- *That development at the highest intensity possible under the requested land use designation meets the adopted concurrency standards; and,*
- *That the requested land use designation is compatible with the land use designations of the surrounding area; and,*

- *That the requested land use designations are compliant with the provisions and requirements of the Land Development Regulations.*

Consistency with these policies is to be considered as part of this request, per Policy NDC 3.4.1. The concurrency analysis (above) confirms that the request meets concurrency standards.

The Board must determine if the requested land use designation is consistent with the applicable goals, objectives, and policies of the Comprehensive Plan analyzed throughout the report. A determination regarding compatibility with the land use designations of the surrounding area is required. The proposed LD land use designation supports low intensity residential and community facilities development; the existing CF land use designation is only meant to provide a full range of local or regional community-based uses primarily intended to serve the public by appropriately applying the Community Facility land use designation. The CF land use does not allow residential development.

Community / institutional uses and low-density residential development characterize the area. The subject property is located to the west of the Lakeview Golf Club, east of Emmanuel Catholic Church. The Duncan Conference Center, a retreat and conference facility, is located southwest of the property, and a line of several single-family homes is located west of the northwest corner of the subject property along Sherwood Boulevard. It should be noted again that the majority of the subject property already has LD land use. The Board should consider if elimination of the CF land use eliminates the potential for valuable community facilities uses, or if it changes an undevelopable land use designation and improves the developability of the remainder of the parcel.

Housing Element

GOAL HOU 2 NEIGHBORHOOD ENHANCEMENT *Preserve the integrity of existing stable neighborhoods, stabilize and enhance neighborhoods that are in transition, and revitalize and rehabilitate neighborhoods that have declined.*

Policy HOU 2.1.4 *Support efforts to maintain the neighborhood integrity and quality of life for residents in Stable residential areas and avoid allowing new development that may decrease or negatively impact the Stable classification of an area or neighborhood.*

Policy HOU 3.1.1 *Designate sufficient land area on the Land Use Map with appropriate development densities to accommodate population growth and housing requirements to ensure the continued provision of diverse residential types.*

Policy HOU 3.1.4 *Encourage development of vacant or underdeveloped land for housing and mixed-uses and promote rehabilitation of underutilized housing into desirable places to live.*

Objective HOU 3.2 Expansion of the Housing Supply *Expand the housing supply by allowing different unit types in a variety of locations for all income levels.*

Policy HOU 3.2.1 *Allow a variety of housing types to reflect the needs of all household types, including both rental and ownership opportunities for single people, couples, families, seniors, persons with disabilities and multi-generational families.*

The surrounding neighborhood is identified as Stable on Comprehensive Plan Map AD-5, "Residential Neighborhood Stabilization in 2018." The applicant is not required to provide any workforce housing units, as the subject property is not in a revitalization incentive area. Given that any development will be constructed as conventional single-family residences, as opposed to a planned development, there is no requisite review of the plans in consideration of the diversification of unit types, i.e. number of bedrooms to accommodate differing family types and sizes.

(D) Compliance with LDRs. *Whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.*

A Level 1 site plan application has been submitted for common area improvements, and a Major Plat application for 26 single family lots have been submitted for review. Any development proposals are reviewed by Development Services, subject to all applicable provisions and requirements of the LDR.

Rezoning

LDR Section 2.4.5(B)(2) *The City Commission, by ordinance, after review and recommendation for approval by the Planning and Zoning Board may amend the Official Zoning Map.*

Upon a recommendation of approval by the Board, the request can move forward for consideration by the City Commission. If a recommendation of approval is not made or does not pass, the request does not move forward to the City Commission for further consideration. To approve a rezoning request, the City Commission must make a finding that *in addition to provisions of Chapter 3, the City Commission must make a finding that the rezoning fulfills at least one of the reasons listed under Subsection (3) and is in furtherance of the public health, safety, and welfare (LDR Section 2.4.5(B)(6)).*

LDR Section 2.4.5(B)(3) provides valid reasons for approving a change in zoning:

- *That the zoning had previously been changed, or was originally established, in error;*
- *That there has been a change in circumstance which makes the current zoning inappropriate;*
- *That the requested zoning is of similar intensity as allowed under the Land Use Map and that it is more appropriate for the property based upon circumstances particular to the site and/or neighborhood.*

The applicant justification statement states that the request is related to the third criteria. The applicant asserts that the zoning change to R-1-A would allow a project that is more aligned with the goals of the community and neighbors than the existing zoning allows, by providing more open space and landscape buffer areas. The requested R-1 rezoning could be appropriate in terms of compatibility with Table NDC-1, if the land use map amendment from CF to LD is approved. Discussion on the appropriateness of a rezoning from R-1-AA to R-1-A is discussed below.

LDR Section 2.4.5(B)(5)

A rezoning may be conditioned in such a way to limit the intensity of development when such a limitation is necessary in order to provide for concurrency or to mitigate against the violation of an adopted level of service standard.

Staff has not identified any concerns related to concurrency.

LDR Section 3.2.2, Performance Standards: Standards for Rezoning Actions

In addition to the standards listed below, rezoning actions shall be consistent with the land use designation applied to the land to be rezoned. Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts, of the Neighborhoods, Districts, and Corridors Element, identifies the land use designations and implementing zoning districts that provide appropriate development and improvements that further the adopted strategies of and are compatible with the assigned land use designation.

(A) The most restrictive residential zoning district that is applicable given existing development patterns and typical lot sizes shall be applied. Requests for rezonings to a different zoning designation, other than Community Facilities, Open Space, Open Space and Recreation, or Conservation shall be denied unless the proposed changes implement an adopted neighborhood or redevelopment plan.

The subject property is in an area characterized as Stable on the Residential Neighborhood Stabilization map. As such, Policy HOU 2.1.4 applies: "Support efforts to maintain the neighborhood integrity and quality of life for residents in Stable residential areas and avoid allowing new development that may decrease or negatively impact the Stable classification of an area or neighborhood."

The preferred zoning districts for LD land use, as shown in Table NDC-1, are R-1, RL, and PRD. The map at right shows the surrounding zoning, which is a mix of single-family zoning districts, but predominately R-1-AAA-B. Within the R-1 single-family district, there are six housing types with lot sizes ranging from 12,500 square feet to 7,500 square feet. A comparison of the lot dimensional standards is provided below for the surrounding, existing, and proposed single-family low density zoning districts.



Zoning District	Minimum Lot Size	Lot Width/Frontage	Minimum Floor Area	Building Height	Lot Coverage	Open Space
R-1-AAA-B (North)	12,500 sf	100 ft	1,500 sf	35 feet	N/A	A minimum of 25 percent non-vehicular open space.
R-1-AA (Existing Zoning)	9,500 sf	75/95 ft	1,500 sf			
R-1-A (Proposed Zoning)	7,500 sf	60/80 ft	1,000 sf			

Given the reduction in the minimum lot size (7,500 square feet vs 9,500 square feet) for the R-1-A zoning district, there is likely to be a net increase in the total number of residences that are constructed. However, the additional unit(s) made possible by the rezoning, have the potential to add more housing to the local inventory.

Policy NDC 1.1.13 says to “apply the most restrictive residential zoning district(s) that is appropriate to the neighborhood based on existing development patterns and lot sizes, unless another zoning district better supports the implementation of an adopted neighborhood or redevelopment plan.” The proposed R-1-A zoning would permit a lot size that is 2,000 square feet less than the current zoning R-1-AA, and 5,000 square feet less than the adjacent lots along Sherwood Boulevard. Although the requested zoning allows for smaller minimum lots, smaller lots may meet Objective HOU 3.2 (Expand the housing supply by allowing different unit types in a variety of locations for all income levels) and Policy HOU 3.2.1 (Allow a variety of housing types to reflect the needs of all household types, including both rental and ownership opportunities for single people, couples, families, seniors, persons with disabilities and multi-generational families). Smaller lot sizes have not, however, resulted in more affordable housing products for diverse household types in other similar developments in Delray Beach.

(B) Rezoning of land located west of Interstate-95 to accommodate auto dealerships or to AC (Automotive Commercial) is prohibited pursuant to Policy NDC 2.5.2 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan.

Not applicable. Neither the existing R-1-AA or CF zoning nor the requested R-1-A zoning allows auto dealerships, and AC zoning is not proposed.

(C) Zoning changes that would result in strip commercial development shall be avoided. Where strip commercial developments or zoning currently exists along an arterial street, consideration shall be given to increasing the depth of the mixed-use zoning to provide for more substantive, mixed use projects that provide compatible transitions in form and use to the surrounding area.

The requested R-1-A zoning does not allow for strip commercial development.

(D) Rezoning of land shall result in allowing land uses deemed compatible with adjacent and nearby land uses both existing and proposed; or that if an incompatibility may occur, that sufficient regulations exist to properly mitigate adverse impacts from the new use.

The properties surrounding the subject property are a mix of community / institutional uses and single family residential. The proposed Single-Family (R-1-A) zoning regulations are designed to “provide areas where the traditional single family detached residence can be established and maintained and be protected from the unwarranted intrusion of other inappropriate uses.” **LDR Section 4.3.4(K), Development Standards Matrix**, establishes the development standards within Single-Family District

(E) Remaining infill lots within the Coastal High Hazard Area of the Coastal Planning Area shall be developed using zoning which is identical or similar to the zoning of adjacent properties or that results in less intense development.

Not applicable. The property is not located within the Coastal High Hazard Area or the Coastal Planning Area.

Considerations

The Board should consider the following in reviewing the Rezoning (CF and R-1-AA to R-1-A) portion of the subject request:

- Whether the R-1-A is appropriate, given the surrounding R-1-AAA-B zoning.
- Whether the proposed R-1-A zoning provides sufficient regulations to mitigate any negative impact of the increased density, intensity and use afforded the site by the rezoning.

Review By Others

The first and second reading dates by the City Commission are to be determined; the second reading will be a public hearing.

Options for Board Action

Land Use Map Amendment

- A. Move a recommendation of **approval** of Ordinance No. 32-24, a privately initiated request to amend the land use map from Community Facility (CF) to Low Density (LD) for the property located at **3900 Sherwood Boulevard**, finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the applicable criteria set forth in the Land Development Regulations.
- B. Move a recommendation of **approval as amended** of Ordinance No. 32-24, a privately initiated request to amend the land use map from Community Facility (CF) to Low Density (LD) for the property located at **3900 Sherwood Boulevard**, finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the applicable criteria set forth in the Land Development Regulations.
- C. Move a recommendation of **denial** of Ordinance No. 32-24, a privately initiated request to amend the land use map from Community Facility (CF) to Low Density (LD) Low Density (LD) for the property located at **3900 Sherwood Boulevard**, finding that the amendment and approval thereof is not consistent with the Comprehensive Plan and does not meet the applicable criteria set forth in the Land Development Regulations.

D. Continue With Direction.

Rezoning

- A. Move a recommendation of **approval** of Ordinance No. 33-24, a privately initiated request to rezone **3900 Sherwood Boulevard** from Community Facilities (CF) and Single Family Residential (R-1-AA), to Single-Family Residential R-1-A, finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the applicable criteria set forth in the Land Development Regulations.
- B. Move a recommendation of **approval as amended** of Ordinance No. 33-24, a privately initiated request to rezone **3900 Sherwood Boulevard** from Community Facilities (CF) and Single Family Residential R-1-AA to Single-Family Residential R-1-A, finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the applicable criteria set forth in the Land Development Regulations.

C. Move to **deny** Ordinance No. 33-24, a privately initiated request to rezone **3900 Sherwood Boulevard** from Community Facilities (CF), Single Family Residential (R-1-AA), to Single-Family Residential (R-1-A), finding that the amendment and approval thereof is not consistent with the Comprehensive Plan and does not meet the applicable criteria set forth in the Land Development Regulations.

D. **Continue With Direction.**

Public and Courtesy Notices

 X Courtesy Notices were sent to the following:

- Sherwood Park
- Shady Woods

 X Public Notice was posted at the property at least 7 calendar days prior to the meeting.

 X Public Notice was mailed to property owners within a 500' radius 10 days prior to the meeting.

 X Public Notice was published in the Sun Sentinel 10 calendar days prior to the meeting.

 X Public Notice was posted to the City's website 10 calendar days prior to the meeting.

 X Public Notice was posted in the main lobby at City Hall 7 working days prior to the meeting.

 X Agenda was posted at least 5 working days prior to meeting.