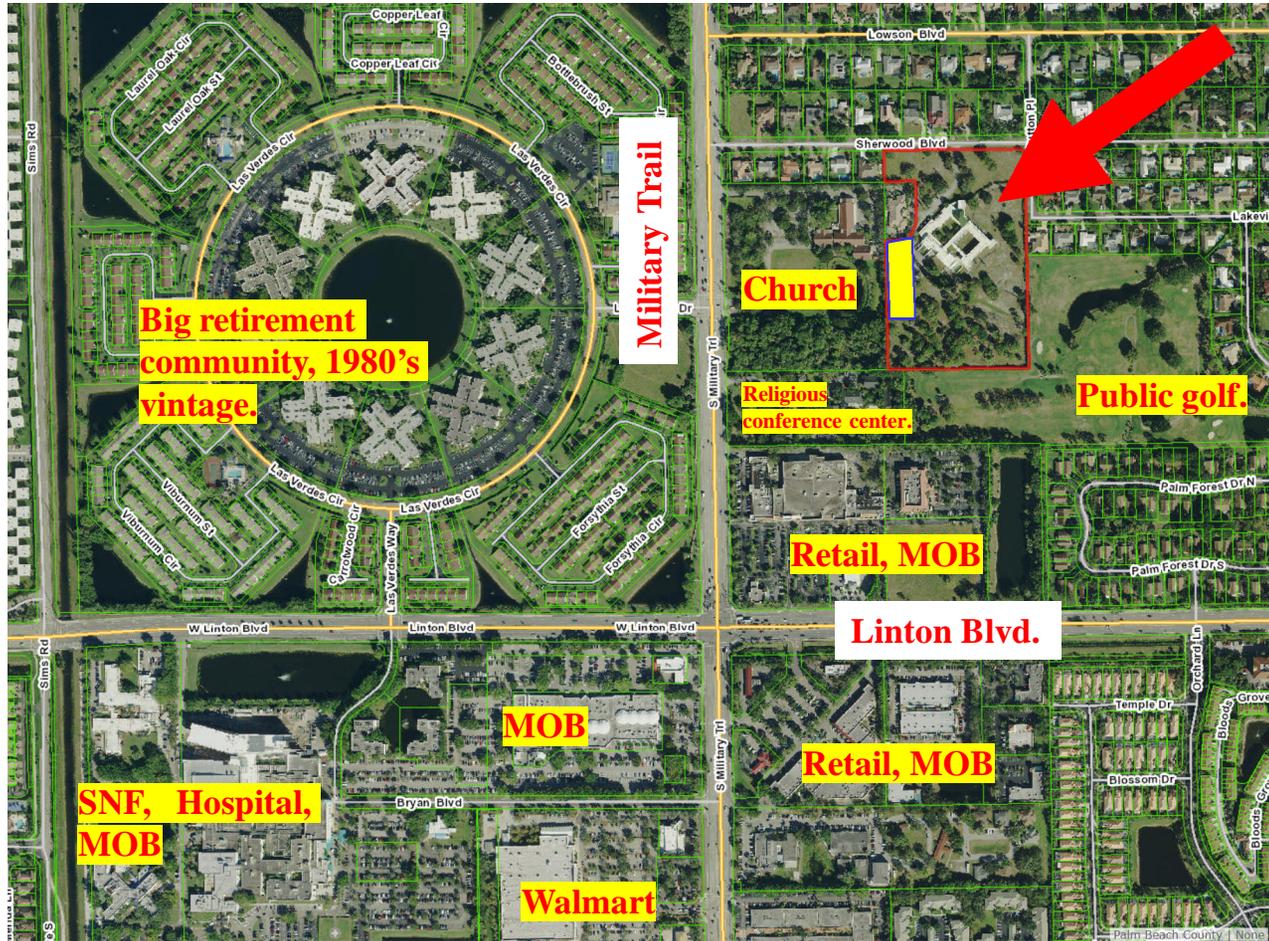


Delray Beach, FL! BACK ON MARKET!

10+- Acre Convent FOR SALE! \$5,000,000



- Back on market.
See attached zoning information:
- Schools a conditional use.
 - Drug treatment permitted! (no detox).
 - Religious uses permitted.
 - ALF permitted use (crowded market of new construction).
 - Sisters wish to stay on site and build new convent, see cutout marked in yellow.
 - All utilities with capacity at site.
 - Sold subject to approval.
 - Underlying zoning good for 28 homes- (*don't bother trying to do multifamily*).

**3900 SHERWOOD BLVD
DELRAY BEACH FL 33445**
**DO NOT SHOW UP UNANNOUNCED,
these are cloistered nuns – PLEASE
RESPECT THEIR PRIVACY!**

For further information contact

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LICENSED REAL ESTATE BROKER & DEVELOPER
FL LIC SALES/PERSON - PRECISE PROPERTIES 1, INC.
MEMBER NJ BAR



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Delray Beach Convent: Aerial Looking West



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Zoning: See full size document for more details: Consult your zoning lawyer for your own interpretation, but there is a lot that can be built on this 10 acre property and perhaps in this existing 1967 vintage building.

SECTION 4.4.3

Section 4.4.3 Single Family Residential (R-1) Districts:

(A) **Purpose and Intent:** The Single Family Residential Districts have been created in order 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. Further, the Single Family Residential Districts are established in compliance with provisions of Goal Area "A" of the Comprehensive Plan which calls for the preservation and maintenance of stable neighborhoods. The following Single Family Residential Districts are regulated by this Section: [Bullets Changed to Numbers Ord. 36-07 9/18/07]

- (1) R-1-AAA
- (2) R-1-AAAB
- (3) R-1-AA
- (4) R-1-AAB
- (5) R-1-A
- (6) R-1-AB

(B) **Principal Uses and Structures Permitted:** The following types of use are allowed within the Single Family Districts as a permitted use:

- (1) Conventionally sited single family detached residences.
- (2) Group Home, Type 1, pursuant to restrictions set forth in Section 4.3.3(I). [Amd. Ord. 23-01 5/1/01]
- (3) Parking lots not associated with a use, pursuant to an adopted neighborhood or redevelopment plan. [Amd. Ord. 8-00 4/4/00]
- (4) Pocket parks. [Amd. Ord. 8-00 4/4/00]
- (5) Public educational facilities of The School District of Palm Beach County, pursuant to the regulations set forth in Section 4.3.3 (HH). [Amd. Ord. 24-02 7/16/02]
- (6) Assisted Living Facilities. [Amd. Ord. 01-10 1/19/10]
- (7) Residential Licensed Service Provider Facilities. [Amd. Ord. 10-11 4/5/11]
- (8) Community Gardens pursuant to regulations set forth in Section 4.3.3(D). [Amd. Ord. 12-11 6/7/11]

(C) **Accessory Uses and Structures Permitted:** The following uses are allowed when a part of, or accessory to, the principal use: [Amd. Ord. 68-04 1/4/05]

- (1) Uses and structures normally associated with residences such as: bird aviaries, boat docks, dog houses and dog runs, garages, greenhouses, guest cottages, playhouses, pool houses and covers, pump houses, slat houses, storage sheds, tennis courts, swimming pools, and workshops.
- (2) Home occupations subject to the restrictions set forth in Section 4.3.3(K). [Amd. Ord. 20-95 4/18/95]

SECTION 4.4.3 (C) (3)

(3) Family day care home pursuant to Section 4.3.3(T). [Amd. Ord. 25-10 10/19/10]

(4) Home tutorial services subject to the restrictions set forth in Section 4.3.3(KK). [Amd. Ord. 79-94 10/18/94]

(5) Recreational facilities attendant to a subdivision which is operated under a bonafide homeowners association such as: tennis courts, swimming pools, exercise area, clubhouse, and golf courses.

(6) The rental or lease of a boat dock when the dock is assigned to, or on the same lot as each residential use on a one-to-one basis.

(D) **Conditional Uses and Structures Allowed:** The following uses are allowed as conditional uses within the Single Family Districts.

- (1) Child care and adult day care.
- (2) Churches, or places of worship, and their attendant educational, nursery, Sunday school, recreational, and columbarium facilities. The foregoing does not allow establishment of educational and care uses such as elementary school and general day care; however, such uses may be established by a separate conditional use application for child care or rezoning to C.F., as appropriate.
- (3) Private educational facilities subject to the restrictions set forth in Section 4.3.3(HHH). [Amd. Ord. 24-02 7/16/02]; [Amd. Ord. 79-94 10/18/94]
- (4) The use of common recreational facilities such as swimming pools and tennis courts, associated with a subdivision, for club or commercial purposes.
- (5) Single family detached residences in zero lot developments but only in the R-1-A and R-1-AA Districts.

Deleted (6) [Amd. Ord. 02-10 1/19/10]

(6) Large Family Child Care Home, subject to Section 4.3.3(TT). [Amd. Ord. 25-10 10/19/10]

(E) **Review and Approval Process:**

- (1) All principal uses and accessory uses thereto shall be allowed upon application to and approval by the Chief Building Official for structures which require a building permit and otherwise complying with applicable use restrictions.
- (2) Conditional uses must be approved pursuant to the provisions of Section 2.4.5(E).
- (3) The creation of a new lot for the purpose of building a single family residence requires platting pursuant to 2.4.5(J) or (K), as applicable.

Drug treatment specifically allowed but no detox:

Shall mean a service provider or facility licensed under Fla. Stat. Sections 397.311(18)(a)2, "Day or Night Treatment", 397.311(18)(a)3, "Day or Night Treatment with Community Housing", and 397.311(18)(a)9, "Residential Treatment" for the purposes of providing a structured live-in environment within a non-hospital setting on a 24-hours-a-day, 7 days-a-week basis, and which includes: Facilities that provide room and board and treatment and rehabilitation within the primary residential facility. Residential Licensed Service Provider Facilities shall be accommodated in the same manner with respect to the number of residents and the number of units as required for the respective structures of either a single family unit, duplex unit, or multi-family unit in the zoning districts where allowed. [Amd. Ord. 10-11 4/5/11]; [Amd. Ord. 48-05 7/19/05]



For further information contact

I want to live here!

SENIORHOUSINGLAND.COM
The Future of Senior Housing....

JAMESKRAFTLAND@GMAIL.COM 201-404-6579

Delray Beach Convent interior photos.

**Derlay Beach, FL
Convent - Interior Photos**

KRAFT DEVELOPMENT III, LLC
MEMBER REAL ESTATE BROKER & DEVELOPER Senior Housing/
FL LIC SALESPERSON - PRECISE PROPERTIES 1, INC. Handicap Advocates
MEMBER NJ BAR

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**40+ residential
units.**

Beautiful chapel- set up for cloistered society.



Meeting, administrative.

Full kitchen, dining facilities.



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Delray Beach Convent Exterior Photos.

**Derlay Beach, FL
Convent - Exterior Photos**



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Delray Beach Convent Floor Plans: This is my "Cheat Sheet" with the scanned plans stitched together showing the front, back, and second floors. Individual sheets included in the attachments.

Delray Beach Convent Floor Plans Stitched Together




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 Member NJ BAR
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 Boca Raton, FL 33496



3900 Sherwood Blvd, Delray Beach, FL.

County says square footage is 34,060 SF on 10.97 Acres Zoned as R-1-AAAB

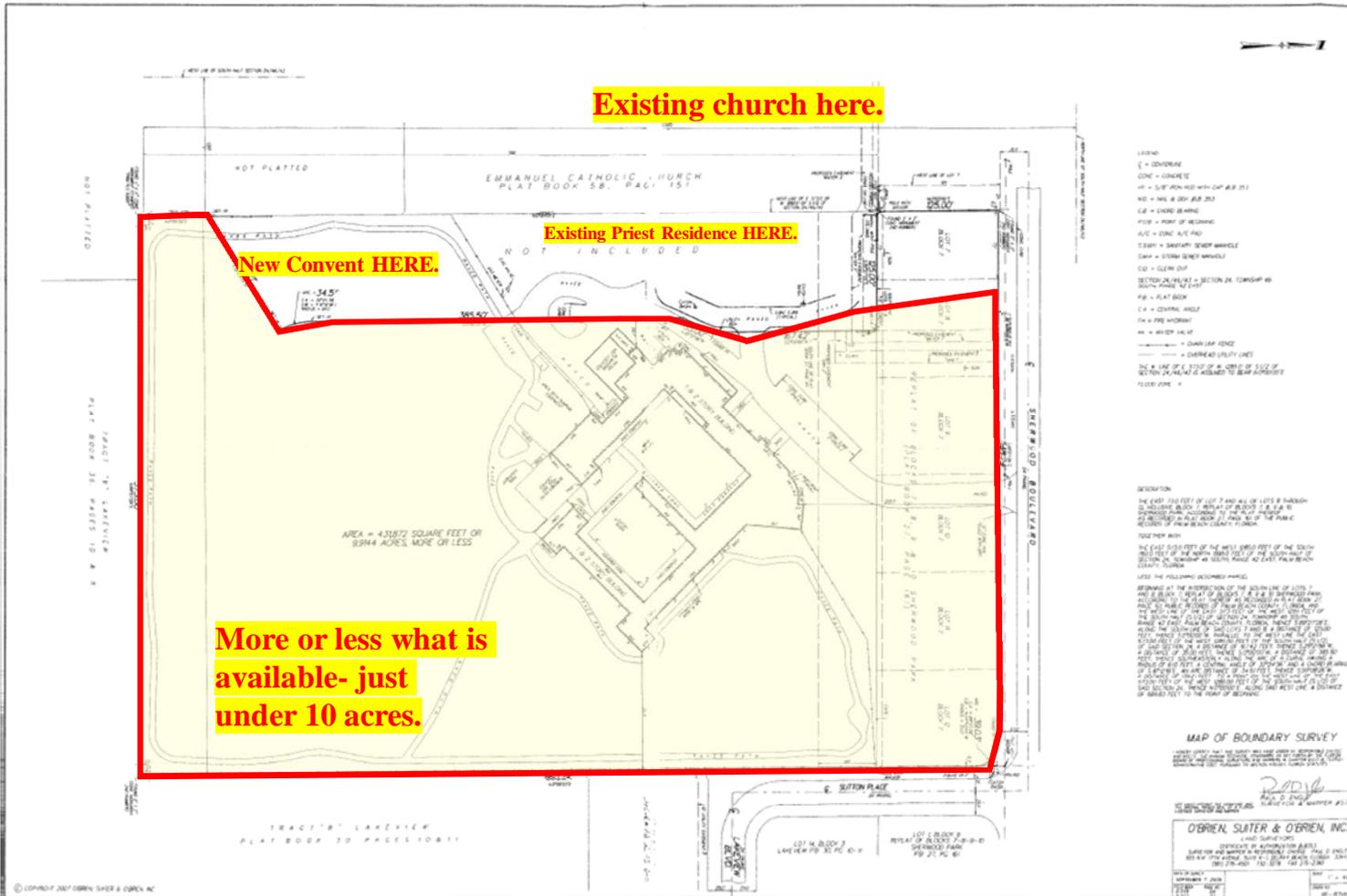
Survey on separate sheet.



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Delray Beach Convent: Survey marked up to show future convent location. Separate survey in PDF available.



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Delray Beach Convent: What the underlying zoning would possibly allow as-is.

**30+ - Lot
Single
Family
Subdivison
shown
as per
allowable
zoning.**

Episcopal Church

Catholic Church

**New Convent To Go
HERE.**

**Church
owned.**

76' x 125' + lots

City Golf



EXHIBIT B
R-1-AA MASTER PLAN
SCALE: 1"=80'
FEBRUARY 03, 2007



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CURRIE • SOWARDS
Architects • Planners



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Delray Beach Convent: High resolution images can be obtained by sending me an email request. We have the 1967 plans, reports, etc., and the survey information available.



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