



City of Delray Beach

100 N.W. 1st Avenue
Delray Beach, FL 33444

Advisory Board Agenda Planning and Zoning Board

Monday, October 19, 2020

6:00 PM

Virtual Meeting

Regular Meeting

Pursuant to **Executive Order 20-69**, during the COVID-19 State of Emergency, Advisory Board meetings may be held virtually. Members of the public wishing to view Advisory Board meetings should log into the City's website, <https://www.delraybeachfl.gov/i-want-to/watch/city-meetings>, where the meeting will be live-streamed for the public.

Due to the closure of City Hall, members of the public wishing to participate may do so by submitting their comments via voicemail. Any member of the public wishing to comment publicly on any matter, including public comment or public hearing items, may submit their comments for the **Planning and Zoning Board** meeting by dialing **(561) 243 - 7556** and leaving a voicemail message that will be played during the Board meeting and made a part of the public record:

1. State your full name
2. State your address
3. Leave a comment no longer than 3 minutes.

Comments and Inquiries on Non-Agenda and Agenda Items (Excluding Quasi- Judicial Hearing and Public Hearing Items) from the Public: Public comments will be accepted until 4:00 p.m. on the day of the meeting.

Quasi-Judicial and Public Hearing Items: Public comment on quasi-judicial items and items that have been set for a formal public hearing shall only be made during the presentation of the item. After the Advisory Board has heard from the applicant and the City, the Advisory Board will take a recess in order to afford the public an opportunity to comment on the specific agenda item. After the recess, comments from the public will be played into the record for the Advisory Board's consideration.

General Rules: All public comments must be addressed to the Advisory Board as a body and not to individual Board members or staff. Personal verbal attacks upon Board members and/or staff will not be tolerated. Members of the public shall refrain from making comments that are impertinent, obscene, personally insulting, defamatory, or slanderous remarks. If any member of the public requires additional information about making public comments, please contact:

Amy Alvarez, Principal Planner
City of Delray Beach, Development services Department
100 NW 1st Avenue, Delray Beach, Florida 33444

1. CALL TO ORDER**2. ROLL CALL****3. APPROVAL OF AGENDA****4. MINUTES****5. SWEARING IN OF THE PUBLIC****6. COMMENTS FROM THE PUBLIC**

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

7. QUASI-JUDICIAL HEARING ITEMS

- A. Frederick Isles Townhomes (2020-243-USE):** Provide a recommendation to the City Commission regarding a Conditional Use request to increase the density from a maximum of 12 du/ac to 16 du/ac for the property located at 2621 Frederick Boulevard.

Address: 2621 Frederick Boulevard

Agent: Miles Rich, JSM Delray LLC; milesrich@icloud.com

Planner: Elizabeth Eassa, AICP, Senior Planner; eassae@mydelraybeach.com

Attachments: [Frederick Isles - Staff Report](#)

[Frederick Isles - Location Map](#)

[Frederick Isles - Applicant Justification Statement](#)

[Frederick Isles - Map DIA-7](#)

[Frederick Isles - SCAD Form](#)

8. LEGISLATIVE ITEMS

- A. CBD Oil Establishments LDR Amendments (2021-015):** Provide a recommendation to the City Commission regarding Ordinance No. 58-20, a City-initiated amendment to the Land Development Regulations, to establish regulations for cannabidiol (“CBD Oil Establishments”) by amending Section 4.3.3 “Special Requirements for Specific Uses,” by adding subsection 4.3.3 (CC), “CBD Oil Establishments”; amending Section 4.4.9 “General Commercial (GC) District,” Section 4.4.12 “Planned Commercial (PC) District”, Section 4.4.13 “Central Business (CBD) District”, (C) “Allowable uses”, Table 4.4.13(A) “Allowable Uses in the CBD Sub-districts” and 4.4.13(C)(3); Section 4.4.19, “Mixed Industrial and Commercial (MIC) District”; Section 4.4.20 Industrial (I) District, and Section 4.4.26 “Light Industrial (LI) District.”

Planner: Anthea Gianniotas, Director; gianniotasa@mydelraybeach.com

Attachments: [Ordinance No. 58-20: Staff Report](#)
[Ordinance No. 58-20: CBD Oil Establishments](#)
[Map: CBD Oil Establishment, Eligible Locations](#)

- B. Access Gates LDR Amendment (2020-076):** Provide a recommendation to the City Commission on Ordinance No. 11-20 to update the Land Development Regulations regarding the placement of access gates on residential and nonresidential properties to provide a clear and safe path for users of the street and sidewalk.

Planner: Rebekah Dasari, Senior Planner; dasarir@mydelraybeach.com

Brian Ruscher, Transportation Planner; ruscherb@mydelraybeach.com

Debora Slaski, Senior Planner; slaskid@mydelraybeach.com

Attachments: [Ordinance No. 11-20: Staff Report](#)
[Ordinance No. 11-20: Access Gates](#)
[Ordinance No. 11-20: Legal Review](#)

- C. Signs LDR Amendment (2020-145):** Provide a recommendation to the City Commission on Ordinance No. 53-20, City-initiated amendments to update the Land Development Regulations regarding signs located within the right-of-way and regulations governing reserved parking spaces.

Planner: Debora Slaski, Senior Planner; slaskid@mydelraybeach.com

Attachments: [Ordinance No. 53-20: Signs Update](#)
[Ordinance No. 53-20: Staff Report](#)

9. REPORTS AND COMMENTS

- A. Staff
- B. City Attorney
- C. Board Members

10. ADJOURN

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the City Manager at (561) 243-7015 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers. If a person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at this meeting or hearing, such persons will need a record of these proceedings, and for this purpose such persons may need to ensure that a verbatim record of the proceedings is made. Such record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record. Two or more City Commissioners may be in attendance.