



# City of Delray Beach

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

## Advisory Board Agenda Planning and Zoning Board

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Monday, December 12, 2022

5:01 PM

Commission Chamber

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### Regular Meeting

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF AGENDA

#### 4. MINUTES

##### A. October 17, 2022

Attachments:     [Minutes \(DRAFT\)](#)

#### 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. PRESENTATIONS

None.

#### 8. QUASI-JUDICIAL HEARING ITEMS

- A.** Venetian Arcade Delray, Conditional Use (File No. 2022-231-USE-PZB): Provide a recommendation to the City Commission regarding a Conditional Use request to allow a +/- 2,363 square foot Adult Gaming Center at the property located at 14406 South Military Trail. (PUBLIC HEARING)  
Agent: Ricardo Oscheneek, Red and Blue Constructions;  
Ricardo@RedandBlueConstructions.com  
Planner: Alexis Rosenberg, Senior Planner; rosenberga@mydelraybeach.com

ITEM CONTINUED FROM NOVEMBER 14, 2022

**Attachments:**      [Staff Report](#)  
                              [Resolution No. 181-22](#)  
                              [Applicant Justification Statement](#)  
                              [Survey](#)  
                              [Floor Plan](#)  
                              [Traffic Performance Standards \(TPS\) Letter](#)  
                              [Traffic Impact Analysis](#)

## 9. LEGISLATIVE ITEMS

- A.** Delaire Country Club (File No. 2022-265): Provide a recommendation to the City Commission on Resolution No. 168-22, to rename a portion of Live Oak Boulevard, a private right-of-way that runs from South Military Trail to the intersection of White Cedar Lane, to Delaire Country Club Boulevard.  
Applicant: Delaire Country Club Property Owners' Association, Inc.  
Planner: Rebekah Dasari, Principal Planner; dasarir@mydelraybeach.com

**Attachments:**      [Staff Report](#)  
                              [Request Letter](#)  
                              [Resolution No. 168-22](#)

- B.** Tenant Rights (File No. 2022-037). Provide a recommendation to the City Commission on Ordinance No. 03-23, a City-initiated request to amend Article 7.4, "Housing Code" of the Land Development Regulations (LDR) to create a new Section 7.4.3, "Notice of Termination of Residential Tenancies and Payment Increase," to require written fair notice of termination of residential tenancies and rental payment increases.  
Contact: City Attorney's Office; bennettw@mydelraybeach.com

**Attachments:**      [Staff Report](#)  
                              [Ordinance No. 03-23](#)

- C. Restaurant Definitions (File No. 2020-160): Provide a recommendation to the City Commission on Ordinance No. 40-22, amending Section 4.3.3, "Special Requirements for Specific Uses," Section 4.4.9, "General Commercial (GC) District;" Section 4.4.11, "Neighborhood Commercial (NC) District;" Section 4.4.13, "Central Business (CBD) District;" Section 4.4.14, "Resort/Tourism (RD) District;" Section 4.4.15, "Planned Office Center (POC) District;" Section 4.4.24, "Old School Square Historic Arts District (OSSHAD);" Section 4.6.9, "Off-Street Parking Regulations;" and Appendix A - "DEFINITIONS" of the Land Development Regulations (LDR), for the purpose of updating restaurant definitions, providing provisions for limited indoor dining in certain establishments, and updating language for clarity.

Planner: Rebekah Dasari, Principal Planner; [dasarir@mydelraybeach.com](mailto:dasarir@mydelraybeach.com)

Attachments:      [P & Z Staff Report Restaurant Definitions](#)  
                              [Ordinance No. 40-22](#)

- D. LDR Sponsorship (File No. 2023-004): Provide a recommendation to the City Commission on Ordinance No. 42-22, a City-initiated request to amend Section 1.1.6 and Section 2.4.5(M) of the Land Development Regulations (LDR) to require that at least one Commissioner shall sponsor the placement of a privately-initiated amendment to the LDR on a Commission Workshop agenda, and at three members of the City Commission shall support a privately-initiated amendment to the LDR at such Workshop prior to the submittal of an application for the request.

Planner: Rebekah Dasari, Principal Planner; [dasarir@mydelraybeach.com](mailto:dasarir@mydelraybeach.com)

Attachments:      [Staff Report](#)  
                              [Ordinance No. 42-22](#)

## 10. REPORTS AND COMMENTS

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

## 11. 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.