



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PUBLIC NOTICE

RE: CONDITIONAL USE FOR FREDERICK ISLES TOWNHOMES AT 2621 FREDERICK BOULEVARD

The Planning and Zoning Board of the City of Delray Beach, Florida, acting as the Local Planning Agency, will conduct a VIRTUAL PUBLIC MEETING to consider and make a recommendation to the City Commission regarding a request for a Conditional Use to allow an additional workforce housing dwelling unit, subject to the requirements for density bonuses in the Infill Workforce Housing Area, for the property located at 2621 Frederick Boulevard (see map below).

The applicant intends to develop the vacant and undeveloped property with a 2-story, 6-unit townhome development with associated parking and landscaping; the site plan requires a separate approval by the Site Plan Review and Appearance Board (SPRAB). The Conditional Use is required to allow a workforce housing unit and associated bonus dwelling unit, pursuant to Section 4.4.6(D)(10) of the City's Land Development Regulations. Following the Planning and Zoning Board Meeting, the City Commission will review the Conditional Use request. A separate mail notice will be provided in advance of the City Commission hearing (date to be determined). Additional information on this project can be found on the Development Services page at www.delraybeachfl.gov.



Pursuant to Executive Order 20-69, during the COVID-19 State of Emergency, Planning and Zoning Board meetings may be held virtually. Members of the public wishing to view Planning and Zoning 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. The meeting agenda will be made available online prior to the meeting at: <https://delraybeach.legistar.com/Calendar.aspx>.

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 by dialing (561) 243 - 7556 and leaving a voicemail message that will be played during the Planning and Zoning 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.

Public comment on items that have been set for a formal public hearing shall only be made during the presentation of the item. After the Planning and Zoning Board has heard from both the applicant and the City, the 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 Board's consideration.

The request for Conditional Use approval may be inspected online at <https://www.delraybeachfl.gov/government/city-departments/city-clerk/public-notices>. If you would like further information as to how the subject request may affect your property, please contact Elizabeth Eassa, AICP, Senior Planner, at 561.243.7040, Ext. 7325, via email at eassae@mydelraybeach.com, or at the Development Services Department, City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444.

All interested parties are invited to attend the public hearing and comment upon the proposed action or submit their comments in writing on or before the date of the hearing to the Development Services Department. Please be advised that if the action taken on this request is appealed, the appellant may need to ensure that a verbatim record includes the testimony and evidence upon which the appeal is to be based. The City does not provide nor prepare such record pursuant to F.S. 286.0105.

City of Delray Beach
Planning and Zoning Department
Date: October 9, 2020

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