



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, August 12, 2024

5:01 PM

Commission Chamber

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

None.

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.** 314 NE 3rd Avenue (2024-081): Provide a recommendation to the City Commission regarding the implementation of the Miami Modern (MiMo) architectural style within the Central Business District (CBD), pursuant to LDR Section 4.4.13(F)(3)(c), Other Architectural Styles.
Address: 314 NE 3rd Avenue
PCN: 12-43-46-16-01-081-0170
Applicant: Ocean Parker Delray, LLC; nick.malinosky@elliman.com
Authorized Agent: Jeffrey A. Costello, AICP, FRA-RA;
jcostello@jcplanningsolutions.com
Project Planner: Susana Rodrigues, Planner; rodriguess@mydelraybeach.com

NOTE: This item is continued from the July 15, 2024 PZB agenda.

Attachments: [Staff Report - Architectural Style, 314 NE 3rd Avenue](#)
[Architectural Style Narrative, 314 NE 3rd Avenue](#)
[Site Plans and Architectural Elevations, 314 NE 3rd Avenue](#)

- B.** 314 NE 3rd Avenue (2024-081): Provide a recommendation to the City Commission on a waiver request associated with a Level 4 Site Plan for a mixed-use development, to reduce the front setback requirement from the required 10 feet to 6 feet.
Address: 314 NE 3rd Avenue
PCN: 12-43-46-16-01-081-0170
Applicant: Ocean Parker Delray, LLC; nick.malinosky@elliman.com
Authorized Agent: Jeffrey A. Costello, AICP, FRA-RA;
jcostello@jcplanningsolutions.com
Project Planner: Susana Rodrigues, Planner; rodriguess@mydelraybeach.com

NOTE: This item is continued from the July 15, 2024 PZB agenda.

Attachments: [Staff Report - CBD Waiver, 314 NE 3rd Avenue](#)
[Project Narrative and Justification Statement, 314 NE 3rd Avenue](#)
[Site Plan and Architectural Elevation, 314 NE 3rd Avenue](#)
[Civil Plans, 314 NE 3rd Avenue](#)
[Landscape Plans, 314 NE 3rd Avenue](#)

- C. The Maxwell (2023-196): Provide a recommendation to the City Commission regarding the implementation of the Art Deco architectural style within the Central Business District (CBD), for a mixed-use development at 306 NE 2nd Street.

Address: 306 NE 2nd Street

PCN: 12-43-46-16-01-090-0250

Authorized Agent: Jon Kinsman; jonk@vapgroup.com

Project Planner: Alexia Howald, Senior Planner; howalda@mydelraybeach.com;

Susana Rodrigues, Planner; rodriguess@mydelraybeach.com

Attachments: [Staff Report - Architectural Style, The Maxwell](#)
[Architectural Style Narrative, The Maxwell](#)
[Architectural Style Detail Justification, The Maxwell](#)
[Site Plans and Architectural Elevations, The Maxwell](#)

- D. The Maxwell (2023-196): Provide a recommendation to the City Commission on three waiver requests associated with a Level 4 Site Plan Application for a mixed-use development, 1) to reduce the streetscape dimension from the required 15 feet to 11 feet and 2 inches, 2) to reduce the front setback requirement on the corner of NE 4th Avenue and Railroad Street from the required 10 feet to 0 feet, and 3) to allow the square footage within the required front setback to be calculated towards the required Civic Open Space square footage.

Address: 306 NE 2nd Street

PCN: 12-43-46-16-01-090-0250

Property Owner: 306 NE 2nd Street LLC

Applicant: Harold Van Arnem; hva@vapgroup.com

Authorized Agent: Jon Kinsman; jonk@vapgroup.com

Project Planner: Alexia Howald, Senior Planner; howalda@mydelraybeach.com;

Susana Rodrigues, Planner; rodriguess@mydelraybeach.com

Attachments: [Staff Report - CBD Waiver, The Maxwell](#)
[Waiver Justification - Streetscape, The Maxwell](#)
[Waiver Justification - Corner Front Setback, The Maxwell](#)
[Waiver Justification - Civic Space Setback, The Maxwell](#)
[Site Plans and Architectural Elevations, The Maxwell](#)
[DDA Recommendation, The Maxwell](#)

9. LEGISLATIVE ITEMS

- A.** Capital Improvements Plan: Provide a statement of finding that the 5-Year Capital Improvement Plan for FY 2024-25 through FY 2028-29 and the FY 2024-25 Capital Improvement Budget are consistent with the Comprehensive Plan and provide a recommendation to the City Commission on Ordinance No. 26-24.
Planner: Rebekah Dasari, Principal Planner, dasarir@mydelraybeach.com; Cynthia Buisson, Public Works Assistant Director, fuentesc@mydelraybeach.com
- Attachments:** [Staff Report, FY 24-25 CIP](#)
[Ordinance No. 26-24](#)
[Exhibit A, Ordinance No. 26-24](#)
[FY25 CIP Book, 7.25.2024 Draft](#)
[Legal Review, Ordinance No. 26-24](#)
- B.** Amendment to the Land Development Regulations, Chapter 10, “Flood Damage Control Districts and Coastal Construction” (2024-185): Provide a recommendation to the City Commission on Ordinance No. 05-24, a City-initiated amendment to the Land Development Regulations (LDR), amending Chapter 10, “Flood Damage Control Districts and Coastal Construction” for compliance with United States Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Community Rating System (CRS).
Planner: Juan Moises Cuesta, P.E., PMP, Stormwater Engineer; cuestaj@mydelraybeach.com
- Attachments:** [Staff Report, Chapter 10, Flood Damage Control Districts and Coastal Construc](#)
[Ordinance No. 05-24](#)
[FEMA CRS Brochure](#)
- C.** Amendment to the Land Development Regulations, Private Parking Lots and Garages (2023-116). Provide a recommendation to the City Commission on Ordinance No. 19-24, a City-initiated amendment to LDR Section 4.3.3, “Special requirements for specific uses” of the Land Development Regulations (LDR) to adopt regulations for private parking lots and garages.
Planner: Rebekah Dasari, Principal Planner; dasarir@mydelraybeach.com
- Attachments:** [PZB Staff Report, Private Parking Lots and Garages](#)
[Ordinance No.19-24, Private Parking Lots and Garages](#)

10. REPORTS AND COMMENTS

- A. Staff
- Meeting Dates
 - Project Updates
- B. Board Attorney Comments
- 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 Human Resources Department at (561) 243-7125 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 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.