



# City of Delray Beach

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

## Advisory Board Agenda Planning and Zoning Board

---

Tuesday, September 26, 2023

5:01 PM

Commission Chamber

---

### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. APPROVAL OF AGENDA

### 4. MINUTES

#### A. August 21, 2023

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

### 8. QUASI-JUDICIAL HEARING ITEMS

- A. The Flo Delray Annexation (2023-170), Land Use Map Amendment (2023-171), Rezoning (2023-169), and Land Development Regulation Text Amendment (2023-172). Provide a recommendation to the City Commission on a privately-initiated petition for a voluntary annexation of 5185 Atlantic Avenue, a 4.87-acre parcel, from Palm Beach County (Ordinance No. 36-23); a small-scale Land Use Map amendment from Palm Beach County Residential High (HR-8) to City of Delray Beach Medium Density Residential (MD) (Ordinance No. 37-23); a rezoning from Palm Beach County Agriculture Residential (AR) to City of Delray Beach Multiple Family Residential (RM) (Ordinance No. 38-23); and a privately-initiated amendment to the Land Development Regulations (LDR) to adopt The Flo Delray Overlay District for the purpose of establishing a revitalization incentive density bonus of up to 24 dwelling units per acre at the subject property (Ordinance No. 39-23). Agent: Sandra J. Megrue, AICP, Urban Design Studio; smegrue@udsflorida.com  
Planner: Alexis Rosenberg, Senior Planner; rosenberga@mydelraybeach.com ; Rebekah Dasari, Principal Planner, dasarir@mydelraybeach.com

**Attachments:**

[Staff Report - The Flo Delray](#)

[Applicant Project Narrative](#)

[Map AD-1, Planning Area](#)

[Map AD-23, Annexation Areas](#)

[Maps - Current and Proposed Land Use](#)

[Maps - Current and Proposed Zoning](#)

[Traffic Study](#)

[TPS Letter](#)

[Ordinance No. 36-23, Annexation DRAFT](#)

[Ordinance No. 37-23, Land Use Map Amendment DRAFT](#)

[Ordinance No. 38-23, Rezoning DRAFT](#)

[Ordinance No. 39-23, LDR Text Amendment DRAFT](#)

[Existing City Incentive Areas](#)

- B.** Delray Landing, 5024-5070 West Atlantic Avenue (2023-039). Consideration of a Master Development Plan (MDP) modification for the Delray Landing Plaza to add a 1,820 square-foot bank to Tract 2 (addressed as 5070 W. Atlantic Avenue) with 3 waiver requests related to MDP requirements for lot coverage, open space, and perimeter landscape buffering, and 2 waiver requests associated with the bank relative to perimeter landscape buffer requirements and minimum building size, detailed herein.  
Agent: Andrew Savage, P.E., Bohler Engineering; fl-permits@bohlereng.com  
Planner: Grisel Rodriguez, Senior Planner; rodriguezg@mydelraybeach.com

ITEM WAS POSTPONED FROM THE AUGUST 21, 2023 AGENDA.

**Attachments:**      [Staff Report, Delray Landings](#)  
                                 [Applicant Statement, Delray Landings](#)  
                                 [Master Development Plan \(MDP\), Delray Landings](#)  
                                 [Bank Architectural Plans](#)  
                                 [Survey, Delray Landings](#)  
                                 [Landscape Plan, Delray Landings](#)  
                                 [Traffic Performance Standards Letter, Delray Landings](#)

- C.** ASEA 4 Plat (2023-188). Consideration of the Preliminary Plat and recommendation to the City Commission for the certification of the Final Plat, "ASEA 4", a 0.378-acre replat of Lots 11 and 12, Block 115, Town of Linton recorded in Plat Book 1, Page 3, to create four fee-simple lots at the property currently addressed as 142 NE 7th Avenue.  
Agent: Thomas Carney, Esq.; tfc@carneystanton.com  
Planner: Grisel Rodriguez, Senior Planner; rodriguezg@mydelraybeach.com

**Attachments:**      [Staff Report, ASEA 4 Plat](#)  
                                 [Proposed ASEA 4 Plat, 142 NE 7th Avenue](#)  
                                 [Survey, 142 NE 7th Avenue](#)  
                                 [Traffic Impact Statement, ASEA 4 Plat](#)  
                                 [SCAD Letter, ASEA 4 Plat](#)

## 9. LEGISLATIVE ITEMS

- A. Hofman Lane Alley Naming (2023-175). Provide a recommendation to the City Commission on Resolution No.185-23, naming the City-owned, improved right-of-way (alley) south of NE 6th Street and north of NE 1st Street, east of NE 6th Avenue and west of NE 7th Avenue ("Subject Area"), as Hofman Lane.  
Planner: Rebekah Dasari, [dasarir@mydelraybeach.com](mailto:dasarir@mydelraybeach.com)

**Attachments:**      [Staff Report, Alley Naming \(Hofman Lane\)](#)  
                                 [Resolution No. 185-23, Hofman Lane](#)  
                                 [Haller and Grootman's Plat](#)  
                                 [Highland Park Plat](#)  
                                 [Hofman Addition](#)  
                                 [Town of Linton Plat](#)  
                                 [Renaissance Village Plat](#)

## 10. REPORTS AND COMMENTS

- A. Staff
- Meeting Dates
  - Project Updates
- B. 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.