



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, April 15, 2024

5:01 PM

Commission Chamber

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. February 26, 2024

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

B. March 18, 2024

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

- #### A. Initiation of the City's Annual Infrastructure Improvement Hearing: Review the Capital Improvements Project (CIP) process and open the Annual Infrastructure Improvement Hearing. NOTE: This initiation also serves as an announcement to the City of Delray Beach's residents, property owners, and businesses to begin thinking about the infrastructure needs they observe so they can share them with City Staff. Information regarding the submittal of public comments is provided in the attachment, along with the current Capital Improvement Program, for reference.

Planner: Rebekah Dasari; dasarir@mydelraybeach.com

Attachments: [Public Notice](#)

[FY 24-28 Adopted Capital Improvement Program](#)

8. QUASI-JUDICIAL HEARING ITEMS

- A. Edge of Pineapple Grove (2022-008): Provide a recommendation to the City Commission on a waiver request associated with a Level 4 Site Plan for an eight-unit townhouse development, to allow vehicular access from a Primary Street (NE 2nd Street) within the Central Business District (CBD).

Address: 605 NE 2nd Street

PCN: 12-43-46-16-01-114-0090

Applicant: Downtown Second Street, LLC

Property Owner: 215 NE 6th Ave, LLC

Authorized Agent: Dunay, Miskel & Backman, LLP; bmiskel@dmbblaw.com,
cbilenki@dmbblaw.com

Project Planner: Susie Rodrigues, Planner; rodrigues@mydelraybeach.com; Amy Alvarez, Assistant Director; alvarez@mydelraybeach.com

- Attachments:**
- [Staff Report, Edge at Pineapple Grove](#)
 - [Site Plan and Elevations, Edge at Pineapple Grove](#)
 - [Landscape Plan, Edge of Pineapple Grove](#)
 - [DDA Recommendation, Edge at Pineapple Grove](#)
 - [CBD Central Core Regulating Plan](#)

- B. Delray Nissan (2024-002): Consideration of a Level 3 Site Plan and Architectural Elevations Modifications to modify the existing elevations and to enclose 1,794 square feet of the existing outdoor display area with glass and 1,552 square foot existing canopy with glass overhead doors for indoor vehicle display (3,346 square feet total) for Delray Nissan located at 2200 S. Federal Highway.

Address: 2200 S. Federal Highway

Owner/Applicant: MDR Delray Auto, LLC; mgrieco@griecoag.com

Agent: Michael Weiner, Sachs Sax Caplan, PL; mweiner@ssclawfirm.com

Planner: Alexia Howald; howalda@mydelraybeach.com

- Attachments:**
- [Staff Report, Delray Nissan \(2200 S. Federal Highway\)](#)
 - [Proposed Plans, Delray Nissan \(2200 S. Federal Highway\)](#)
 - [Colors and Materials, Delray Nissan \(2200 S. Federal Highway\)](#)

9. LEGISLATIVE ITEMS

10. REPORTS AND COMMENTS

- A. Staff Comments
- 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.