



# 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 13, 2021

5:01 PM

Commission Chamber

[https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/videos?view=2&live\\_view=501](https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/videos?view=2&live_view=501)

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### Regular Meeting

#### 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

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. Bounce Sporting Club (2021-243-USE):** Provide a recommendation to the City Commission regarding a Conditional Use request to establish a Late-Night Business until 2:00A.M. for Bounce Sporting Club, located at 625 East Atlantic Avenue, Building I, Suite No. 115 at the southwest corner of East Atlantic Avenue and NE 7th Avenue within Atlantic Crossing. (PUBLIC HEARING)

**Agent:** Neil Schiller, Esq., Government Law Group; nschiller@govlawgroup.com

**Planner:** Rebekah Dasari, Senior Planner; dasarir@mydelraybeach.com

**CONTINUED TO DECEMBER 13, 2021 FROM THE MEETING OF OCTOBER 18, 2021.**

**Attachments:** [Bounce Sporting Club: Staff Report UPDATED from 10.18.21 Review](#)

[Bounce Sporting Club: Applicant Presentation](#)

[Bounce Sporting Club: Resolution No. 160-21](#)

[Bounce Sporting Club: Resolution No. 160-21, Exhibit A](#)

[Bounce Sporting Club: Security Plan](#)

[Bounce Sporting Club: Floor Plan](#)

[Bounce Sporting Club: DDA Recommendation](#)

**B. 5200 West Atlantic Avenue (2021-245):** Provide a recommendation to the City Commission for Ordinance No. 01-21, a privately initiated request to rezone the property located at 5200 West Atlantic Avenue from Planned Office Center (POC) to General Commercial (GC). (PUBLIC HEARING)

**Authorized Agent:** Christina Bilenki, Esquire / Nicole Jaeger, Esquire, Dunay, Miskel & Backman, LLP; cbilenki@dmblaw.com and njaeger@dmblaw.com

**Planner:** Elizabeth Eassa, AICP, Senior Planner; eassae@mydelraybeach.com

**Attachments:** [5200 West Atlantic Avenue: Staff Report](#)

[5200 West Atlantic Avenue: Ordinance No. 01-22 \(Draft\)](#)

[5200 West Atlantic Avenue: Applicant Justification Statement](#)

[5200 West Atlantic Avenue: Traffic Study](#)

[5200 West Atlantic Avenue: Existing & Proposed Zoning](#)

**C. Delray Ridge Plat (2020-237):** Consideration of the Preliminary Plat and recommendation to the City Commission for the certification of the Final Plat, "Delray Ridge", associated with the creation of 14 fee-simple lots, for the properties currently addressed as 2201, 2275, and 2315 North Swinton Avenue and an unaddressed vacant parcel, located at the northeast corner of North Swinton Avenue and NE 22nd Street.

**Property Owner & Applicant:** Delray Ridge, LLC / Ron Ellish

**Authorized Agent:** Allan Hendricks, RLA; allan@cwiasoc.com

**Planner:** Amy Alvarez, Principal Planner; alvarez@mydelraybeach.com

**Attachments:**

[Delray Ridge Plat: Staff Report](#)

[Delray Ridge Plat: Sheets 1 and 2](#)

[Delray Ridge Plat: Tree Preservation Survey](#)

[Delray Ridge Plat: Landscape Plans](#)

[Delray Ridge Plat: Arborist Report](#)

[Delray Ridge Plat: Environmental Assessment Report](#)

[Delray Ridge Plat: Paving, Grading, Drainage Plans](#)

[Delray Ridge Plat: Traffic Review](#)

## 9. LEGISLATIVE ITEMS

None

## 10. REPORTS AND COMMENTS

A. Staff

B. City Attorney

C. Board Members

## 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.