



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, August 15, 2022

5:01 PM

Commission Chamber

Regular Meeting

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. November 15, 2021

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

B. January 24, 2022

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

C. February 28, 2022

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

None.

8. QUASI-JUDICIAL HEARING ITEMS

- A.** Waterford Place, Land Use Map Amendment (2022-122). Provide a recommendation to the City Commission on a City-initiated Land Use Map Amendment (LUMA) from Transitional (TRN) to General Commercial (GC) in correction of a data conversion error for a 4.58± acre parcel located within the Waterford Place / Delint DRI Special Activities District (SAD) and fully described in Ordinance No. 15-22. (PUBLIC HEARING)
PCN: 12434629410000020
Planner: Andrew Allen, Planner, allena@mydelraybeach.com; Rebekah Dasari, Interim Principal Planner, dasarir@mydelraybeach.com

NOTE: THIS ITEM WAS PREVIOUSLY PUBLISHED ON THE JULY 18, 2022 AGENDA, AND PULLED FOR HEARING AT A LATER DATE DUE TO AN ADVERTISING ERROR.

Attachments: [Waterford Place: Staff Report \(Waterford Place\)](#)
 [Waterford Place: Ordinance No. 15-22](#)
 [Waterford Place: Proposed Land Use Map](#)

- B.** 1236 George Bush Plat (2022-015): Consideration of the Preliminary Plat and recommendation to the City Commission for the certification of the Final Plat, “1236 George Bush Blvd”, a replat of the 0.62-acre Model Land Company recorded in Plat Book 8, Page 40, associated with the creation of six fee simple lots currently addressed as 1236 George Bush Boulevard.
Agent: Sean McAllister; sean@stammdevelopment.com
Planner: Jennifer Buce; Planner; buce@mydelraybeach.com

Attachments: [1236 George Bush Boulevard: Staff Report](#)
 [1236 George Bush Boulevard: Final Plat](#)
 [1236 George Bush Boulevard: Traffic Study](#)
 [1236 George Bush Boulevard: TPS Letter](#)

- C. Wanderlust Dogs, Conditional Use (2022-155): Provide a recommendation to the City Commission regarding a Conditional Use request for Wanderlust Dogs located at 355 North Congress Avenue to allow a Domestic Animal Services facility offering Pet Services including day care, pet grooming, and a Pet Hotel.

Address: 355 N Congress Avenue, Bays 101 - 104

Applicant: Richard A. Berrie, Berrie Architecture & Design, Inc.,

berrie@berriedesign.com; F. Martin Perry, Perry & Taylor, P.A, perrytaylorlaw.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Attachments:

[Wanderlust Dogs: PZB Staff Report](#)

[Wanderlust Dogs: Site Plan](#)

[Wanderlust Dogs: Narrative](#)

[Wanderlust Dogs: Justification Statement](#)

[Wanderlust Dogs: Reduced Parking Statement](#)

[Wanderlust Dogs: Parking Study](#)

[Wanderlust Dogs: Emergency Preparedness Plan](#)

[Wanderlust Dogs: Survey](#)

[Wanderlust Dogs: Resolution No. 120-22](#)

- D. City Center Delray, Conditional Use (2022-126): Recommendation to the City Commission for consideration of a Conditional Use request to allow outdoor dining at night for a restaurant associated with the project known as City Center Delray. Address: 10 N. Swinton Avenue, PCN 12434616010600150, and 37 W. Atlantic Avenue Owner/Applicant: MDG Banyan Delray Partners, LLC; smichael@banyangroupe.com Agent: Neil Schiller, Government Law Group, nschiller@govlawgroup.com; John Szerdi, john@ldggla.com

Attachments:

[City Center Delray: Staff Report](#)

[City Center Delray: Site Plan](#)

[City Center Delray: Justification Statement](#)

[City Center Delray: TPS Letter](#)

[City Center Delray: DDA Approval Letter](#)

[City Center Delray: Resolution No. 128-22 \(Draft\)](#)

9. LEGISLATIVE ITEMS

- A.** Retail Eyeglass Store with Optometry Services (2022-199): Provide a recommendation to the City Commission on Ordinance No. 26-22, a privately initiated amendment the Land Development Regulations (LDR), amending Appendix A - Definitions, to define eyeglass stores with limited optometry services as a retail use.

Agent: Matthew H. Scott, Esq., Dunay, Miskel, & Backman LLP; mscott@dmbblaw.com
Planner: Rebekah Dasari, Interim Principal Planner; dasarir@mydelraybeach.com

Attachments: [Ordinance No. 26-22](#)
[Ordinance No. 26-22: Staff Report](#)
[Ordinance No. 26-22: LDR Amendment Applicant Narrative](#)
[DDA Letter of Support](#)

- B.** Capital Improvements Plan: Provide a statement of finding that the 5-Year Capital Improvement Plan for FY 2022-23 through FY 2026-27 and the FY 2022-23 Capital Improvement Budget are consistent with the Comprehensive Plan, and providing a recommendation to the City Commission on Ordinance No. 27-22.

Planner: Rebekah Dasari, Interim Principal Planner; dasarir@mydelraybeach.com

Attachments: [Capital Improvements Plan, FY 22-23 to FY 26-27: Staff Report](#)
[Capital Improvements Plan, FY 22-23 to FY 26-27: Ordinance No. 27-22](#)
[Capital Improvements Plan, FY 22-23 to FY 26-27: Ordinance No. 27-22 \(Exhib](#)
[Capital Improvements Program, FY 22-23 to FY 26-27](#)

10. REPORTS AND COMMENTS

- A. City Staff
- B. Board 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.