



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Tuesday, September 17, 2024

5:01 PM

Commission Chamber

1. CALL TO ORDER

2. ROLL CALL

3. ELECTION OF OFFICERS

A. Chair

B. Vice Chair

C. 2nd Vice Chair

4. APPROVAL OF AGENDA

5. MINUTES

None.

6. SWEARING IN OF THE PUBLIC

7. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

8. PRESENTATIONS

None.

9. QUASI-JUDICIAL HEARING ITEMS

- A.** Scoopy Doo's, Conditional Use (2024-184-USE-PZB): Provide a recommendation to the City Commission on Resolution No. 171-24, a Conditional Use request to allow pet grooming services at the property located at 507 East Atlantic Avenue, as set forth in Resolution No. 171-24. (PUBLIC HEARING)

Agent: Mike Covelli, ASLA/AICP of Covelli Design Associates, Inc.;
mike@covellidesign.com

Planner: Alexis Rosenberg, Senior Planner; rosenberga@mydelraybeach.com

Attachments: [Staff Report, Scoopy Doo's](#)
[Floor Plan, Scoopy Doo's](#)
[Location Map, Scoopy Doo's](#)
[Resolution No. 171-24, Scoopy Doo's](#)
[Legal Review, Scoopy Doo's](#)

- B.** The Edge at Pineapple Grove (2022-081): Provide a recommendation to the City Commission on a Level 4 Site Plan (including a Landscape Plan, Architectural Elevations, and Waiver) to construct a seven-unit townhouse development.

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: Miskel & Backman, LLP; bmiskel@miskelbackman.com,
cbilenki@miskelbackman.com

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

Attachments: [The Edge at Pineapple Grove: Staff Report](#)
[The Edge at Pineapple Grove: Site Plan and Elevations](#)
[The Edge at Pineapple Grove: Civil Plans](#)
[The Edge at Pineapple Grove: Landscape Plans](#)
[The Edge at Pineapple Grove: Survey](#)
[The Edge at Pineapple Grove: Waiver Justification Statement](#)
[The Edge at Pineapple Grove: Waste Management Letter](#)
[The Edge at Pineapple Grove: TPS Letter](#)
[The Edge at Pineapple Grove: SCAD Letter](#)

10. LEGISLATIVE ITEMS

- A.** Amendment to the Land Development Regulations, Fertilizer Use Regulations (2024-240): Provide a recommendation to the City Commission on Ordinance No. 28-24, a City-initiated amendment to Section 4.6.16, "Landscape Regulations" of the Land Development Regulations (LDR) to adopt comprehensive fertilizer use regulations in compliance with Florida Department of Environmental Protection requirements. Planner: Juan Moises Cuesta, P.E., PMP, Stormwater Engineer; cuestaj@mydelraybeach.com

Attachments: [Staff Report, Fertilizer Use Regulations](#)
[Ordinance No. 28-24, Fertilizer Use Regulations](#)

- B.** Amendment to the Land Development Regulations, Article 4.7 Scrivener's Errors (2024-190): Provide a recommendation to the City Commission on Ordinance No. 27-24, a City-initiated amendment to the Land Development Regulations (LDR), amending Article 4.7, "Family/Workforce Housing" to correct scrivener's errors. Planner: Rebekah Dasari; dasarir@mydelraybeach.com

Attachments: [Staff Report, Article 4.7 LDR Amemdment](#)
[Ordinance No. 27-24, Article 4.7 LDR Amendment](#)
[Business Impact Estimate, Ordinance No. 27-24](#)
[Legal Review, Ordinance No. 27-24](#)

- C.** Amendment to the Land Development Regulations, Corrective Amendment (File 2024-019). Provide a recommendation to the City Commission on Ordinance No, 30-24, a City-initiated amendment to the Land Development Regulations (LDR), amending Chapter 1, "General Provisions," Chapter 2, "Administrative Provisions," Chapter 3, "Performance Standards," Chapter 4, "Zoning Regulations;" Chapter 5, "Subdivision Regulations," Chapter 6, "Infrastructure and Public Property," Chapter 7, "Building Regulations," and Chapter 8, "Special Implementation Programs," to update references consistent with Ordinance No. 31-23 and to correct other outdated references. Planner: Rebekah Dasari, Principal Planner; dasarir@mydelraybeach.com

Attachments: [Staff Report, Corrective Amendment](#)
[Ordinance No. 30-24, Corrective Amendment](#)

11. REPORTS AND COMMENTS

- A. Staff Comments
- B. City Attorney Comments
- C. Board Comments

12. 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.