



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, November 27, 2023

5:01 PM

Commission Chamber

Regular Meeting - Rescheduled from November 13, 2023

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. ELECTION OF OFFICERS

A. Selection of a Member of the Board to Serve on the Affordable Housing Advisory Committee (AHAC)

5. MINUTES

A. September 26, 2023

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

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

9. QUASI-JUDICIAL HEARING ITEMS

- A.** Blackstar 318 SE 5th Ave (2023-200): A recommendation to the City Commission for the certification of the Final Plat, "Blackstar 318 SE 5th Ave", a replat of a Portion of Lots 1 through 6, Block 104, Osceola Park, as recorded in Plat Book 3, Page 2 of the Public Records of Palm Beach County, associated with the construction a four-story mixed use development, totaling 0.88 acres located at 302, 318, 338, and 346 SE 5th Avenue.

Agent: Urbana, LLC; Yexsy Schomberg, Principal Planner; yexsy@urbanafll.com
Planner: Jennifer Buce; buce@mydelraybeach.com

Attachments: [Staff Report, Blackstar 318 SE 5th Ave](#)
[Proposed Plat](#)
[Survey, 318 SE 5th Avenue](#)
[Traffic Statement, 318 SE 5th Avenue](#)
[PBC TPS Letter, 318 SE 5th Avenue](#)
[SCAD Letter, 318 SE 5th Avenue](#)
[Resolution No. 02-24, Blackstar Final Plat](#)
[Legal Review](#)

- B.** Ruff to Fluff Pet Salon, Conditional Use (2023-274-USE-PZB): Provide a recommendation to the City Commission regarding a Conditional Use request to allow a +/- 850 square foot pet grooming service at the property located at 14420 South Military Trail. (PUBLIC HEARING)

Agent: Natalia Lenci and Ryan Seron, Ruff to Fluff Pet Salon, LLC;
rufftofluffpetsalon@gmail.com
Planner: Alexis Rosenberg, Senior Planner; rosenberga@mydelraybeach.com

Attachments: [Staff Report, Ruff to Fluff Pet Salon \(14420 S. Military Trail\)](#)
[Resolution No. 237-23](#)
[Architectural, Engineering Drawings, Floor Plan and Site Plan](#)
[Property Survey](#)
[Traffic Impact Statement](#)
[Traffic Performance Standards \(TPS\) Letter](#)
[Legal Review, Resolution No. 237-23](#)

- C. Delray Swan (2022-063): Provide a recommendation to the City Commission for a Level 4 Site Plan, Landscape Plan, and Architectural Elevations for the construction of a +/-304,506 square foot, five-story mixed-use building known as Delray Swan, including a revitalization incentive density bonus of up to 70 dwelling units per acre at 118 SE 2nd Street; 240, 258, 264, and 280 SE 2nd Avenue; and 215, 219, 223, 227, 231, 237, 243, 251, and 253 SE 1st Avenue.
 Applicant/Property Owner: Clifford Rosen, SM-CDR Assemblage Delray, LLC
 Authorized Agent: Neil Schiller, Esq., Government Law Group, (954) 224-3666
 nschiller@govlawgroup.com; Jeff Costello, AICP, JC Planning Solutions, (561) 573-1486, jcostello@jcplanningsolutions.com
 Planner: Julian Gdaniec, Senior Planner; gdaniecj@mydelraybeach.com; Alexis Rosenberg, Senior Planner, rosenberga@mydelraybeach.com

- Attachments:**
- [Staff Report, Delray Swan](#)
 - [Applicant's Original and Updated Justification Statement](#)
 - [Architectural Plans](#)
 - [Project Renderings](#)
 - [Building Materials and Color Sample Form](#)
 - [Engineering Plans](#)
 - [Landscape Plan](#)
 - [Photometric Plan](#)
 - [Survey](#)
 - [Traffic Impact Statement](#)
 - [PBC Traffic Performance Standards Letter](#)
 - [Loading Demand Statement](#)
 - [Truck Autoturn Analysis](#)

10. LEGISLATIVE ITEMS

- A. Amendment to the Land Development Regulations (2024-029): Provide a recommendation to the City Commission on a City-initiated amendment to Section 4.4.13(l)(2), "Minimum number of off-street parking spaces," of the Land Development Regulations to extend the exemption for existing commercial buildings within the West Atlantic Neighborhood Sub-district with a change of use, and existing commercial buildings with an outdoor use area, from providing additional on-site parking, through December 31, 2026, as proposed in Ordinance No. 53-23.
 Applicant: City of Delray Beach
 Planner: Rebekah Dasari, Principal Planner; dasarir@mydelraybeach.com

- Attachments:**
- [Staff Report, W. Atlantic Sub-district Parking Exemption](#)
 - [Ordinance No. 53-23, W. Atlantic Sub-district Parking Exemption](#)

11. REPORTS AND COMMENTS

A. Staff

- Meeting Dates
- Project Updates

B. 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 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.