



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, July 15, 2024

5:01 PM

Commission Chamber

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. May 20, 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

None.

8. QUASI-JUDICIAL HEARING ITEMS

- A.** The Tropics of Delray (2024-030 and 2024-031): Provide a recommendation to the City Commission for a Level 4 Site Plan Application (including a Landscape Plan, Architectural Elevations, Waivers, and an Internal Adjustment), to construct a 34-unit multi-family condominium development with a mix of three- and four-story buildings; and a Conditional Use to allow free standing multi-family development in the General Commercial (GC) zoning district.

Address: 2400 - 2410 N. Federal Highway

PCN: 12-43-46-04-30-000-0020 & 12-43-46-04-08-000-0090

Applicant / Property Owner: Federal 2400 LLC & 2410 Federal LLC

Agent: Jeffrey Costello, JC Planning Solutions; jcostello@jcplanningsolutions.com

Planner: Julian Gdaniec, Senior Planner; gdaniecj@mydelraybeach.com / Susana

Rodrigues, Planner; rodriguess@mydelraybeach.com

Attachments: [Staff Report, The Tropics](#)
[Applicant Narrative \(Site Plan\), The Tropics](#)
[Applicant Narrative \(Conditional Use\), The Tropics](#)
[Survey, The Tropics](#)
[Architectural Plans, The Tropics](#)
[Landscape Plans, The Tropics](#)
[Civil Plans, The Tropics](#)
[The Tropics: Rendering](#)
[The Tropics: Rendering](#)
[The Tropics: Rendering](#)
[The Tropics: Rendering](#)
[Loading Demand Statement, The Tropics](#)
[TPS Letter, The Tropics](#)
[SCAD Letter, The Tropics](#)

- B.** 314 NE 3rd Avenue (2024-081): Provide a recommendation to the City Commission regarding the implementation of the Masonry Modern architectural style within the Central Business District (CBD), pursuant to LDR Section 4.4.13(F)(3)(e), Appropriate Architectural Styles.

Address: 314 NE 3rd Avenue

PCN: 12-43-46-16-01-081-0170

Applicant: Ocean Parker Delray, LLC; nick.malinosky@elliman.com

Authorized Agent: Jeffrey A. Costello, AICP, FRA-RA; jcostello@jcplanningsolutions.com

Project Planner: Susana Rodrigues, Planner; rodriguess@mydelraybeach.com

Attachments: [Staff Report - Architectural Style, 314 NE 3rd Avenue](#)
[Architectural Style Narrative, 314 NE 3rd Avenue](#)
[Site Plans and Architectural Elevations, 314 NE 3rd Avenue](#)

- C. 314 NE 3rd Avenue (2024-081): Provide a recommendation to the City Commission on a waiver request associated with a Level 4 Site Plan for a mixed-use development, to reduce the front setback requirement from the required 10 feet to 6 feet.

Address: 314 NE 3rd Avenue

PCN: 12-43-46-16-01-081-0170

Applicant: Ocean Parker Delray, LLC; nick.malinosky@elliman.com

Authorized Agent: Jeffrey A. Costello, AICP, FRA-RA; jcostello@jcplanningsolutions.com

Project Planner: Susana Rodrigues, Planner; rodriguess@mydelraybeach.com

Attachments:

[Staff Report - CBD Waiver, 314 NE 3rd Avenue](#)

[Project Narrative and Justification Statement, 314 NE 3rd Avenue](#)

[Site Plan and Architectural Elevation, 314 NE 3rd Avenue](#)

[Civil Plans, 314 NE 3rd Avenue](#)

[Landscape Plans, 314 NE 3rd Avenue](#)

9. LEGISLATIVE ITEMS

- A. Amendment to the Land Development Regulations, Fee in Lieu of Parking (2024-078): Provide a recommendation to the City Commission on Ordinance No. 14-24, a City-initiated amendment to a City-initiated amendment to Section 2.4.11, "Relief," Section 4.4.13, "Central Business (CBD) District," and Section 4.6.9, "Off-street parking regulations" of the Land Development Regulations (LDR) to modify the fee in-lieu of parking program and to eliminate the public parking fee.

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

Attachments:

[Staff Report, In-Lieu of Parking Fee](#)

[Ordinance No. 14-24, In-Lieu of Parking Fee DRAFT](#)

[Resolution No. 80-24, In-Lieu of Parking Fee Schedule DRAFT](#)

10. REPORTS AND COMMENTS

A. Staff

- Meeting Dates
- Project Updates

B. 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.

