



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, October 21, 2024

5:01 PM

Commission Chamber

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. June 17, 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.** Land Use Map Amendment (2024-108) and Rezoning (2024-107): Provide a recommendation to the City Commission on privately-initiated requests for the 9.34 acre property addressed as 3900 Sherwood Boulevard: Ordinance No. 32-24, to amend 1.07 acres of the Land Use Map from Community Facility (CF) to Low Density (LD); and, Ordinance No. 33-24, to rezone the entire 9.34-acre property from 1.07 acres of Community Facilities (CF) zoning and 8.27 acres from R-1-AA to R-1-A.
Authorized Agent: Edwin C. Muller III, AICP, CNU-A, CS; emuller@insitestudio.com
Planner: Grisel Rodriguez; rodriguezg@mydelraybeach.gov

Attachments: [Staff Report, 3900 Sherwood Boulevard](#)
[Project Justification Statement](#)
[Ordinance No. 32-24, LUMA, 3900 Sherwood Boulevard](#)
[Ordinance No. 33-24, Rezoning, 3900 Sherwood Boulevard](#)
[Traffic Statement](#)
[TPS Letter](#)
[SCAD Determination](#)
[Survey, 3900 Sherwood Boulevard](#)
[Existing and Proposed Land Use and Zoning](#)

- B.** Abandonment of the Right of Public Access (2024-128): Provide a recommendation to the City Commission on Resolution No. 207-24, abandoning the right of public access to Open Space Tracts 3, 4, 5, 10, 12, and 13 of the Plat of Old Palm Grove recorded in Plat Book 99, Pages 63-67 of the Public Records of Palm Beach County.
Applicant / Property Owner: Old Palm Grove Homeowners Association, Inc.
Agent: Andrea M. Keiser, Keiser Legal, PLLC , andrea@keiserlegal.com
Planner: Grisel Rodriguez, Senior Planner; rodriguezg@mydelraybeach.com

Attachments: [Staff Report, Old Palm Grove](#)
[Photos of Old Palm Grove Open Space Tracts](#)
[Applicant Justification Statement](#)
[Resolution No. 207-24](#)
[City Engineer's Recommendation](#)
[Old Palm Grove Plat](#)
[Survey, Old Palm Grove](#)

- C. 314 NE 3rd Avenue (2024-081): Provide a recommendation to the City Commission on a Level 4 Site Plan, including a Landscape Plan, Architectural Elevations, and a Landscape Waiver, to construct a mixed-use development with an office on the ground story and a residential unit on the second story located on 314 NE 3rd Avenue.

Address: 314 NE 3rd Avenue

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

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

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

Project Planner: Susie Rodrigues, Senior Planner; rodriguess@mydelraybeach.com

Attachments:

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

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

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

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

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

[Survey, 314 NE 3rd Avenue](#)

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

[TPS Letter, 314 NE 3rd Avenue](#)

[DDA Recommendation, 314 NE 3rd Avenue](#)

- D. Delray Ford (2022-242): Consideration of a Level 3 Site Plan Modification, including a Landscape Plan, Architectural Elevations and Waiver, for Delray Ford to expand the dealership through the construction of a 4-story building with three floors of parking garage connected by a flyover on the second through fourth floors to the existing structure.

Address: 2501 South Florida Highway

PCN: 12-43-46-28-07-022-0120

Property Owner: Grieco Motors LLC

Authorized Agent: Michael Weiner; mweiner@ssclawfirm.com

Project Planner: Susie Rodrigues, Senior Planner; rodriguess@mydelraybeach.com

Attachments:

[Staff Report, Delray Ford](#)

[Site Plan and Elevations, Delray Ford](#)

[Civil Plans, Delray Ford](#)

[Landscape Plans, Delray Ford](#)

[Survey, Delray Ford](#)

[Waiver Justification Statement, Delray Ford](#)

[TPS Letter, Delray Ford](#)

9. LEGISLATIVE ITEMS

- A.** 135 N. Congress Avenue - Gunite Yard (2024-232): Consideration of an Application for a Determination of Similarity of Use to determine that the operation of a gunite yard is similar to Manufacturing and Wholesale of products using ceramic and plaster material within the Mixed Industrial and Commercial (MIC) zoning district.

Address: 135 N. Congress Avenue

PCN: 12-43-46-18-53-000-0020

Applicant / Property Owner: Calabash Gunite, Inc. / Platinum RE Hldg, Inc.

Agent: Neil M. Schiller, Esq.; nschiller@govlawgroup.com

Planner: Julian Gdaniec, Senior Planner; gdaniec@mydelraybeach.com

Attachments: [Staff Report, Similarity of Use Determination](#)
[Applicant Justification Statement](#)
[Photos of Property](#)
[FL DEP Air Permit Registration](#)
[Outside Agency Licensure and Permits](#)
[Plaster Definition, Provided by Applicant](#)

10. REPORTS AND COMMENTS

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