



# City of Delray Beach

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

## Advisory Board Agenda Planning and Zoning Board

*Development Services Department*  
*561-243-7040*

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Monday, February 25, 2019

6:00 PM

Commission Chamber

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### Regular Meeting

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF AGENDA

#### 4. MINUTES

- A. Motion to approve the following Planning and Zoning Board meeting minutes:  
November 5, 2018  
November 19, 2018  
December 17, 2018  
January 28, 2019

**Attachments:**      [November 5, 2018 PZB Special Meeting Minutes](#)  
[November 19, 2018 PZB Regular Meeting Minutes](#)  
[December 17, 2018 PZB Regular Meeting Minutes](#)  
[January 28, 2019 PZB Regular Meeting Minutes](#)

#### 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

#### 8. QUASI-JUDICIAL HEARING ITEMS

- A. Auto Nation Collision Center (2019-019):** Approval of the Preliminary Plat and certification of the Final Plat for the **Auto Nation Collision Center**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations Section 2.4.5(J)(Major Subdivisions), Section 3.2.3 (Standards for Plat Actions) and Section 3.1.1 (Required Findings).

**Address:** 1475 SW 4th Avenue

**Owner:** Wallace Ford, LLC.

**Applicant:** Avirom & Associates, Inc., John Doogan, [john@aviromsurvey.com](mailto:john@aviromsurvey.com)

**Planner:** Christine Stivers, Senior Planner, [stiversc@mydelraybeach.com](mailto:stiversc@mydelraybeach.com)

**Attachments:** [Autonation Plat Staff Report](#)

[Auto Nation Collision Center Location Map](#)

[Plat](#)

[Site Plan](#)

- B. Murphy Oil (2019-106):** Provide a recommendation to the City Commission regarding a request for a modification of a Conditional Use approval for a Convenience Mart (gas station with food sales) and to include a 24-hour operation.

**Address:** 16211 S. Military Trail

**Owner:** Murphy Oil USA, Inc.

**Applicant:** GreenbergFarrow, Dustin Stevenson, [dstevenson@greenbergfarrow.com](mailto:d Stevenson@greenbergfarrow.com)  
<<mailto:d Stevenson@greenbergfarrow.com>>

**Planner:** Christine Stivers, Senior Planner, [stiversc@mydelraybeach.com](mailto:stiversc@mydelraybeach.com)  
<<mailto:stiversc@mydelraybeach.com>>

**Attachments:** [Murphy Oil CU Staff Report](#)

[Murphy Oil Location Map](#)

[Survey](#)

[Site Plan](#)

[Justification Statement - 1400SF](#)

[Justification Statement - 24Hr](#)

[Murphy USA - Security Narrative](#)

- C. Collier Car Club SAD (2019-060):** Provide a recommendation to the City Commission regarding Ordinance No. 14-19, Collier Car Club SAD, to rezone the property located at 777 South Congress Avenue from Mixed-Residential, Office, and Commercial (MROC) to Special Activities District (SAD).

**Address:** 777 South Congress Avenue

**Owner:** 777 Congress Avenue Partners Limited Partnership

**Authorized Agent:** Michael S. Weiner, Esq.; [teasley@ssclawfirm.com](mailto:teasley@ssclawfirm.com)  
<<mailto:teasley@ssclawfirm.com>>

**Planner:** Amy Alvarez, Senior Planner; [alvarez@mydelraybeach.com](mailto:alvarez@mydelraybeach.com)  
<<mailto:alvarez@mydelraybeach.com>>

**Attachments:**      [Collier Car Club SAD PZB Staff Report](#)  
                         [Ord No 14-19 Collier Car Club SAD 777 S Congress Avenue](#)  
                         [Collier Car Club SAD Location Map 777 S Congress Ave](#)  
                         [Collier Car Club SAD Description of Use](#)  
                         [Collier Car Club SAD Site Photos and Plans](#)

## 9. LEGISLATIVE ITEMS - CITY INITIATED

- A. Ordinance No. 02-19, LDR Amendment (2019-114):** A City-initiated amendment to the Land Development Regulations, Section 4.3.4 "Base District Development Standards" and Section 4.6.2 "Distance between Residential Buildings" to amend the basis for building height measurement; and, amending Appendix A "Definitions" to add definitions for "Base Flood Elevation," "Finished Grade Elevation," and "Freeboard" and to delete the definition of "Grade."

**Planner:** Anthea Gianniotas, Principal Planner; [gianniotesa@mydelraybeach.com](mailto:gianniotesa@mydelraybeach.com)  
<<mailto:gianniotesa@mydelraybeach.com>>

**Attachments:**      [Ord. No. 02-19 PZB Staff Report](#)  
                         [Ordinance draft PZB 02.15.19](#)

- B. Ordinance No. 09-19, LDR Amendment (2019-115):** A City-initiated amendment to the Land Development Regulations Section 4.4.13 (K), "CBD Review and Approval Process," and Section 4.5.6, "The West Atlantic Avenue Overlay District," of the Land Development Regulations.

**Planner:** Anthea Gianniotas, Principal Planner; [gianniotesa@mydelraybeach.com](mailto:gianniotesa@mydelraybeach.com)

**Attachments:**      [09-19 PZB Staff Report](#)  
                         [Ordinance 09-19](#)

## 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 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.