



# 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, April 15, 2019

6:00 PM

Commission Chamber

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF AGENDA**

**4. 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. Delray Chevrolet (2019-075):** Approval of the Preliminary Plat and certification of the Final Plat for Delray Chevrolet, 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:** 2605 South Federal Highway and associated parcels

**Owner:** Greico Motors, LLC

**PCN:** 12-43-46-28-07-024-0230

**Applicant:** Sax, Sachs, and Caplan, PL, Michael Weiner, [mweiner@ssclawfirm.com](mailto:mweiner@ssclawfirm.com)

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

**Attachments:**      [Delray Chevrolet Location Map](#)  
                              [Delray Chevrolet Plat](#)  
                              [Delray Chevrolet Plat Site Plan](#)  
                              [Delray Chevrolet Plat Survey](#)  
                              [Delray Chevrolet Plat Staff Report.pdf](#)

- B. Village Square Homes Phase III (2019-126):** Provide a recommendation to the City Commission regarding a request for a modification of a Conditional Use approval to allow a Multiple Family Residential Development to increase a previously approved density of 13.91 dwelling units per acre (du/ac) to 15.51 du/ac within the Carver Estates Overlay District.

**Address:** Phase III is located between SW 12th Avenue and SW 13th Avenue and SW 8th Street and SW 10th Street.

**Owner:** Delray Beach Housing Authority

**Applicant:** Kimley-Horn and Associates, Inc., Juliana Beale, [juliana.beale@kimley-horn.com](mailto:juliana.beale@kimley-horn.com)

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

**Attachments:**      [Village Square Phase III Conditional Use Staff Report](#)  
                              [Village Square Homes Location Map](#)  
                              [Village Square Homes Overall Site Plan Exhibit](#)  
                              [Village Square Homes Phase III Site Plan](#)  
                              [Village Square Homes Phase III Street Perspective](#)  
                              [Village Square Phase III Bird's Eye perspective](#)  
                              [Village Square Phase III Southeast Perspective](#)  
                              [Village Square Phase III Color Elevations](#)  
                              [Village Square Homes Phase III Survey](#)  
                              [Village Square Phase III Justification Statement](#)

## 9. LEGISLATIVE ITEMS - CITY INITIATED

**A. Comprehensive Plan Amendment - Neighborhoods, Districts, and Corridors**

**Element:** Provide a recommendation to the City Commission regarding an amendment to the City's Comprehensive Plan to repeal and replace the Future Land Use Element with the proposed Neighborhoods, Districts, and Corridors Element.

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

**Attachments:**      [NDC Element PZB Memo](#)  
                              [NCD GOPs PZB Revised by Steering Committee](#)  
                              [NDC Element GOPs](#)  
                              [NDC Element DIA](#)  
                              [NDC Element Maps](#)  
                              [Future Land Use Element \(Current\)](#)

## 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.