



# 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, May 20, 2019

6:00 PM

Commission Chamber

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### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. APPROVAL OF AGENDA

### 4. MINUTES

February 25, 2019

March 25, 2019

Attachments:     [2-25-2019 DRAFT](#)

[3-25-2019 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

- A. Annual Infrastructure Improvement Hearing Report: Review the public comments collected during the Annual Infrastructure Improvement Hearing on March 25, 2019, as well as other submitted comments and recommend which projects should be forwarded to City Staff for evaluation for inclusion in 2019-2024 Capital Improvements Plan (CIP).

Planner: Anthea Gianniotas, Principal Planner; gianniotasa@mydelraybeach.com

Attachments:     [2019 Annual Infrastructure Hearing Report PZB final](#)

[Public Comment via email\\_051019](#)

### 8. QUASI-JUDICIAL HEARING ITEMS

- A.** Townhomes at 214 4th (2019-011): Approval of the Preliminary Plat and certification of the Final Plat for Townhomes at 214 4th, 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: 214 NE 4th Street  
Owner: WFL Land, LLC  
Applicant: 214 NE 4th St., LLC, Ms. Lennie Smith, lsmith@lifestylehomes.com  
Planner: Christine Stivers, Senior Planner, stiversc@mydelraybeach.com

**Attachments:**      [Townhomes at 214 4th Location Map](#)  
[Townhomes at 214 4th Plat](#)  
[Townhomes at 214 4th Plat Staff Report](#)  
[Townhomes at 214 4th Site Plan](#)  
[Townhomes at 214 4th Survey](#)

## 9. LEGISLATIVE ITEMS - CITY INITIATED

- A.** Ordinance No. 17-19, CBD Required Retail Exception: Provide a recommendation to the City Commission regarding Ordinance No. 17-19, a City-initiated amendment to the Land Development Regulations, Section 4.4.13 “Central Business District,” subsection 4.4.13(C)(3)(b), to provide exception to the retail requirement within the Central Core and Beach Sub-districts for properties that have 80 percent or more of frontage at a setback of 25 feet or greater.  
Planner: Anthea Gianniotas, Principal Planner; gianniotasa@mydelraybeach.com

**Attachments:**      [Ord. No. 17-19 PZB Staff Report](#)  
[Ordinance 17-19\\_050619](#)

## 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.