



# 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, July 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. Abandonment of Right-of-Way (Alley) (2019-209-ABR-CCA):** Consideration of a privately requested Abandonment of Right-of-Way (Alley) for a 1,590 sf portion of a 12' platted alley located approximately 125' south of the intersection of SE 2nd Street and SE 3rd Avenue.

**Address:** located approximately 125' south of the intersection of SE 2nd Street and SE 3rd Avenue

**Applicant:** Tyler Knight, The Knight Group, LLC., tyler@knightgroupfl.com

**Planner:** Kent Walia, Senior Planner, waliak@mydelraybeach.com

**Attachments:** [Abandonment of ROW \(alley\) Staff Report](#)  
[Abandonment of ROW \(alley\) Location Map](#)  
[Abandonment of ROW \(alley\) Res No 132-19](#)  
[Linns Addition to Osceola Park plat](#)  
[Osceola Park plat](#)  
[Abandonment of ROW \(alley\) Engineering Review Comments](#)  
[Abandonment of ROW \(alley\) Survey](#)  
[SunSentinel Proof of Notice RES # 132-19 7.15.2019](#)

- B. Swinton Avenue Properties, Ordinance No. 25-19 (2019-44):** Provide a recommendation to the City Commission on Ordinance 25-19 regarding a rezoning from Single-family Residential (R-1-AA) to Single-family Residential (R-1-AB).

**Address:** 2201, 2275, and 2315 North Swinton Avenue, and an adjacent, unaddressed property north of 2315 North Swinton Avenue.

**Agent:** Covelli Design Associates, Inc.; mike@covellidesign.com

**Planner:** Amy Alvarez, Senior Planner; alvarez@mydelraybeach.com

**Attachments:** [Swinton Avenue Properties Rezoning PZB Report updated 070919](#)  
[Swinton Avenue Properties Location Map](#)  
[Swinton Avenue Properties Justification Statement](#)  
[Swinton Avenue Properties Rezoning Ordinance No 25-19](#)  
[Swinton Avenue Properties Plat Exhibit](#)

- C. 1060 Del Harbour Drive, Ordinance No. 24-19 (2019-215):** Provide a recommendation to the City Commission on Ordinance 24-19 regarding a Future Land Use Map amendment from Low Density (LD) to Medium Density (MD).

**Address:** 1060 Del Harbour Drive

**Agent:** Thomas F. Carney, Jr.; tfc@carneystanton.com

**Planner:** Amy Alvarez, Senior Planner; alvarez@mydelraybeach.com

**Attachments:** [1060 Del Harbor Drive FLUM PZB Staff Report](#)  
[1060 Del Harbour Drive Location Map](#)  
[1060 Del Harbour Drive FLUM Amendment, Ord No. 24-19](#)  
[1060 Del Harbour Drive FLUM Justification Statement](#)  
[FLUE Table L-6 Land Use Designation/Zoning Matrix](#)

- D. 7-Eleven at Via Delray (2019-220, 2019-218, 2019-219): Provide a recommendation to the City Commission on a privately-initiated petition for a Voluntary Annexation of a 3.54-acre parcel from Palm Beach County, a Future Land Use Map amendment from Palm Beach County Commercial High (CH-5) to City of Delray Beach General Commercial (GC), and rezoning from Palm Beach County General Commercial (GC) to City of Delray Beach General Commercial (GC).

**Address:** 13555 S. Military Trail

**Agent:** Gunster; Joshua Long, AICP; jlong@gunster.com

**Planner:** Rebekah Dasari, Senior Planner; dasarir@mydelraybeach.com

**Attachments:** [7-11 at Via Delray PZB Staff Report updated 070919](#)  
[Planning Area - Map #1, Future Land Use Element](#)  
[7-11 at Via Delray Justification Statement](#)  
[7-11 at Via Delray - Ord No 21-19 Annexation](#)  
[7-11 at Via Delray - Ord No 22-19 FLUM](#)  
[7-11 at Via Delray - Ord No 23-19 Rezoning](#)

## 9. LEGISLATIVE ITEMS - CITY INITIATED

- A. **Construction Parking, Ordinance 20-19 (2019-203):** Provide a recommendation to the City Commission regarding City-initiated amendments to the Land Development Regulations, amending Section 4.4.3. "Single family (R-1) districts," to delete subsection I(10), amend subsections I(11) and (12), and to add Section 7.1.8. "Construction parking" to establish regulations for on-site and off-site construction parking.

**Planner:** Anthea Giannotes, Principal Planner; giannotesa@mydelraybeach.com

**Attachments:** [Ord No 20-19 Construction Parking PZB Staff Report](#)  
[Ord No 20-19 Construction Parking](#)

## 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.

