



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

Monday, December 16, 2019

6:00 PM

Commission Chamber

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

06-17-19 P&Z Minutes - Draft

07-15-19 P&Z Minutes - Draft

Attachments: [6-17-2019 P&Z Minutes DRAFT](#)

[7-15-2019 P&Z 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

8. QUASI-JUDICIAL HEARING ITEMS

- A. **Bella Delray Plat (2020-015):** Consideration to approve the Preliminary Plat and provide a recommendation to the City Commission for Certification of the Final Plat.
Location: 1634 North Swinton Avenue
Agent: Caulfiel & Wheeler, Dave Lindley; (561) 239-7070; dave@cwiasoc.com
Planner: Amy Alvarez, Senior Planner; (561) 243-7284; alvarez@mydelraybeach.com

Attachments: [Bella Delray Plat-Staff Report](#)

[Bella Delray Plat-Plat](#)

[Bella Delray Plat-Location Map](#)

- B. NW 600 Block Redevelopment, Ordinance Nos.41-19 and 42-19 (2019-264, 2019-265):** Provide a recommendation to the City Commission regarding a small-scale Future Land Use Map Amendment from Low Density (LD) to Commercial Core (CC), and a rezoning from Single-family Residential (R-1-A) to Central Business District (CBD) for five parcels totaling approximately 0.752 acres.
- Address:** 26 NW 6th Avenue, 32 NW 6th Avenue, 34 NW 6th Avenue, 27 NW 7th Avenue, and 31 NW 7th Avenue
- Agent:** Delray Beach Community Redevelopment Agency; 561-276-8640
- Planner:** Amy Alvarez, Senior Planner; alvarez@mydelraybeach.com
- NOTE:** This Public Hearing item was continued to this agenda from the November 18, 2019 Planning and Zoning Board meeting.

Attachments: [NW 600 Block Redevelopment-FLUM & Rezoning Staff Report](#)
[NW 600 Block Redevelopment-Location Map](#)
[NW 600 Block Redevelopment-Justification Statements](#)
[NW 600 Block Redevelopment-FLUM Maps \(Existing & Proposed\)](#)
[NW 600 Block Redevelopment-Zoning Maps \(Existing & Proposed\)](#)
[NW 600 Block Redevelopment-Ordinance 41-19 FLUM](#)
[NW 600 Block Redevelopment-Ordinance 42-19 Rezoning](#)

9. LEGISLATIVE ITEMS

- A. LDR Text Amendment, Limited Height Area within the West Atlantic Neighborhood Sub-district (2020-053):** Consideration of Ordinance No. 07-20, a City-initiated request to amend the Land Development Regulations to establish a Limited Height Area and require limited height for properties that are rezoned to Central Business District (CBD) from Single-family Residential (R-1-A)
- Planner:** Amy Alvarez, Senior Planner; (561) 243-7284
- Attachments:** [Ord No 07-20-Staff Report](#)
[Ord No 07-20-Ordinance](#)
[Ord No 07-20-West Atlantic Neighborhood Limited Height Area Regulating Plan](#)
- B. Similarity of Use (2020-021):** Consideration of a similarity of use request to determine if the use of “garages and lots for the parking and storage of vehicles” is similar to other conditional uses allowed in the Community Facilities (CF) zoning district, particularly to the use listed as a “privately-operated parking lot”.
- Agent:** Sachs Sax Caplan/ Michael S. Weiner, 561-994-4499; mweiner@ssclawfirm.com
- Planner:** Debora Slaski, Planner; SlaskiD@mydelraybeach.com
- Attachments:** [Parking Lot Similarity of Use \(2020-21\) - Staff Report](#)
[Parking Lot Similarity of Use \(2020-21\) - Applicant Request Letter](#)
[Parking Lot Similarity of Use \(2020-21\) - Map of Properties Zoned CF](#)

- C. LDR Text Amendment, Parking Exception for Outdoor Use Areas in the West Atlantic Neighborhood Sub-district (2020-052):** Consideration of Ordinance No. 01-20, a privately-initiated request to amend the Land Development Regulations Section 4.4.13(1)(2), "Minimum number of off-street parking spaces," to exempt existing commercial buildings with outdoor use area from providing additional on-site parking, and extending this parking exemption through December 31, 2023.

Applicant: Neil M. Schiller, Attorney at Law, on behalf of Delray Spirits;
neil.schiller@saul.com

Planner: Amy Alvarez, Senior Planner; (561) 243-7284; alvarez@mydelraybeach.com

Attachments: [Ord No 01-20-Staff Report](#)
 [Ord No 01-20-West Atlantic Neighborhood Sub-district Parking Exemption](#)
 [Ord No 01-20-Applicant Request](#)

- D. LDR Text Amendment, Standalone Bars with Outdoor Use Areas (2020-039):** Consideration of Ordinance No. 02-20, a privately-initiated request to amend the Land Development Regulations to specify a process and provide regulations for outdoor use areas associated with standalone bars and list "standalone bars with outdoor use areas" as an allowed conditional use within the West Atlantic Neighborhood Sub-district of the Central Business District.

Applicant: Neil M. Schiller, Attorney at Law, on behalf of Delray Spirits;
neil.schiller@saul.com

Planner: Amy Alvarez, Senior Planner; (561) 243-7284; alvarez@mydelraybeach.com

Attachments: [Ord No 02-20-Staff Report](#)
 [Ord No 02-20-Ordinance](#)
 [Ord No 02-20-Current Stand Alone Bar Map](#)
 [Ord No 02-20-Applicant Request Statement](#)

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.

