



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, March 16, 2020

6:00 PM

Commission Chambers

Regular Meeting

1. ROLL CALL

2. APPROVAL OF AGENDA

3. MINUTES

4. SWEARING IN OF THE PUBLIC

5. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

6. PRESENTATIONS

- A. **Initiation of the City's Annual Infrastructure Improvement Hearing:** Review the Capital Improvements Project (CIP) process and open the Annual Infrastructure Improvement Hearing. NOTE: This initiation also serves as an announcement to the City of Delray Beach's residents, property owners, and businesses to begin thinking about the infrastructure needs they observe so they can share them with City Staff. The Planning and Zoning Board will conduct the Public Hearing on May 18, 2020 at which time the public will be given an opportunity to speak to the Board.

Planner: Amy Alvarez, Principal Planner; alvarez@mydelraybeach.com

7. QUASI-JUDICIAL HEARING ITEMS

- A. O'Reilly Auto Parts (2020-088-FLUM and 2019-034-REZ):** Provide a recommendation to the City Commission for a parcel of land at 14145 South Military Trail on a City-initiated land use map amendment from Transitional (TRN) to General Commercial (GC) and privately-initiated request to rezone from Special Activities District (SAD) to General Commercial (GC).

Address: 14145 South Military Trail

Agent: Adam Schildmeier, WGI; adam.schildmeier@wginc.com

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

Attachments: [O'Reilly Staff Report-FLUM & RZ](#)
[O'Reilly Auto Parts-Land Use Maps](#)
[O'Reilly Auto Parts-Zoning Maps](#)
[O'Reilly Auto Parts-Ordinance No. 19-20, Land Use](#)
[O'Reilly Auto Parts-Ordinance No. 20-20, Rezoning](#)

- B. 2419-2605 North Federal Highway (2020-108-REZ):** Provide a recommendation to the City Commission for a privately-initiated request for the rezoning of six parcels, totaling 3.85 acres, from General Commercial (GC) to Automotive Commercial (AC).

Address: 2419, 2507, 2515, 2519,2601, and 2605 North Federal Highway.

Agent: Dunay Miskel & Backman, LLP/ Bonnie Miskel & Matthew Scott; mscott@dmbblaw.com

Planner: Debora Slaski, Senior Planner; SlaskiD@mydelraybeach.com

Attachments: [2419-2605 North Federal Highway \(2020-108\): PZB Staff Report](#)
[2419-2605 North Federal Highway \(2020-108\): Justification Statement](#)
[2419-2605 North Federal Highway \(2020-108\): Ordinance No. 24-20](#)
[2419-2605 North Federal Highway \(2020-108\): Maps](#)

8. LEGISLATIVE ITEMS

- A. Always Delray Comprehensive Plan LDR Amendments, Ordinance No. 23-20:**
Provide a recommendation to the City Commission regarding a City-initiated request to amend and update the Land Development Regulations (LDR) to provide consistency with the Always Delray Comprehensive Plan adopted by Ordinance No. 19-19 on February 4, 2020.

Planner: Amy Alvarez, Principal Planner; alvarez@mydelraybeach.com

Attachments: [Always Delray LDR Amendments: Ordinance No. 23-20](#)
[Always Delray LDR Amendments: Staff Report](#)

9. REPORTS AND COMMENTS

- A. Staff
- Meeting Dates
 - Project Updates
- B. Board Comments

10. 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.