



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, February 24, 2020

6:00 PM

Commission Chamber

Regular Meeting-Revised 02.18.2020

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. October 21, 2019 - Draft

Attachments: [Planning and Zoning Board Minutes-October 21, 2019](#)

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. **Lake Ida Gardens (2020-018):** Provide a recommendation to the City Commission on a Major Subdivision Plat and associated waivers to reduce the required lot depth.

Address: 126 NE 17th Street

Agent: Seaside Builders, LLC; 561-272-9958

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

Attachments: [Lake Ida Gardens Plat-Proposed Plat](#)
[Lake Ida Gardens Plat-Location map \(126 NE 17th Street\)](#)
[Lake Ida Gardens Plat-PZB Staff Report](#)
[Lake Ida Gardens Plat-Justification Statement / Waiver Request](#)
[Lake Ida Gardens Plat-Res No. 48-20](#)
[Lake Ida Gardens Plat- Res No 48-20, Legal Review](#)

- B. Estates at Ocean Delray (2020-079):** Provide a recommendation to the City Commission on a Major Subdivision Plat request for the creation of five single-family lots, and associated waivers to reduce the minimum lot area, lot width, and lot frontage.

Address: 1060 Del Harbour Drive

Agent: Tom Carney, Esq. / Carney and Stanton, P.L.; tfc@carneystanton.com

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

Attachments: [Estates at Ocean Delray-Proposed Plat](#)
[Estates at Ocean Delray-Location Map](#)
[Estates at Ocean Delray Plat-PZB Staff Report](#)
[Estates at Ocean Delray Plat-Justification Letter](#)
[Estates at Ocean Delray-Res No. 46-20](#)
[Estates at Ocean Delray-Legal Review Form](#)

- C. 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 Auto Parts-PZB Staff Report](#)
[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](#)

- D. 3827 West Atlantic Avenue (Delray Garden Center), Ordinance No. 17-20 (2020-035):** Provide a recommendation to the City Commission on Ordinance No. 17-20 regarding the rezoning of land from Agricultural (A) to Single-Family Residential (R-1-A) for a parcel totaling 4.0781 acres located at 3827 West Atlantic Avenue and presently known as Delray Garden Center, for the purpose of creating a 12 lot development to accommodate fee-simple single-family detached homes.

Address: 3827 West Atlantic Avenue

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

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

Attachments: [3827 W. Atlantic Ave - Location Map](#)
[3827 W. Atlantic Ave - Staff Report](#)
[3827 W. Atlantic Ave - Rezoning Ordinance](#)
[3827 W. Atlantic Ave - Proposed Zoning Map](#)
[3827 W. Atlantic Ave - Proposed Lot Plan](#)
[3827 W. Atlantic Ave - Survey](#)
[3827 W. Atlantic Ave - PBC Traffic Approval Letter](#)
[3827 W. Atlantic Ave - Traffic Analysis](#)
[3827 W. Atlantic Ave - Sewer hook up support letter](#)

9. LEGISLATIVE ITEMS

- A. CBD Railroad Corridor Sub-district Height and Density, Ordinance No. 21-20 (2020-059):** Consideration of a privately-initiated request to amend the Land Development Regulations (LDR) Section 4.4.13, Central Business District (CBD), to increase the height and density for those properties located within the Railroad Corridor Sub-district.

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

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

UPDATE: THIS ITEM HAS BEEN POSTPONED AT THE APPLICANT'S REQUEST (02.18.2020)

Attachments: [Ord No 21-20 PZB Staff Report](#)
[Ord No 21-20 CBD RC Height and Density](#)
[Ord No 21-20 Applicant Request](#)

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.