



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, January 27, 2020

6:00 PM

Commission Chamber

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

August 19, 2019

Attachments: [August 19, 2019 Draft 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. **Planned Care Home II (2020-033-USE-PZB):** Provide a recommendation to the City Commission regarding a request for a Conditional Use approval to establish a Community Residence at 727 Place Tavant.

Address: 727 Place Tavant

PCN: 12-42-46-12-03-003-0070

Applicant: Planned Care Agency, Steve Mullings, smullings@pca4you.com

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

Attachments: [Planned Care Home II - Location Map](#)
[Planned Care Home II - Staff Report](#)
[Planned Care Home II - Draft Resolution](#)
[Planned Care Home II - AHCA Certification](#)
[Planned Care Home II - APD Certification](#)
[Planned Care Home II - Conditional Use Responses](#)

- B. 7-Eleven at Via Delray (2020-005-USE and 2020-061-USE):** Provide a recommendation to the City Commission on a request for Conditional Use approval for a Convenience mart (gasoline station with food sales) and a recommendation for a separate request for Conditional Use approval for 24-hour or Late Night Businesses.

Address: 13555 S. Military Trail

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

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

Attachments: [7-Eleven at Via Delray-PZB Staff Report Conditional Use \(Gasoline Station & 24](#)

[7-Eleven at Via Delray-Resolution 21-20, Conditional Use \(Gas Station\)](#)

[7-Eleven at Via Delray-Resolution 22-20, Conditional Use \(24-hour\)](#)

[7-Eleven at Via Delray-Location Map](#)

[7-Eleven at Via Delray-Site Plan \(Under Review\)](#)

- C. NW 600 Block Redevelopment, Ordinance Nos. 08-20 (fka 41-19) and 09-20 (fka 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, Principal Planner; alvarez@mydelraybeach.com

NOTE: This Public Hearing item was originally set and noticed for the November 18, 2019, Planning and Zoning Board meeting. The item was continued at the November meeting to a date certain for the December 16, 2019, Planning and Zoning Board meeting. The item was continued at the December meeting to a date certain for this 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 08-20 FLUM](#)

[NW 600 Block Redevelopment-Ordinance 09-20 Rezoning](#)

9. LEGISLATIVE ITEMS - CITY INITIATED

- A. Subgrade Parking LDR Amendment (2020-075):** Provide a recommendation to the City Commission on a City-initiated amendment to the Land Development Regulations to provide standards for subgrade parking facilities.

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

Attachments: [Subgrade Parking LDR Amendment-Ordinance No. 10-20](#)
 [Subgrade Parking LDR Amendment-Staff Report](#)

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.