



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, June 15, 2020

6:00 PM

Virtual Meeting

Regular Meeting

Pursuant to **Executive Order 20-69**, during the COVID-19 State of Emergency, Advisory Board meetings may be held virtually. Members of the public wishing to view Advisory Board meetings should log into the City's website, <https://www.delraybeachfl.gov/i-want-to/watch/city-meetings>, where the meeting will be live-streamed for the public.

Due to the closure of City Hall, members of the public wishing to participate may do so by submitting their comments via voicemail. Any member of the public wishing to comment publicly on any matter, including public comment or public hearing items, may submit their comments for the **Planning and Zoning Board** meeting by dialing **(561) 243 - 7556** and leaving a voicemail message that will be played during the Board meeting and made a part of the public record:

1. State your full name
2. State your address
3. Leave a comment no longer than 3 minutes.

Comments and Inquiries on Non-Agenda and Agenda Items (Excluding Quasi- Judicial Hearing and Public Hearing Items) from the Public: Public comments will be accepted until 3:00 p.m. on the day of the meeting.

Quasi-Judicial and Public Hearing Items: Public comment on quasi-judicial items and items that have been set for a formal public hearing shall only be made during the presentation of the item. After the Advisory Board has heard from the applicant and the City, the Advisory Board will take a recess in order to afford the public an opportunity to comment on the specific agenda item. After the recess, comments from the public will be played into the record for the Advisory Board's consideration.

General Rules: All public comments must be addressed to the Advisory Board as a body and not to individual Board members or staff. Personal verbal attacks upon Board members and/or staff will not be tolerated. Members of the public shall refrain from making comments that are impertinent, obscene, personally insulting, defamatory, or slanderous remarks. If any member of the public requires additional information about making public comments, please contact:

Amy Alvarez, Principal Planner
City of Delray Beach, Development services Department
100 NW 1st Avenue, Delray Beach, Florida 33444
pzbagendacomments@mydelraybeach.com

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

- 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 at an upcoming meeting at which time the public will be given an opportunity to speak to the Board.

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

8. 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 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](#)
 [Comments from the Public-O'Reilly](#)

- B. Banyan Court Plat (2020-108):** Consideration of the Preliminary Plat and recommendation to the City Commission for the certification of the Final Plat for the Banyan Court development to create 40 fee simple lots, private tracts and easements pertaining to an approved single-family residential development.

Address: 13038, 13132 Barwick Road

Agent: Bradley Miller, Urban Design Studio/ Miller Land Planning, bmiller@udsflorida.com

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

Attachments: [Banyan Court Plat - Staff Report \(2020-108\)](#)
[Banyan Court Plat - Proposed Plat \(2020-108\)](#)
[Banyan Court Plat - Existing Survey \(2020-108\)](#)
[Banyan Court Plat - Engineering Plans \(2020-108\)](#)
[Banyan Court Plat - Waiver Request \(2020-108\)](#)

- C. Pineapple Road Plat (2020-008):** Consideration of the Preliminary Plat and recommendation to the City Commission for the certification of the Final Plat for the Pineapple Road Plat to create six fee simple lots, a private tract and associated easements.

Address: 2599 North Swinton Avenue

Agent: Bradley Miller, Urban Design Studio/ Miller Land Planning, bmiller@udsflorida.com

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

Attachments: [Pineapple Road Plat \(200-008\): Staff Report](#)
[Pineapple Road Plat \(200-008\): Proposed Plat](#)
[Pineapple Road Plat \(200-008\): Engineering Plan](#)
[Pineapple Road Plat \(200-008\): Survey](#)
[Pineapple Road Plat \(200-008\): Waiver Request](#)

- D. Rhodes Villa Avenue Right-of-Way Abandonment (2019-163):** Consideration of Resolution No. 96-20 for a privately initiated Abandonment of Right-of-Way for a portion of Rhodes Villa Avenue.

Agent: Timothy Troxel, Xtant Inc., tim.troxel@xtant-inc.com

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

Attachments: [Rhodes Villa Avenue ROW abandonment \(2019-163\): Resolution No. 96-20](#)
[Rhodes Villa Avenue ROW abandonment \(2019-163\): Survey](#)
[Rhodes Villa Avenue ROW abandonment \(2019-163\): Staff Report](#)
[Rhodes Villa Avenue ROW abandonment \(2019-163\): Legal and Sketch of ROV](#)

- E. Canal Street Right-of-Way Abandonment (2020-109):** Consideration of Resolution No. 95-20 for a privately initiated Abandonment of Right-of-Way for a portion of Canal Street.

Agent: Jeff Costello, JC Planning Solutions; jcostello@jcplanningsolutions.com

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

Attachments: [Canal Street Right-of-Way Abandonment \(2020-109\): Staff Report](#)
[Canal Street Right-of-Way Abandonment \(2020-109\): Resolution No. 95-20](#)
[Canal Street Right-of-Way Abandonment \(2020-109\): Engineering Letter](#)
[Canal Street Right-of-Way Abandonment \(2020-109\): Legal and Sketch of ROW](#)
[Canal Street Right-of-Way Abandonment \(2020-109\): Applicant's Request](#)

9. LEGISLATIVE ITEMS

- A. West Atlantic Redevelopment Plan Update, Resolution No. 105-20:** Provide a recommendation to the City Commission on Resolution No. 105-20, regarding the adoption of the West Atlantic Redevelopment Plan Update (2019).

Planners: Anthea Gianniotas, Development Services Director;

gianniotesa@mydelraybeach.com

Rebekah Dasari, Senior Planner; dasarir@mydelraybeach.com

Attachments: [West Atlantic Redevelopment Plan Update Res. No. 105-20](#)
[West Atlantic Redevelopment Plan Update_060220](#)
[West Atlantic Redevelopment Plan Update PZB Staff Report](#)
[West Atlantic Redevelopment Plan Update Significant Edits_060220](#)

- B. Exception to the Ground Floor Retail Requirement in the Land Development Regulations, Ordinance No. 12-20(2019-142):** Provide a recommendation to the City Commission regarding a City-initiated request to amend and update the Central Business District (CBD) Ground Floor Retail Requirement in the Land Development Regulations (LDR).

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

Attachments: [Ord. No. 12-20 - PZB Staff Report](#)
[Ord. No. 12-20 - CBD Retail Frontage](#)
[Ord. No. 12-20 - Legal Review](#)
[Ord. No. 12-20 - Map of Area Impacted by the Amendment](#)

- C. Mural LDR Amendments, Ordinance No. 22-20:** Provide a recommendation to the City Commission regarding a City-initiated request to amend and update the Land Development Regulations (LDR) to create a review process and establish requirements and review criteria for murals.

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

Attachments: [Ordinance No. 22-20: Staff Report](#)
[Ordinance No. 22-20: Murals](#)

D. 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](#)

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.