



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, August 17, 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****A. November 18, 2019**

Attachments: [November 18, 2019 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

A. Annual Infrastructure Improvement Hearing Report: Review the comments submitted by the public and recommend which projects should be forwarded to City Staff for evaluation and inclusion in 2020-2025 Capital Improvements Plan (CIP).

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

Attachments: [Infrastructure: Report](#)
 [Infrastructure: Comments received through 08.07.20](#)
 [Infrastructure: 19-24 CIP](#)

8. QUASI-JUDICIAL HEARING ITEMS

- A. New Generation Montessori (2020-200-USE):** Provide a recommendation to the City Commission for a Conditional Use request to allow for the New Generation Montessori daycare center located 326 NW 7th Avenue to expand its services to 330 NW 7th Avenue within a R-1-A Single-Family Residential zoning district.

PCN: 12-43-46-16-01-001-0040

Address: 330 NW 7th Avenue

Agent: Bradley Miller, AICP; bmiller@udsflorida.com

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

Attachments: [New Generation Montessori: Staff Report](#)
 [New Generation Montessori: Location Map](#)
 [New Generation Montessori: Justification Statement](#)
 [New Generation Montessori: Site Photos](#)
 [New Generation Montessori: Traffic Study](#)
 [New Generation Montessori: Drainage Statement](#)
 [New Generation Montessori: Resolution No. 131-20](#)
 [New Generation Montessori: Legal Review](#)

- B. 13029 Barwick Road (2020-152, 153, 154-ANX-REZ-LUM-CCA):** Voluntary Annexation (Ordinance No. 46-20) of a one-acre parcel from Palm Beach County, Land Use Map Amendment (Ordinance No. 47-20) from Palm Beach County Medium Residential 5 dwelling units per acre (MR-5) to City of Delray Beach Low Density 0-5 units per acre (LD); and Rezoning (Ordinance No. 48-20) from Palm Beach County Agricultural Residential (AR) to City of Delray Beach Single-Family Residential (R-1-AA).

Address: 13029 Barwick Road

Agent: Keiser Legal/ Andrea Keiser; andrea@keiserlegal.com

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

Attachments: [13029 Barwick Rd Staff Report](#)
 [13029 Barwick Road: Location Map](#)
 [13029 Barwick Rd Ord 46-20 Annexation](#)
 [13029 Barwick Road: Ord No. 47-20 Land Use](#)
 [13029 Barwick Road: Ord No. 48-20 Rezoning](#)
 [13029 Barwick Road: Property Survey](#)
 [13029 Barwick Road: AD-1, AD-23](#)
 [13029 Barwick Road: Justification Statement](#)

- C. Doc's Place (2020-137, 2020-138):** Provide a recommendation to the City Commission on Ordinance No. 34-20 for a small-scale Land Use Map Amendment from Historic Mixed Use (HMU) to Commercial Core (CC), and on Ordinance No. 35-20 for a rezoning from Old School Square Historic Arts District (OSSHAD) to Central Business District (CBD) with associated amendments to the Land Development Regulations (LDR) for two parcels totaling approximately 0.57 acres.

Address: Unaddressed Parking Lot and 37 West Atlantic Avenue (Block 60, Lots 13-15), Old School Square Historic District

Agent: John W. Szerdi, Architect for Banyan Fund, LLC; john@ldgfla.com and Neil Schiller; Neil.Schiller@saul.com

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

Attachments: [Doc's Place: Staff Report](#)
 [Doc's Place: Location Map](#)
 [Doc's Place: Land Use justification](#)
 [Doc's Place: Rezoning justification](#)
 [Doc's Place: Traffic Study](#)
 [Doc's Place: Ordinance No. 34-20 Land Use](#)
 [Doc's Place: Ordinance No. 35-20 Rezoning](#)
 [Docs Place: Renderings](#)
 [Doc's Place: DDA Review](#)

- D. Silver Terrace Land Use Map Amendment (2020-213-FLUM):** Provide a recommendation to the City Commission on Ordinance No. 37-20, a City-initiated Land Use Map Amendment (LUMA) from Low Density (LD) to General Commercial (GC), Medium Density (MD), and Transitional (TRN) land use designations to correct a scrivener's error.

Location: 61 parcels, all within the Silver Terrace Special Activities District (SAD) zoning district, located southeast of the intersection of SE 10th Street and Old Dixie Highway.

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

Attachments: [Silver Terrace Land Use: Staff Report](#)
 [Silver Terrace: Location Map](#)
 [Silver Terrace Land Use: History](#)
 [Silver Terrace Land Use: Ordinance No. 37-20](#)
 [Silver Terrace Land Use: Legal Review](#)

9. LEGISLATIVE ITEMS - CITY INITIATED

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.