



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, September 21, 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 4:00 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

1. CALL TO ORDER**2. ROLL CALL****3. ELECTION OF OFFICERS**

A. Chairperson

B. Vice-Chairperson

C. 2nd Vice-Chairperson

4. APPROVAL OF AGENDA**5. MINUTES**

A. December 16, 2019

Attachments: [Minutes: December 16, 2019 \(Draft\)](#)

6. SWEARING IN OF THE PUBLIC**7. COMMENTS FROM THE PUBLIC**

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

8. PRESENTATION OF SUNSHINE LAWS**9. PRESENTATIONS**

A. **Parking and Curbside Management Plan:** Staff will provide an update on the parking and curbside management plan. This project is entering a public input phase and the City requests assistance from advisory boards in distributing a survey.

Planner: Brian Ruscher, Transportation Planner; RuscherB@mydelraybeach.com

Attachments: [Parking and Curbside Management Plan: Staff Memo](#)

10. QUASI-JUDICIAL HEARING ITEMS

- A. Aura Delray Beach (2020-247-USE):** Provide a recommendation to the City Commission for a Conditional Use request to allow the maximum height to increase from 48 feet to 55 feet' for buildings 3,4,5 and 6 for the proposed Aura Delray Beach development.

PCN: 12-43-46-18-00-000-5090, -5101, -5110, -5111, -5120, -5122, -1190, -5100

Location: Northwest corner of the intersection of North Congress Avenue and West Atlantic Avenue (generally)

Agent: Bonnie Miskel Esq., bmiskel@dmbblaw.com; Beth Schrantz, bschrantz@dmbblaw.com

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

Attachments: [Aura Delray Beach - Location Map](#)
 [Aura Delray Beach - Aura Delray Beach Staff Report](#)
 [Aura Delray Beach - Resolution No. 152-20](#)
 [Aura Delray Beach - Applicant Justification Statement](#)
 [Aura Delray Beach - Architectural Plan REFERENCE ONLY](#)
 [Aura Delray Beach - Landscape Plans REFERENCE ONLY](#)
 [Aura Delray Beach - Civil Plans REFERENCE ONLY](#)
 [Aura Delray Beach - Traffic Study](#)
 [Aura Delray Beach - TPS Letter](#)
 [Aura Delray Beach - Legal Review](#)

11. LEGISLATIVE ITEMS

- A. THIS ITEM HAS BEEN POSTPONED AT THE APPLICANT'S REQUEST.**

CBD Railroad Corridor Sub-District LDR Amendments (2020-093-LDR): Provide a recommendation to the City Commission on Ordinance No. 52-20, a privately-initiated request to amend the Land Development Regulations (LDR) Section 4.4.13, Central Business District (CBD), regarding automated parking garages, height of rooftops, maximum number of building stories and height, upper story front setbacks, and density within the Railroad Corridor Sub-district, and additional amendments regarding revised parking requirements applicable to all CBD Sub-districts.

Applicant: 1st Avenue Capital 301 LLC

Authorized Agent: Christina Bilenki (Dunay, Miskel, Backman, LLP); cbilenki@dmbblaw.com

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

Attachments: [Ordinance No. 52-20: Staff Report](#)
 [Ordinance No. 52-20: LDR Amendments](#)
 [Ordinance No. 52-20: Applicant Narrative](#)
 [Ordinance No. 52-20: Applicant Support of Proposed Amendment](#)

- B. Bicycle Racks LDR Amendment (2020-151):** Provide a recommendation to the City Commission on Ordinance No. 29-20 regarding a City-initiated request to amend and update the Land Development Regulations (LDR) regarding the citywide requirements for bicycle parking and accompanying facilities.

Planner: Brian Ruscher, Transportation Planner; RuscherB@mydelraybeach.com

Attachments: [Ordinance No. 29-20: Staff Report](#)
 [Ordinance No. 29-20: Bicycle Racks and Facilities](#)
 [Ordinance No. 29-20: Legal Review Approval](#)

- C. Construction Parking and Staging LDR Amendments (2020-075):** Provide a recommendation to the City Commission on Ordinance No. 50-20, a City-initiated amendment to LDR Section 7.1.8, Construction parking, to modify existing language governing construction parking and provide new regulations for construction staging.

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

Attachments: [Ordinance No. 50-20](#)
 [Ordinance No. 50-20: Staff Report](#)
 [Ordinance 50-20 Legal Review](#)

- D. Development Services Fees (2020-255):** Provide a recommendation to the City Commission on Ordinance No. 41-20, removing the Delray Beach Development Services Fee Schedule from the Land Development Regulations (LDRs) and establishing procedures for adopting Development Services Fees.

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

Attachments: [Ordinance No. 41-20: Staff Report](#)
 [Staff Report Exhibit A, Fee Comparison](#)
 [Staff Report Exhibit B, Fee Proposal](#)
 [Resolution No. 133-20: Proposed Fee Schedule \(Informational Only\)](#)

12. REPORTS AND COMMENTS

A. Staff

B. Board Comments

13. 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.

