



# City of Delray Beach

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

## Advisory Board Agenda Planning and Zoning Board

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Monday, November 16, 2020

6:00 PM

Commission Chambers

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### Regular Meeting

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF AGENDA

#### 4. SWEARING IN OF THE PUBLIC

#### 5. COMMENTS FROM THE PUBLIC

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

#### 6. QUASI-JUDICIAL HEARING ITEMS

- A. **Hatcher Building (2020-229-USE):** Provide a recommendation to the City Commission regarding a Conditional Use request to allow a commercial use (office and retail) to extend beyond 150 feet from West Atlantic Avenue within the West Atlantic Neighborhood Sub-District, for the properties located at 20 and 26 Northwest 6th Avenue.

**Address:** 20 and 26 Northwest 6th Avenue

**Agent:** Jeffrey A. Costello, AICP, FRA-RA; [jcostello@jcplanningsolutions.com](mailto:jcostello@jcplanningsolutions.com)

**Planner:** Elizabeth Eassa, AICP, Senior Planner; [eassae@mydelraybeach.com](mailto:eassae@mydelraybeach.com)

**Attachments:**      [Hatcher Building - Staff Report](#)  
                              [Hatcher Building - Location Map](#)  
                              [Hatcher Building - Applicant Justification Letter](#)

- B. Canal Street Right-of-Way Abandonment (2021-006):** Provide a recommendation to the City Commission regarding Resolution No. 195-20, an Abandonment of Right-of-Way request for a portion of Canal Street.

**Authorized Agent:** Jeff Costello, JC Planning Solutions;  
[jcostello@jcplanningsolutions.com](mailto:jcostello@jcplanningsolutions.com)

**Planner:** Debora Slaski, Senior Planner; [SlaskiD@mydelraybeach.com](mailto:SlaskiD@mydelraybeach.com)

**Attachments:**      [Canal Street Abandonment - PZB Staff Report](#)  
                              [Canal Street Abandonment - Resolution 195-20](#)  
                              [Canal Street Abandonment - Request Letter](#)  
                              [Canal Street Abandonment - Canal Street Survey](#)  
                              [Canal Street Abandonment - 824 NE 2nd Avenue Survey](#)  
                              [Canal Street Abandonment - Engineering Review](#)

## 7. LEGISLATIVE ITEMS

- A. Parks at Delray, 1690-2350 South Congress Avenue SAD (2020-277-REZ):** Provide a recommendation to the City Commission on Ordinance No. 61-20 a privately initiated rezoning of the 1690-2350 South Congress Avenue SAD, amending the Development Standards, Allowed Uses, Phasing Plan and the Master Development Plan.

**Authorized Agent:** Christina Bilenki (Dunay, Miskel, & Backman, LLP);  
[cbilenki@dmbblaw.com](mailto:cbilenki@dmbblaw.com)

**Planner:** Anthea Gianniotas, Development Services Director;  
[gianniotasa@mydelraybeach.com](mailto:gianniotasa@mydelraybeach.com)

**Attachments:**      [Parks at Delray PZB Staff Report](#)  
                              [Parks of Delray Applicant Justification Statement.pdf](#)  
                              [Parks at Delray SAD Ord. No. 61-20](#)  
                              [Ordinance No. 61-20: Exhibit D, Proposed Master Plan](#)  
                              [Ordinance No. 61-20: Exhibit E, Proposed Phasing Plan](#)  
                              [Ordinance No. 30-18](#)  
                              [Ordinance No. 30-18: Master Plan](#)  
                              [Ordinance No. 30-18: Phasing Plan](#)

- B. CBD Railroad Corridor Sub-district (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 building height, upper story front setbacks, and density within the Railroad Corridor Sub-district located south of SE 2nd Street.

**Applicant:** 1st Avenue Capital 301 LLC

**Authorized Agent:** Christina Bilenki (Dunay, Miskel, & Backman, LLP);

[cbilenki@dmbblaw.com](mailto:cbilenki@dmbblaw.com)

**Planner:** Amy Alvarez, AICP, Principal Planner; [alvarez@mydelraybeach.com](mailto:alvarez@mydelraybeach.com)

**Attachments:** [Ordinance No. 52-20: PZB Staff Report](#)

[Ordinance No. 52-20: CBD-Railroad Corridor Sub-district LDR Amendment](#)

[Ord. No. 52-20 Applicant Narrative.pdf](#)

[Ord. No. 52-20 Applicant Support of Proposed Amendment with Sources.pdf](#)

- C. Rooftop and Appurtenances LDR Amendment (2020-144):** Provide a recommendation to the City Commission on Ordinance No. 54-20 a City-initiated amendment to the Land Development Regulations associated with rooftop appurtenances and rooftop uses.

**Planner:** Debora Slaski, Senior Planner; [slaskid@mydelraybeach.com](mailto:slaskid@mydelraybeach.com)

**Attachments:** [Ordinance No. 54-20](#)

[Ordinance No. 54-20: PZB Staff Report](#)

## 8. REPORTS AND COMMENTS

### A. Staff

- Meeting Dates
- Project Updates

### B. Board Comments

## 9. 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.