



# 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, April 19, 2021

6:00 PM

Virtual Meeting

[https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/videos?view=2&live\\_view=501](https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/videos?view=2&live_view=501)

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Regular Meeting

REVISED AGENDA POSTED April 19, 2021

Pursuant to the Home Rule powers of the City (s. 2(b), Art. VIII of the Florida Constitution and Chapter 166, Florida Statutes), Chapter 252, Florida Statutes (Emergency Management), any and all other applicable statutes, the City Charter and Chapter 95 of the City's Code of Ordinances, the City Commission and Advisory Boards of the City of Delray Beach shall conduct business at and through virtual meetings utilizing Communications Media Technology (CMT) in accordance with the rules of procedures promulgated by the City, during the COVID-19 public health emergency declared pursuant to Resolution No. 70-20, as extended. 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.

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 by dialing **(561) 243 - 7556** and leaving a voicemail message that will be played during the City Commission 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 up to 1 hour before the start of the meeting on the meeting date.

**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 Board has heard from both the applicant and the City, the Board will take a recess 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 Board's consideration.

**General Rules:** All public comments must be addressed to the 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  
[alvarez@mydelraybeach.com](mailto:alvarez@mydelraybeach.com)

## 1. CALL TO ORDER

## 2. ROLL CALL

## 3. APPROVAL OF AGENDA

## 4. MINUTES

- A. January 25, 2021

Attachments: [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. PUBLIC HEARING

- A. **Annual Infrastructure Improvement Hearing:** Review the public comments collected during the Annual Infrastructure Improvement Hearing process since February 23, 2021 and recommend which projects should be forwarded to City Staff for evaluation and inclusion in 2021-2026 Capital Improvements Plan (CIP).

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

Attachments: [Annual Infrastructure Hearing: Staff Report](#)  
[Annual Infrastructure Hearing: Comments through 04162021](#)  
[Capital Improvement Program 21-25](#)

## 8. QUASI-JUDICIAL HEARING ITEMS

- A. **Starbucks at Bed Bath and Beyond Plaza (2021-057):** Consideration of a Master Development Plan Modification for the Bed, Bath and Beyond Plaza located at 14802 South Military Trail to demolish an existing commercial building and construct a restaurant with an outdoor area and drive-thru.

**Authorized Agent:** Mark Rickards; [mark.rickards@kimley-horn.com](mailto:mark.rickards@kimley-horn.com)

**Planner:** Jennifer Buce; [buce@mydelraybeach.com](mailto:buce@mydelraybeach.com)

Attachments: [Starbucks - Staff Report](#)  
[Starbucks - Applicant Justification Statement](#)  
[Starbucks - Master Development Plan](#)  
[Starbucks - Floor Plans and Elevations](#)  
[Starbucks - Site Plan](#)  
[Starbucks - Survey](#)  
[Starbucks - PBC Traffic Review Letter](#)  
[Starbucks- Trip Generation Comparison \(Updated\)](#)  
[Starbucks - Traffic Impact Analysis](#)  
[Starbucks - Landscape Plans \(for reference\)](#)  
[Starbucks - Arborist Report](#)

## 9. LEGISLATIVE ITEMS

None.

## **10. REPORTS AND COMMENTS**

A. Staff

B. Board Attorney

C. 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.