



# 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, January 25, 2021

6:00 PM

Virtual Meeting

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### Regular Meeting

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF AGENDA

#### 4. MINUTES

##### A. December 14, 2020

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. PRESENTATIONS

None

#### 8. QUASI-JUDICIAL HEARING ITEMS

- A. Canal Street Right-of-Way Abandonment (2021-034):** Provide a recommendation to the City Commission on Resolution No. 24-21 for a privately initiated Abandonment of Right-of-Way for a portion of Canal Street located between NE 1st Court and NE 2nd Street.

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

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

**Attachments:** [Canal St ROW: Staff Report](#)  
[Canal St ROW: Applicant Narrative Letter](#)  
[Canal St ROW: Survey](#)  
[Canal St ROW: City Engineer Review](#)  
[Canal St ROW: Resolution No. 24-21](#)  
[Canal St ROW: 823 NE 1st Court Survey](#)  
[Canal St ROW: Abandonment Map](#)

- B. 1177 Moderne SAD (2020-173):** Provide a recommendation to the City Commission on Ordinance No. 04-21, a privately-initiated request to rezone the HHH Building Special Activities District (SAD) to the 1177 Moderne Special Activities District (SAD) on the property located at 1177 George Bush Boulevard, repealing the adopted development standards for the existing HHH Bush Building SAD adopted by Ordinance No. 38-84 and subsequently amended by Ordinance No. 39-90 and Ordinance No. 01-11, and adopting new development standards in the subject ordinance.

**Agent:** Cristofer A. Bennardo, Esq., Padula Bennardo Levine, LLP; cb@pbl-law.com

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

**Attachments:** [1177 Moderne SAD: Staff Report](#)  
[1177 Moderne SAD: Master Development Plan](#)  
[1177 Moderne SAD: Ordinance No. 04-21](#)  
[1177 Modern SAD: Applicant Justification Statement](#)

## 9. LEGISLATIVE ITEMS

**A.****Parking Exemption in the southern Railroad Corridor Sub-district(2020-050):**

Provide a recommendation to the City Commission on Ordinance No. 05-21 for a privately-initiated request to amend the Land Development Regulations (LDR) Section 4.4.13(l)(2), "Minimum number of off-street parking spaces," to extend the expiration date from April 3, 2021 to December 31, 2024 for the parking exemption applicable to existing buildings that undergo a change of use on properties located between SE 2nd Street and SE 3rd Street within the Railroad Corridor Sub-district.

**Agent:** Neil Schiller, ESQ., Saul, Ewing, Arnstein & Lehr; [Niel.schiller@saul.com](mailto:Niel.schiller@saul.com)

**Planner:** Brian Ruscher, AICP, Transportation Planner; [Ruscherb@mydelraybeach.com](mailto:Ruscherb@mydelraybeach.com)

**Attachments:** [Ord. No. 05-21: Staff Report](#)  
[Ord. No. 05-21: Applicant Justification Statement](#)  
[Ord. No. 05-21: RC Parking Exemption Extension](#)

- B. CBD Railroad Corridor Sub-district (2020-093-LDR):** Provide a recommendation to the City Commission on Ordinance No. 03-21, privately-initiated amendments to the Land Development Regulations for the portion of the Central Business District (CBD) Railroad Corridor Sub-district located south of SE 2nd Street to increase the maximum number of stories allowed from four to five within the current maximum height of 54 feet, increase the maximum density from 30 to 70 dwelling units per acre as part of a Residential Incentive Program that requires at least 20 percent of the bonus density be provided as on-site workforce housing units, and expand the locations for Automated Parking Garages to include any Secondary Street within the Railroad Corridor Sub-district.

**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:** [Ord. No. 03-21: Staff Report](#)  
[Ord. No. 03-21: Draft Ordinance](#)  
[Ord. No. 03-21: Applicant Support of Request](#)  
[Ord. No. 03-21: Applicant Narrative](#)  
[Ord. No. 03-21: Map AD-5](#)

**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.