



# 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, February 22, 2021

6:00 PM

Virtual Meeting

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### 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  
[alvarez@mydelraybeach.com](mailto:alvarez@mydelraybeach.com)

**1. CALL TO ORDER****2. ROLL CALL****3. APPROVAL OF AGENDA****4. MINUTES****A.** July 20, 2020

Attachments: [Minutes \(Draft\)](#)

**B.** August 17, 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**

- A. Initiation of the City's Annual Infrastructure Improvement Hearing:** Review the Capital Improvements Project (CIP) process and open the Annual Infrastructure Improvement Hearing. NOTE: This initiation also serves as an announcement to the City of Delray Beach's residents, property owners, and businesses to begin thinking about the infrastructure needs they observe so they can share them with City Staff. The Planning and Zoning Board will conduct the Public Hearing at an upcoming meeting at which time the public will be given an opportunity to speak to the Board.

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

**8. RECOMMENDATION ITEMS**

- A. Heroes Way (2021-096):** Provide a recommendation to the City Commission on Resolution No. 44-21, to rename Bryan Boulevard, a private right-of-way that runs through the Delray Medical Center Complex from West Linton Boulevard to South Military Trail, to Heroes Way.

**Applicant/Contact:** Lisa Cook, Delray Medical Center

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

Attachments: [Heroes Way: Staff Report](#)

[Heroes Way: Location Map \(Bryan Blvd\)](#)

[Heroes Way: Request Letter](#)

[Heroes Way: Resolution No. 44-21](#)

## 9. QUASI-JUDICIAL HEARING ITEMS

- A. Frederick Isles (2020-0253):** Certification of the Preliminary Plat and recommendation to the City Commission of the Final Plat for Frederick Isles townhouse development to create 6 fee-simple lots located at 2621 Frederick Boulevard.  
**Address:** 2621 Frederick Boulevard  
**Owner:** Frederick Isles LLC  
**Applicant:** Miles Rich, [milesrich@me.com](mailto:milesrich@me.com)  
**Planner:** Elizabeth Eassa, AICP, Senior Planner, [eassae@mydelraybeach.com](mailto:eassae@mydelraybeach.com)
- Attachments:** [Frederick Isles Plat: Staff Report](#)  
[Frederick Isles Plat](#)  
[Frederick Isles Plat: Site Plan](#)  
[Frederick Isles Plat: Location Map](#)
- B. RaceTrac (2020-271-USE):** Provide a recommendation to the City Commission for a Conditional Use request to establish a gasoline station with convenience store for RaceTrac.  
**PCN:**12-43-46-18-56-001-0000  
**Location:**10 South Congress Avenue  
**Agent:** Michael S. Weiner, Sachs Sax Caplan PL, [mweiner@ssclawfirm.com](mailto:mweiner@ssclawfirm.com)  
**Planner:** Kent Walia, Senior Planner; [waliak@mydelraybeach.com](mailto:waliak@mydelraybeach.com)
- Attachments:** [RaceTrac CU - Staff Report](#)  
[RaceTrac CU - Location Map](#)  
[RaceTrac CU - Conditional Use Request](#)  
[RaceTrac CU - Site Plans 1 of 3](#)  
[RaceTrac CU - Site Plans 2 of 3](#)  
[RaceTrac CU - Site Plans 3 of 3](#)  
[RaceTrac CU - Photometric Plan](#)  
[RaceTrac CU - Waiver Building Size Justification Statement \(REFERENCE ONI](#)  
[RaceTrac CU - Traffic Impact Analysis](#)  
[RaceTrac CU - Palm Beach County TPS Letter](#)  
[RaceTrac CU - Stormwater Management Plan](#)  
[RaceTrac CU - Declaration of Covenants](#)  
[RaceTrac CU - Resolution No. 06-21](#)  
[RaceTrac CU - DIA Map 2 \(Referenced\)](#)  
[RaceTrac CU - Legal Review](#)

- C. **Delray Swan (2021-052 and 2021-052):** Provide a recommendation to the City Commission on Ordinance Nos. 09-21 and 10-21, privately-initiated requests for a Land Use Map Amendment (LUMA) from Medium Density (MD) to Commercial Core (CC) and rezoning from Medium Density Residential (RM) to Central Business District (CBD) for the properties located at 215 SE 1st Avenue, 219 SE 1st Avenue, 223 SE 1st Avenue, 227 SE 1st Avenue, 231 SE 1st Avenue, 237 SE 1st Avenue, 243 SE 1st Avenue, 251 SE 1st Avenue, and 253 SE 1st Avenue.

**Agent:** Jeff Costello, AICP, FRA-RA, JC Planning Solutions; jcostello@jcplanningsolutions.com

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

**Attachments:** [Delray Swan-Staff Report](#)  
[Delray Swan-Existing and Proposed Land Use and Zoning](#)  
[Delray Swan-Existing and Proposed Regulating Plan](#)  
[Delray Swan-LUMA & Rezoning Request Letter](#)  
[Delray Swan-Ordinance No. 09-21 \(LUMA\)](#)  
[Delray Swan-Ordinance No. 10-21 \(RZ\)](#)

## 10. LEGISLATIVE ITEMS

- A. **Public Art Advisory Board LDR Amendment (2021-094):** Provide a recommendation to the City Commission on Ordinance No. 11-21, a City-initiated request to amend the Land Development Regulations (LDR) regarding the duties of the Public Art Advisory Board to include the review and recommendation to the City Commission regarding public art in the public right-of-way, on City-owned property, and on structures within the public right-of-way, and regarding public art installations.

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

**Attachments:** [Ordinance No. 11-21: Staff Report](#)  
[Ordinance No. 11-21: Draft](#)

## 11. REPORTS AND COMMENTS

- A. City Staff
- B. City Attorney
- C. Board Comments

## 12. 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.