



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, May 17, 2021

6:00 PM

Virtual Meeting

Regular Meeting

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

1. CALL TO ORDER**2. ROLL CALL****3. APPROVAL OF AGENDA****4. MINUTES****A. February 22, 2021**

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

March 15, 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. QUASI-JUDICIAL HEARING ITEMS

- A. Delray East Townhomes (2020-0202):** Certification of the Preliminary Plat and recommendation to the City Commission of the Final Plat for the Delray East Townhomes development to create seven fee-simple lots, provide easements and dedicate right-of-way for the properties currently addressed 2800-2812 Florida Boulevard and located at the southwest corner of LaMat Avenue and Florida Boulevard.

Address: 2800-2812 Florida Boulevard

Owner: Delray East Townhomes, LLC

Applicant: Lennie F. Smith, lsmith@lifestylehomes.com

Planner: Elizabeth Eassa, AICP, Senior Planner, eassae@mydelraybeach.com

Attachments: [Delray East Townhomes Plat: Staff Report](#)

[Delray East Townhomes Plat](#)

[Delray East Townhomes Plat: Site Plan](#)

[Delray East Townhomes Plat: Location Map](#)

- B. 4652 133rd Road South (2020-024):** Provide a recommendation to the City Commission on Ordinance No. 14-21, to rezone a 3.18± acre parcel located at 4652 133rd Road South from Medium Density Residential, 8 dwelling units per acre (RM-8) to Medium Density Residential (RM), with a density range of 6 to 12 dwelling units per acre. (PUBLIC HEARING)

NOTE: This item was previously scheduled for the April 19, 2021 meeting and was postponed prior to the meeting at the applicant's request. The request remains the same as was previously noticed.

Agent: Mark Rickards, AICP, Associate | Kimley-Horn; mark.rickards@kimley-horn.com

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

Attachments: [4652 133rd Road South-Staff Report](#)
 [4652 133rd Road South-Location Map](#)
 [4652 133rd Road South-Existing & Proposed Zoning](#)
 [4652 133rd Road South-Ordinance No. 14-21](#)
 [4652 133rd Road South-Legal Review](#)
 [4652 133rd Road South-Always Delray Map AD-5](#)
 [4652 133rd Road South-Request Justification](#)
 [4652 133rd Road South-Updated Traffic Study Calculations](#)
 [4652 133rd Road South-Traffic Study Analysis](#)
 [4652 133rd Road South-PBC Traffic Approval \(36units\)](#)

8. LEGISLATIVE ITEMS - CITY INITIATED

- A. Green Building Requirements (2020-150):** Provide a recommendation to the City Commission on Ordinance No. 16-21, a City-initiated request to amend the Land Development Regulations (LDR) for the purpose of requiring that all new construction over 5,000 square feet, whether public or private, obtain Leadership in Energy and Environmental Design (LEED) Certification of minimum Gold level or the equivalent of a nationally recognized certification standard.

Staff Contact: John Kent Edwards MS, MPH, Sustainability Officer;
EdwardsJ@mydelraybeach.com

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

Attachments: [Green Building Requirements: Staff Report](#)
 [Green Building Requirements: Ordinance No. 16-21](#)
 [GIAB Letter 2019](#)
 [Green Building Requirements: Legal Review](#)

9. REPORTS AND COMMENTS

- A. Staff

B. Board Attorney

C. Board Comments

10. 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.