



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, June 21, 2021

6:00 PM

Commission Chambers

Regular Meeting

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

April 19, 2021

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

May 17, 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. PRESENTATIONS

- A. Flood Insurance Rate Maps:** Presentation to the public of the proposed Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for Delray Beach.

The National Flood Insurance Program (NFIP) is a federal program through FEMA intended to reduce flood damage through locally adopted and enforced floodplain regulations and provide protection for property owners by enabling the purchase of federally-backed flood insurance. FEMA is responsible for administering the NFIP and periodically updates information on flood hazards. In 2013, FEMA initiated the Coastal Flood Risk Study Project for the South Florida Study Area, which includes Palm Beach, Broward, MiamiDade and Monroe Counties. In December 2019, FEMA published preliminary FIRMs for eastern Palm Beach County. FIRMs and associated Flood Insurance Study (FIS) reports provide information on the existence and severity of flood hazards that are used to establish flood insurance premiums. Members of the public can review the existing and proposed maps (attached) to understand if there are any changes that include their property. Some properties are proposed to be removed from the boundary and others have a proposed elevation adjustment. If a property owner would like to appeal a proposed change that impacts their property, the appeal request shall be submitted in writing to the Chief Building Official no later than Friday, July 9, 2021. Appeal requests will be reviewed by City Staff, which must then be submitted to FEMA no later than July 15, 2021, which is the end of FEMA's 90-day appeal period.

Staff Contact: Steve Tobias, Chief Building Official; tobias@mydelraybeach.com

Resources: Understanding Flood Map Updates,

<https://www.floodsmart.gov/flood-map-zone/map-changes>

Flood Hazard Determination Notices for Preliminary Flood Insurance Studies, Physical Map Revisions, and Letters of Map Revision (LOMRs),

https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp

FEMA Website: <https://www.fema.gov/flood-maps>

Attachments: [Delray Beach FEMA Maps Proposed 2021](#)

[Delray Beach FEMA Maps Current](#)

[Delray Beach Flood Insurance Study \(FIS\): Proposed](#)

8. QUASI-JUDICIAL HEARING ITEMS

- A. Silverball Museum (2019-182):** Review and consider a modification to an existing conditional use approval for the Silverball Museum, a Commercial Recreation Facility, located at 19 NE 3rd Avenue. (Public Hearing)
Agent: Betsy Chavez | Rick Brautigan Architecture; bchavez.RBArchitecture@gmail.com
Planner: Rebekah Dasari, Senior Planner; dasarir@mydelraybeach.com
- Attachments:** [Silverball Museum-Staff Report](#)
[Silverball Museum-Board Order](#)
[Silverball Museum-Plans](#)
[Silverball Museum-Traffic Statement](#)
[Silverball Museum-Approved In-Lieu Agreement](#)
- B. Grieco Parking Lot (2019-282):** Provide a recommendation to the City Commission regarding a Conditional Use request to allow a privately-operated parking lot for private use, for the property located at 15 SE 10th Street. (Public Hearing)
Address: 15 SE 10th Street
Agent: Michael Weiner, Esquire, Sachs Sax Caplan, P.L.; mweiner@ssclawfirm.com
Planner: Elizabeth Eassa, AICP, Senior Planner; eassae@mydelraybeach.com
- Attachments:** [Grieco Parking Lot: Staff Report](#)
[Grieco Parking Lot: Location Map](#)
[Grieco Parking Lot: Applicant Justification Statement](#)
[Grieco Parking Lot: Site Plan](#)
[Similarity of Use, Res No. 38-20](#)
- C. PHG Delray Plat (2021-007):** Consideration of the Preliminary Plat and recommendation to the City Commission for the certification of the Final Plat for PHG Delray, to combine four properties generally located at the northwest corner of NE 2nd Street and NE 5th Avenue into one parcel boundary, providing of easements, and right-of-way dedications.
Address: 401 NE 2nd Street, 200 NE 5th Avenue, and 234 NE 5th Avenue, and an unaddressed vacant parcel
Owner: PHG Delray Beach, LLC.
Agent: Covelli Design Associates, Inc., mike@covellidesign.com
Planner: Scott Pape, AICP, Principal Planner, pape@mydelraybeach.com
- Attachments:** [PHG Delray - PZB Staff Report](#)
[PHG Delray - Location Map](#)
[PHG Delray - Survey](#)
[PHG Delray - Plat](#)
[PHG Delray - Rendering \(For reference\)](#)
[PHG Delray - Site Plan \(For reference\)](#)
[PHG Delray - Arch Elev. \(For reference\)](#)

9. LEGISLATIVE ITEMS

- A. Domestic Animal Services (2021-144):** Provide a recommendation to the City Commission on Ordinance No.17-21, a City-initiated request to amend the Land Development Regulations (LDR) to adopt specific regulations for domestic animal services, which includes veterinary clinics, pet services, and pet hotel and shelter establishments, and to identify those zoning districts where domestic animal services are allowed as a principal use or as a conditional use.

Planner: Debora Slaski, Senior Planner; slaskid@mydelraybeach.com

Attachments: [Domestic Animal Services: Staff Report](#)
[Domestic Animal Services: Ordinance No. 17-21](#)
[Domestic Animal Services: Map - Kennels, Current regulations](#)
[Domestic Animal Services: Map, Pet Hotels/Shelters w/o outdoor areas](#)
[Domestic Animal Services: PBC Chapter 4, Uses](#)
[Domestic Animal Services: PBC Chapter 4, Complete](#)

- B. Sponsorship of Privately-initiated LDR Amendments (2021-180):** Provide a recommendation to the City Commission on Ordinance No. 25-21, a City-initiated request to amend the Land Development Regulations (LDR) to require that at least one member of the City Commission shall sponsor a privately-initiated amendment to the LDRs at a City Commission Workshop prior to the submittal of an application for such a request.

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

Attachments: [Ordinance No. 25-21: Staff Report](#)
[Ordinance No. 25-21: Private LDR Sponsorship](#)
[Ordinance No. 25-21: Legal Review](#)

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.