



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, October 18, 2021

5:01 PM

Commission Chamber

https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/videos?view=2&live_view=501

Regular Meeting

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

None

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. Island Cove, Phase III of Village Square, Modification of Conditional Use (2021-259-USM):** Consider a request to modify the conditional use approval for the 18.18-acre three-phase Village Square development, increasing the approved density from 15.51 dwelling units per acre to 15.84 dwelling units per acre, to develop the 3.07-acre Phase III portion as Island Cove. (PUBLIC HEARING)
Agent: Andrea Keiser, Esq., Keiser Legal PLLC; andrea@keiserlegal.com
Planner: Rebekah Dasari, Senior Planner; dasarir@mydelraybeach.com
- Attachments:** [Island Cove: Staff Report](#)
[Island Cove: Applicant Request](#)
[Island Cove: Site Plan](#)
[Island Cove: Overall Village Square Site Plan](#)
[Island Cove: Board Order](#)
- B. Bounce Sporting Club, Conditional Use (2021-243-USE):** Provide a recommendation to the City Commission regarding a Conditional Use request to establish a Late-Night Business until 2:00A.M. for Bounce Sporting Club, located at 625 East Atlantic Avenue, Building I, Suite No. 115 at the southwest corner of East Atlantic Avenue and NE 7th Avenue within Atlantic Crossing. (PUBLIC HEARING)
Agent: Michael E. Dutko, Jr., Conrad & Scherer; MDutko@conradscherer.com
Planner: Rebekah Dasari, Senior Planner; dasarir@mydelraybeach.com
- Attachments:** [Bounce Sporting Club: Staff Report](#)
[Bounce Sporting Club: Justification Statement](#)
[Bounce Sporting Club: Resolution No. 160-21](#)
[Bounce Sporting Club: Resolution No. 160-21, Exhibit A](#)
[Bounce Sporting Club: Security Plan](#)
- C. Atlantic Grove Plat No. 2 (2021-148-PMB):** Certification of the Preliminary Plat and recommendation to the City Commission of the Final Plat, "Atlantic Grove Plat No. 2," associated with the Atlantic Grove development for the creation of 14 fee-simple lots and open space tracts, provision of easements and dedication of right-of-way for the properties currently addressed 35-37 NW 4th Avenue and generally located at the intersection of NW 1st Street and NW 4th Avenue.
Address: 35-37 NW 4th Avenue
Owner: Atlantic Grove Partners, LLC
Applicant: Timothy Hernandez, New Urban Communities, thernandez@newurbancommunities.com
Planner: Elizabeth Eassa, AICP, Senior Planner; eassae@mydelraybeach.com
- Attachments:** [Atlantic Grove Plat: Staff Report](#)
[Atlantic Grove Plat: Location Map](#)
[Atlantic Grove Plat: Sheets 1 - 3](#)
[Atlantic Grove Plat: Site Plan](#)

- D. Delray Ridge Plat (2020-237):** Consideration of the Preliminary Plat and recommendation to the City Commission for the certification of the Final Plat, "Delray Ridge" with three waivers from Section 4.3.4(K) of the Land Development Regulations (LDR), associated with the creation of 14 fee-simple lots, for the properties currently addressed as 2201, 2275, and 2315 North Swinton Avenue and an unaddressed vacant parcel, located at the northeast corner of North Swinton Avenue and NE 22nd Street.

Property Owner & Applicant: Delray Ridge, LLC / Ron Elish

Authorized Agent: Allan Hendricks, RLA; allan@cwiasoc.com

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

Attachments: [Delray Ridge Plat: Staff Report](#)
[Delray Ridge Plat: Plat Sheets](#)
[Delray Ridge Plat: Lot Waiver Requests](#)
[Delray Ridge Plat: Tree Preservation Survey/Disposition Plan](#)
[Delray Ridge Plat: Landscape Plans](#)
[Delray Ridge Plat: Environmental Assessment Report](#)
[Delray Ridge Plat: Paving, Grading, Drainage Plans](#)
[Delray Ridge Plat: Traffic Review](#)

9. LEGISLATIVE ITEMS

- A. Motorcycle Sales in the General Commercial Zoning District (2020-240):** Provide a recommendation to the City Commission on Ordinance No. 36-21, a privately initiated amendment to the Land Development Regulations (LDR) to allow the sale and service of motorcycles with no outside display, outside storage, or outside service and including specific limitations as a conditional use within the General Commercial (GC) zoning district.

Applicant: James H. Batmasian

Authorized Agent: Robert A. Eisen; reisen@investmentlimited.com

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

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT, AND WILL NOT BE CONSIDERED BY THE BOARD.

Attachments: [Ord No. 36-21: Staff Report](#)
[Ord No. 36-21: Draft](#)
[Ord No. 36-21: Applicant Draft Ordinance](#)
[Ord No. 36-21: Applicant LDR Request Letter](#)
[Ord No. 36-21: AC zoned properties](#)
[Ord No. 36-21: GC Zoning Locations](#)
[Ord No. 36-21: AC Zoning Locations](#)

10. REPORTS AND COMMENTS

- A. Staff Comments

- B. Board Comments

- 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.