



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, September 20, 2021

5:01 PM

Commission Chamber

Regular Meeting

1. CALL TO ORDER

2. ROLL CALL

3. ELECTION OF OFFICERS

A. Chairperson

B. Vice-Chairperson

C. 2nd Vice-Chairperson

4. APPROVAL OF AGENDA

5. MINUTES

None

6. SWEARING IN OF THE PUBLIC

7. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

8. QUASI-JUDICIAL ITEMS

- A. 170 Sherwood Forest Drive, Land Use Map Amendment (2021-052) and Rezoning (2021-052):** Provide a recommendation to the City Commission on Ordinance Nos. 31-21 and 32-21, a privately initiated request associated with the redevelopment of the 37.31 acre Sherwood Golf Course located at 170 Sherwood Forest Drive, by amending the Land Use Map designation from Open Space (OS) to Low Density (LD), rezoning the property from Open Space Recreation (OSR) to Planned Residential Development (PRD), and amending the Sherwood Forest Master Development Plan (MDP) to accommodate the proposed 79-unit single-family home development with waivers from the requirements in Section 4.3.4(H)(3)(a) and Section 4.3.4(K) to reduce the minimum building separation requirement for zero lot line developments from 15 feet to 10 feet. (PUBLIC HEARING)

Authorized Agent: Wendy Tuma and Sandra Megrue, Urban Design Studio; wtuma@udsflorida.com and smegrue@udsflorida.com

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

Attachments: [170 Sherwood: Staff Report](#)
[170 Sherwood: Ordinance No. 31-21 \(LUMA\)](#)
[170 Sherwood: Ordinance No. 32-21 \(Rezoning\)](#)
[170 Sherwood: Plans - Master Development Plan](#)
[170 Sherwood: Project Narrative \(LUMA\)](#)
[170 Sherwood: Project Narrative \(Rezoning\)](#)
[170 Sherwood: Plans - Site Plan](#)
[170 Sherwood: Plans - Landscape Plan](#)
[170 Sherwood: Traffic Report](#)
[170 Sherwood: Traffic - PBC TPS Approval](#)
[170 Sherwood: Existing and Proposed Land Use and Zoning](#)
[170 Sherwood: Sherwood - Board Order](#)

9. LEGISLATIVE ITEMS

- A. Water Supply Plan Update and Comprehensive Plan Text Amendments:** Provide a recommendation to the City Commission on Ordinance No. 24-21, a City-initiated amendment to the Always Delray Comprehensive Plan, by adopting the 10-year Water Supply Facilities Work Plan (2021) and updates to applicable elements. (PUBLIC HEARING)

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

Attachments: [Ordinance No. 24-21: Staff Report](#)
[Ordinance No. 24-21: 2021 Water Supply Plan Update](#)
[Ordinance No. 24-21: Exhibit A, Comp Plan Updates](#)
[Ordinance No. 24-21: Exhibit B, 2021 Water Supply Work Plan](#)
[Data, Inventory, and Analysis \(Information Only\)](#)

- B. Board of Adjustment (2021-170):** Provide a recommendation to the City Commission on Ordinance No. 21-21, a City-initiated request to amend Section 2.2.4 of the Land Development Regulations (LDR) for the purpose of modifying board meeting requirements, composition requirements and duties for the Board of Adjustment.

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

Attachments: [Ordinance No. 21-21: Staff Report](#)
 [Ordinance No. 21-21: BOA Requirements](#)
 [Ordinance No. 21-21: Legal Review](#)

10. REPORTS AND COMMENTS

A. Staff

- i. **Affordable Housing Advisory Committee:** Nomination to the City Commission of one or more Planning and Zoning Board members for consideration of one member to be appointed to serve on the Affordable Housing Advisory Committee (AHAC). Per Florida Statutes Section 420.9076, the local AHAC must include one representative that serves on the Local Planning Agency. The AHAC is supported by the City's Neighborhood Services Division, and the Staff Liaison is Ferline Mesidort, Neighborhood Services Administrator. Meetings are held at 6:00pm on the 2nd Thursday of each month, a minimum of three times per year. See attachments for additional information.

Attachments: [AHAC: Florida Statutes 420.9076](#)
 [AHAC: Flyer](#)
 [AHAC: Local Housing Assistance Plan FY2019-2022](#)

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.