



# 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, May 16, 2022

5:01 PM

Commission Chamber

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### 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

Comments are limited to non-agenda items. Speakers will be limited to 3 minutes.

7. PRESENTATIONS

None

8. QUASI-JUDICIAL HEARING ITEMS

- A. Abandonment of Right-of-Way (2021-128-ABR-CCA):** Provide a recommendation to the City Commission regarding the abandonment of a 17,059 square foot area of unimproved City-owned right-of-way (street) located at the terminus of Davis Road. (PUBLIC HEARING)

**Address:** No Address - see location above

**Applicant:** Chad Shoemaker; chad\_709@hotmail.com

**Planner:** Brian Ruscher, Transportation Planner; ruscherb@mydelraybeach.com

**Attachments:** [Davis Road Abandonment: Staff Report](#)  
[Davis Road Abandonment: Resolution No. 59-22](#)  
[Davis Road Abandonment: Exhibit A and B](#)  
[Davis Road Abandonment: LWDD Letter of No Objection](#)  
[Davis Road Abandonment: Applicant Narrative](#)  
[Davis Road Abandonment: ROW Abandonment Recommendation MEMO 04-25](#)

- B. Pour and Famous (2020-029):** Provide a recommendation to the City Commission regarding a Conditional Use request to establish a Late-Night Business until 2:00 am for Pour and Famous, located at 524 West Atlantic Avenue, on the south side of West Atlantic Avenue between SW 5h Avenue and SW 6th Avenue. (PUBLIC HEARING)

**Address:** 524 West Atlantic Avenue

**Agent:** Zach Purdo; tzpurdo@gmail.com

**Planner:** Jennifer Buce; buce@mydelraybeach.com

**Attachments:** [Pour and Famous: Staff Report](#)  
[Pour and Famous: Applicant Request Justification](#)  
[Pour and Famous: Survey](#)  
[Pour and Famous Class III Certified Plans](#)  
[Pour and Famous: Security Plan Information](#)  
[Pour and Famous: Photos](#)

- C. Parks at Delray Plat (2019-155):** Consideration of the Preliminary Plat and recommendation to the City Commission for the certification of the Final Plat associated with the creation of nine parcels from portions of The Arbors at Centre Delray plat, Lakeside at Centre Delray plat, Catalfumo plat, and Terraces at Centre Delray plat.

**Property Owner:** Centrepointe Delray Holdings, LLLP

**Authorized Agent:** Covelli Design Associates, Inc., mike@covellidesign.com

**Planner:** Scott Pape, Development Permit Manager, pape@mydelraybeach.com

**Attachments:** [Parks at Delray Plat: Staff Report](#)  
[Parks at Delray Plat: Sheets 1 - 5](#)  
[Parks at Delray Plat: Survey](#)  
[Parks at Delray Plat: Civil Engineering Plans](#)  
[Parks at Delray Plat: 2018 Rezoning/MDP Staff Report](#)  
[Parks at Delray Plat: TPS Approval Revised 09-20-2021](#)

- D. Delray Central Master Development Plan (2021-138-MDP):** Consideration of a Master Development Plan (MDP) for Delray Central, located at 1615 & 1625 South Congress Avenue, associated with the addition of an eight-story building containing 1,095 square feet of non-restaurant, general commercial use and 271 residential units including a parking structure and amenities.

**Address:** 1615 and 1625 South Congress Avenue

**Agent:** Bonnie Miskel, Esquire, [bmiskel@dmbblaw.com](mailto:bmiskel@dmbblaw.com)

**Planner:** Elizabeth Eassa, AICP, Senior Planner; [eassae@mydelraybeach.com](mailto:eassae@mydelraybeach.com)

**Attachments:** [Delray Central MDP: Staff Report](#)  
[Delray Central MDP: Waiver Justification Statement \(Updated\)](#)  
[Delray Central MDP: Open Space Exhibit \(New\)](#)  
[Delray Central MDP: Buffer Exhibit \(New\)](#)  
[Delray Central MDP: Parking Along Congress Exhibit \(New\)](#)  
[Delray Central MDP: Landscape Islands Exhibit \(New\)](#)  
[Delray Central MDP: Architecture Plans \(Updated\)](#)  
[Delray Central MDP: Landscaping Plans \(Updated\)](#)  
[Delray Central MDP: Engineering Plans \(Updated\)](#)  
[Delray Central MDP: Survey](#)  
[Delray Central MDP: PBC Traffic Concurrency Letter](#)  
[Delray Central MDP: Traffic Impact Study](#)  
[Delray Central MDP: School Concurrency](#)  
[Delray Central MDP: LDR Section 4.4.29 MROC Zoning District](#)

- E. 214 NE 22nd Lane (2022-162):** Provide a recommendation to the City Commission on Ordinance No. 19-22 a City initiated rezoning request from Neighborhood Commercial (NC) to Single Family Residential (R-1-AA) for the +/-0.63-acre property located a 214 NE 22nd Lane. (PUBLIC HEARING)

**Planner:** Andrew Allen, Planner; [allena@mydelraybeach.com](mailto:allena@mydelraybeach.com)

**Attachments:** [214 NE 22nd Lane: Staff Report](#)  
[214 NE 22nd Lane: Ordinance No. 19-22](#)  
[214 NE 22nd Lane: Proposed Zoning Map](#)

- F. NE 14th Street, Land Use Map Amendment (2022-124):** Provide a recommendation to the City Commission on Ordinance No. 16-22, a City-initiated Land Use Map Amendment (LUMA) from Low Density (LD) to Open Space (OS) land use to correct a data conversion error. (PUBLIC HEARING)

**Address:** NE 14th Street, (PCN: 12-43-46-09-19-000-1161)

**Planner:** Andrew Allen, Planner; [allena@mydelraybeach.com](mailto:allena@mydelraybeach.com)

**Attachments:** [NE 14th Street LUMA: Staff Report](#)  
[NE 14th Street LUMA: Ordinance No. 16-22](#)  
[NE 14th Street LUMA: Proposed Map](#)

## 9. LEGISLATIVE ITEMS

- A. Mixed Residential, Office, and Commercial (MROC) District (2022-161):** Ordinance No. 20-22 a City-initiated amendment to the Land Development Regulations (LDR), amending Section 4.4.29, "Mixed Office, Residential, and Commercial (MROC) District, to bring the regulations into compliance with HB 7103, to make corrective updates, and to revise the language to improve readability.

**Planner:** Rebekah Dasari, Senior Planner; [dasarir@mydelraybeach.com](mailto:dasarir@mydelraybeach.com)

**Attachments:**      [Ordinance No. 20-22: PZB Staff Report, MROC LDR Amendment](#)  
[Ordinance No. 20-22: Draft](#)  
[Ordinance No. 20-22: Tri-Rail Transit Station Radius Study](#)  
[Ordinance No. 20-22: Always Delray Map DIA-7 \(Workforce Housing\)](#)

## 10. REPORTS AND COMMENTS

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

## 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.