



# 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, June 20, 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

##### A. September 20, 2021

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

##### B. October 18, 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

None

#### 8. QUASI-JUDICIAL HEARING ITEMS

- A. 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)

**NOTE: This item was noticed for the May 16, 2022 Planning and Zoning Board Meeting. The item was not heard, and the Planning and Zoning Board continued the item to a date certain of June 20, 2022.**

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

- B. GoodVets Delray, Conditional Use (2022-166-USE-PZB):** Provide a recommendation to the City Commission regarding a Conditional Use request to allow a +/- 3,000 square foot veterinary clinic within Delray Commons, located at 5068 West Atlantic Avenue. (PUBLIC HEARING)

**Address:** 5068 West Atlantic Avenue

**PCN:** 12-42-46-14-24-001-0000

**Agent:** Ken Just, RWE Design Build; [ken@rwedesignbuild.com](mailto:ken@rwedesignbuild.com)

**Planner:** Alexis Rosenberg, Senior Planner; [rosenbergga@mydelraybeach.com](mailto:rosenbergga@mydelraybeach.com)

**Attachments:**        [GoodVets Delray - Staff Report](#)  
                              [GoodVets Delray - Survey](#)  
                              [GoodVets Delray - Floor Plan](#)  
                              [GoodVets Delray - TPS Letter](#)  
                              [GoodVets Delray - Traffic Impact Analysis](#)  
                              [GoodVets Delray - Resolution No. 80-22](#)  
                              [GoodVets Delray - Legal Review of Resolution](#)

- C. 2419-2613 North Federal Highway, Rezoning (2022-144):** Provide a recommendation to the City Commission on Ordinance No. 21-22, a privately initiated rezoning request from General Commercial (GC) to Automotive Commercial (AC) for seven parcels, totaling +/- 4.3882 acres, located on the east side of North Federal Highway between Delmar Way and Gulfstream Boulevard. (PUBLIC HEARING)  
**Addresses:** 2419, 2507, 2515, 2519, 2601, 2605, and 2613 North Federal Highway  
**PCNs:** 12-43-46-04-08-000-0351; 12-43-46-04-08-000-0352;  
12-43-46-04-08-000-0340; 12-43-46-04-08-000-0330; 12-43-46-04-08-000-0320;  
12-43-46-04-08-000-0310; 12-43-46-04-08-000-0300  
**Authorized Agent:** Lauren Odom, Dunay, Miskel & Backman, LLP;  
[lodom@dmbblaw.com](mailto:lodom@dmbblaw.com)  
**Planner:** Alexis Rosenberg, Senior Planner; [rosenberga@mydelraybeach.com](mailto:rosenberga@mydelraybeach.com)
- Attachments:** [2419-2613 N Federal Hwy - Staff Report](#)  
[2419-2613 N Federal Hwy - Ord No. 21-22](#)  
[2419-2613 N Federal Hwy - Existing / Proposed Zoning Map Exhibits](#)  
[2419-2613 N Federal Hwy - Applicant Justification Statement](#)  
[2419-2613 N Federal Hwy - Traffic Statement](#)  
[2419-2613 N Federal Hwy - Legal Review Form - Ord 21-22](#)
- D. Enclave at Sherwood Plat (2022-050-PMA and 2022-054-PMF):** Consideration of the Preliminary Plat and recommendation to the City Commission for the certification of the Final Plat, "Enclave at Sherwood", a replat of the 74.91-acre Sherwood Forest plat recorded in Plat Book 62, Page 163 through 168, associated with the creation of 79 fee-simple lots, for the property currently addressed as 170 Sherwood Forest Drive.  
**Agent:** Sandra Megrue, Urban Design Studio; [smegrue@udsflorida.com](mailto:smegrue@udsflorida.com)  
**Planner:** Rebekah Dasari, Senior Planner; [dasarir@mydelraybeach.com](mailto:dasarir@mydelraybeach.com)
- Attachments:** [Enclave at Sherwood: Staff Report](#)  
[Enclave at Sherwood: Final Plat](#)  
[Enclave at Sherwood: Traffic Study](#)  
[Enclave at Sherwood: Palm Beach County TPS Approval](#)

## 9. LEGISLATIVE ITEMS

- A. Home-Based Businesses (2022-183):** Provide a recommendation to the City Commission on Ordinance No. 23-22, a City-initiated amendment to the Land Development Regulations (LDR) to bring regulations governing home-based business into compliance with S. 559.955, F.S. that restricts the power of municipal governments to regulate home-based businesses, by amending Section 4.3.3, "Special Requirements for Specific Uses," Subsection (K), "Home Occupations," and repealing Subsection (KK), "Home Tutorial Services;" amending Section 4.4.1, "Agricultural Zone District (A)," Section 4.4.2, "Rural Residential (RR) Zone District," Section 4.4.3, "Single Family Residential (R-1) Districts," Section 4.4.5, "Low Density Residential (RL) District," Section 4.4.6, "Medium Density Residential (RM) District," Section 4.4.7, "Planned Residential Development (PRD) District," Section 4.4.13, "Central Business (CBD) District," Section 4.4.17, "Residential Office (OR) District," and Section 4.4.24, "Old School Square Historic Arts District (OSSHAD); and amending Section 4.6.7, "Signs."

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

**Attachments:** [Home-based Businesses: Staff Report](#)  
[Home-based Businesses: Ordinance No. 23-22](#)  
[Home-based Businesses: HB 403 Bill Text](#)  
[Home-based Businesses: HB 403 Bill Summary](#)

- B. Accessory Structures (2022-177):** Provide a recommendation to the City Commission on Ordinance No. 22-22, a City-initiated amendment to the Land Development Regulations (LDR) to establish regulations governing the appearance of accessory structures in residential zoning districts, by amending Section 4.3.3(Q), Guest Cottages, Section 4.4.2, "Rural Residential (RR) District," Section 4.4.3, "Single Family Residential (R-1) Districts," Section 4.4.5, "Low Density Residential (RL) District," Section 4.4.6, "Medium Density Residential (RM) District;" Section 4.4.7, "Planned Residential Development (PRD) District," Section 4.4.17, "Residential Office (RO) District," and Appendix A to adopt a definition for Pool Houses and to amend the Accessory Building Structure, or Use definition.

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

**Attachments:** [Accessory Structures: Staff Report](#)  
[Accessory Structures: Ordinance No. 22-22](#)

## 10. REPORTS AND COMMENTS

- A. City 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.