



# City of Delray Beach

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

## Advisory Board Agenda Planning and Zoning Board

---

Monday, September 12, 2022

5:01 PM

Commission Chamber

---

### Regular Meeting

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. ELECTION OF OFFICERS

#### 4. APPROVAL OF AGENDA

#### 5. MINUTES

##### A. March 21, 2022

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

##### B. April 18, 2022

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

#### 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. PRESENTATIONS

None.

#### 9. QUASI-JUDICIAL HEARING ITEMS

- A.** 210 SE 3rd Avenue (2022-058 and 2022-059): Consideration of Ordinance No. 35-22 and 36-22, a privately initiated request to amend the Land Use Map from Low Density (LD) to Commercial Core (CC) and rezone the property from Single Family Residential (R-1-A) to Central Business District (CBD), with an associated amendment to the Land Development Regulations (LDR) Figure 4.4.13-7, Railroad Corridor Sub-district Regulating Plan, to add the subject property.

Address: 210 SE 3rd Avenue

PCN: 12-43-46-16-04-087-0160

Applicant / Agent: 206 Delray Beach LLC / Beth Schrantz and Bonnie Miskel, Esq., Dunay, Miskel, and Backman LLP; schrantz@dmbllaw.com

Planner: Julian Gdaniec, Senior Planner; gdaniecj@mydelraybeach.com

**Attachments:**      [210 SE 3rd Ave: Staff Report](#)  
[210 SE 3rd Ave: Applicant Justification Statement](#)  
[210 SE 3rd Ave: Traffic Statement](#)  
[210 SE 3rd Ave: Land Use, Zoning, and CBD Regulating Plan Maps](#)  
[210 SE 3rd Ave: Ordinance 35-22 Draft](#)  
[210 SE 3rd Ave: Ordinance 36-22 Draft](#)

- B.** 1155 South Congress Avenue - Alexan Delray, Rezoning (2022-112) and Master Development Plan (2022-111): Provide a recommendation to the City Commission on Ordinance No. 32-22, a privately-initiated request to rezone a 6.74-acre property, located at 1155 South Congress Avenue, from Mixed Residential, Office, and Commercial (MROC) to Special Activities District (SAD), to adopt development standards associated with a Master Development Plan (MDP) for a 267-unit multi-family residential development, and to amend Land Development Regulations (LDR) Section 4.4.25(H) to add the development to the list of approved SADs. (PUBLIC HEARING)

Address: 1155 South Congress Avenue

PCN: 12-43-46-19-00-000-5037

Authorized Agent: Jeff A. Costello, AICP, FRA-RA, JC Planning Solutions, jcostello@jcplanningsolutions.com

Planner: Alexis Rosenberg, Senior Planner, rosenberga@mydelraybeach.com; Julian Gdaniec, Senior Planner, gdaniecj@mydelraybeach.com

**Attachments:**      [1155 S. Congress Avenue: PZB Staff Report](#)  
[1155 S. Congress Avenue: Ord No. 32-22 no leg rev](#)  
[1155 S. Congress Ave: Master Development Plan](#)  
[1155 S. Congress Avenue: Existing and Proposed Zoning Map](#)  
[1155 S. Congress Avenue: Justification Statement](#)  
[1155 S. Congress Avenue: Traffic Study](#)  
[1155 S. Congress Avenue: TPS Letter](#)  
[1155 S. Congress Avenue: Parking Analysis](#)

- C. The Hamlet, Corrective Land Use Map Amendment (2022-217-LUMA): Provide a recommendation to the City Commission on a City-initiated Land Use Map Amendment (LUMA) from Open Space (OS) to Low Density (LD) and Medium Density (MD) in correction of a data conversion error for 16 parcels totaling 22.42+/- acres located on Greensward Lane within The Hamlet and fully described in Ordinance No. 37-22 (PUBLIC HEARING)

Address: Multiple (See Attached Ordinance)

PCN: Multiple (See Attached Ordinance)

Planner: Andrew Allen, Planner; allena@mydelraybeach.com

**Attachments:**      [The Hamlet: Staff Report](#)  
                                 [The Hamlet: Proposed Land Use Map](#)  
                                 [The Hamlet: Ordinance No. 37-22](#)

## 10. LEGISLATIVE ITEMS

- A. Fee Schedule for Tree Removal, Amendment to the Land Development Regulations (2022-251): Provide a recommendation to the City Commission on Ordinance No. 34-22, a City-initiated amendment to Section 4.6.19(E), Vegetation removal permits of the Land Development Regulations (LDR) to remove the in-lieu fee schedule for the tree removal from the LDR and codify certain subsections to improve readability.

Planner: Jae Eun Kim, PLA, Landscape Planner; KimJ@mydelraybeach.com

**Attachments:**      [Ordinance No. 34-22: Staff Report](#)  
                                 [Ordinance No. 34-22](#)  
                                 [Resolution No. 139-22 \(Informational Purposes Only\)](#)

## 11. REPORTS AND COMMENTS

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

## 12. 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.