



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, October 17, 2022

5:01 PM

Commission Chamber

Regular Meeting

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. May 16, 2022

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

8. QUASI-JUDICIAL HEARING ITEMS

- A. Highland Park Townhomes Plat (File No. 2022-208). Consideration of the Preliminary Plat and recommendation to the City Commission for the certification of the Final Plat, "Highland Park Townhomes", to create 30 fee-simple lots, a residential access street, open space and recreation tracts, sidewalk easements, and public right-of-way tracts, on two parcels at the southeast corner of NE 6th Avenue and NE 4th Street totaling 1.36-acres, currently addressed as 375 and 395 NE 6th Avenue.

Agent: Mike Covelli, Covelli Design Associates, Inc.; mike@covellidesign.com

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

Attachments: [PZB Report: Highland Park Townhomes Plat](#)
 [Proposed Plat: Highland Park Townhomes](#)

- B.** Delray Central Master Development Plan (File No. 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

Planner: Anthea Gianniotas, AICP, Development Services Director,
gianniotasa@mydelraybeach.com

Attachments:

[Delray Central MDP: Staff Report](#)

[Delray Central MDP: Waiver Request and Justification](#)

[Delray Central MDP 9-8-2022 letter outlining revisions](#)

[Delray Central MDP: Architecture Plans \(Updated\)](#)

[Delray Central MDP: Landscape Plans \(Updated\)](#)

[Delray Central MDP: Engineering Plans \(Updated\)](#)

[Delray Central MDP: Survey](#)

[Delray Central MDP: PBC Traffic Performance Standards Review](#)

[Delray Central MDP: Traffic Impact Study](#)

[Delray Central MDP: School Concurrency Letter](#)

9. LEGISLATIVE ITEMS

- A.** Medical Marijuana Treatment Centers (File No. 2022-136). Provide a recommendation to the City Commission regarding Ordinance No. 33-22, a privately initiated amendment the Land Development Regulations (LDR), amending Section 4.3.3(G), "Medical Marijuana Treatment Center-Dispensing Facility" to allow such uses subject to terms and conditions; amending Section 4.3.3(LLL), "Pharmacies" to subject such uses to the regulations in Section 4.3.3(G); and amending Section 4.4.9, "General Commercial (GC) District," Section 4.4.11, "Neighborhood Commercial (NC) District," Section 4.4.13, "Central Business (CBD) District," Section 4.4.18, "Planned Commerce Center (PCC) District," and Section 4.4.29, "Mixed Residential, Office, and Commercial (MROC) District to allow the operation of Medical marijuana treatment centers-Dispensing facilities in such districts.

Agent: Neil M. Schiller, Esq., Government Law Group; nschiller@govlawgroup.com

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

THE ITEM HAS BEEN POSTPONED AT THE REQUEST OF THE APPLICANT.

Attachments:

[Staff Report: Medical Marijuana Treatment Centers](#)

[Ordinance No. 33-22 DRAFT](#)

[Map: Proposed Zoning Districts](#)

[Map: Existing Pharmacies](#)

[Map: Schools and Daycares](#)

- B.** Murals (File No. 2022-285): Provide a recommendation to the City Commission on Ordinance No. 41-22, a City-initiated request to amend and update the Land Development Regulations (LDR), amending Section 8.5.3, "Murals" to add requirements for maintenance and preservation and to expand the permissible locations for murals, and amending Section 4.6.9, "Signs" to eliminate regulations for murals superseded by Ordinance No. 22-20.

Planner: Jennifer Buce; buce@mydelraybeach.com

Attachments: [Staff Report: Mural LDR Amendment](#)
 [Ordinance No. 41-22](#)
 [Map: Proposed Zoning Districts for Murals](#)
 [Map: Existing Permitted Locations for Murals](#)

10. REPORTS AND COMMENTS

A. Staff

- Meeting Dates
- Project Updates

B. 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.