



# 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, February 23, 2026

5:01 PM

Commission Chamber or Watch on YouTube:  
<https://www.youtube.com/@cityofdelraybeachfl/streams>

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### 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

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

### 7. PRESENTATIONS

- A. Initiation of the City's Annual Infrastructure Improvement Hearing: Review the Capital Improvements Program (CIP) process and open the Annual Infrastructure Improvement Hearing. This initiation also serves as an announcement to the City of Delray Beach's residents, property owners, and businesses to begin thinking about the infrastructure needs they observe so they can share them with City Staff. Information regarding the submittal of public comments is provided in the attachment, along with the current Capital Improvement Program, for reference.

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

Attachments:      [Public Notice - Infrastructure Hearing](#)  
                             [Adopted FY26-30 Capital Improvements Plan](#)

### 8. QUASI-JUDICIAL HEARING ITEMS

- A.** 24-Hour or Late Night Use, JFK Medical Center Freestanding Emergency Department (File No. PZ-000234-2025): Provide a recommendation to the City Commission regarding a Conditional Use request to allow the establishment of a 24-Hour or Late-Night Use (Freestanding Emergency Department) at 3921 West Atlantic Avenue. (PUBLIC HEARING)

Address: 3921 West Atlantic Avenue

PCN: 12-43-46-18-33-001-0000

Applicant/Owner: JFK Medical Center Limited Partnership

Agent: John Roach, AICP; Gunster

Planner: Rebekah Dasari, AICP

Continued from December 15, 2025. At the request of the applicant the item will not be heard, and will be re-noticed when the applicant requests to proceed.

- B.** 400 Seasage Drive (File No. PZ-000207-2025): Consideration of a variance request from Land Development Regulation (LDR) Section 4.3.4(H)(4), Building elements or site improvements allowed in setbacks per Table 4.3.4(A), to allow for the installation of a semi-permanent cabana in the rear setback.

Address: 400 Seasage Drive

PCN: 1243461639

Applicant/ Owner: Seagate Manor Condominium

Agent: Claudia Conde

Planner: Charlie Landstrom

**Attachments:**      [Staff Report, 400 Seasage Drive](#)  
                              [Variance Justification, 400 Seasage Drive](#)  
                              [Plans, 400 Seasage Drive](#)  
                              [Survey, 400 Seasage Drive](#)

- C.** 1065 SW 15th Avenue (File No. 2025-204): Consideration of a Level 1 Site Plan application with Landscape Plan and associated Landscape Waiver and Variance to modify a portion of the existing parking area to accommodate additional parking spaces.

Address: 1065 SW 15th Avenue

PCN: 12-43-56-20-37-000-0010

Applicant/Owner: The Seneca Group, LLC

Agent: Paola West, AICP, ISA CA, PLANW3ST, LLC

Planner: Alexia Howald, Senior Planner

**Attachments:**      [Staff Report, 1065 SW 15th Avenue](#)  
                              [1065 SW 15th Avenue, SP1 Overall Location Plan](#)  
                              [1065 SW 15th Avenue, SP2 Site Plan](#)  
                              [1065 SW 15th Avenue, Open Space Diagram](#)  
                              [1065 SW 15th Avenue, Waiver Narrative](#)  
                              [1065 SW 15th Avenue, Variance Narrative](#)  
                              [1065 SW 15th Avenue, Photographs](#)

- D. 398 NE 6th Avenue (File No. 2025-082): Provide a recommendation to the City Commission on a Level 4 Site Plan application for a four-story, 20,399 square-foot mixed-use building at 398 NE 6th Avenue including Architectural Elevations; a Landscape Plan, with an associated waiver (Resolution No. 56-26) to the minimum 20-foot required front setback depth above the third story, relief to the tower element above the third story, and a determination of adequacy for reduction of required off-street loading

Address: 398 NE 6th Avenue

PCN: 12-43-46-16-05-105-0010

Applicant/Owner: Delray 6th Avenue Realty, LLC

Agent: Bradley Miller, Urban Design Studio

Planner: Alexia Howald, Senior Planner

**Attachments:**      [Staff Report, 398 NE 6th Avenue](#)  
[398 NE 6th Avenue, Site Plan](#)  
[398 NE 6th Avenue, Landscape Plan](#)  
[398 NE 6th Avenue, Engineering](#)  
[398 NE 6th Avenue, Loading Demand Statement](#)  
[398 NE 6th Avenue, Waiver Request Letter](#)  
[398 NE 6th Avenue, Waste Mangement Email](#)  
[398 NE 6th Avenue, FDOT Letter](#)  
[398 NE 6th Avenue, SCAD Letter](#)  
[398 NE 6th Avenue, TPS Letter](#)

## 9. LEGISLATIVE ITEMS

- A. Amendment to the Land Development Regulations, Transient Residential Uses (File No. PZ-000302-2025): Provide a recommendation to the City Commission on Ordinance No. 21-26, a City-initiated amendment to eliminate provisions related to Transient Residential Uses that are in conflict with Florida Statutes, by amending Section 4.3.3, "Specific Requirements for Specific Uses," Section 4.4.6, "Medium Density Residential (RM) District," and Appendix A, "Definitions" of the Land Development Regulations (LDR).

Applicant: City of Delray Beach

Planner: Barbara Pinkston, Senior Planner

**Attachments:**      [Staff Report, Transient Residential Uses](#)  
[Ordinance No. 21-26, Transient Residential Uses](#)

- B.** Amendment to the Land Development Regulations, Concrete Products and Manufacturing (File No. PZ-000230-2025): Consider and provide a recommendation on Ordinance No. 20-26, a privately-initiated amendment to Section 4.4.19, "Mixed Industrial and Commercial (MIC) District" of the Land Development Regulations (LDR) to establish gunite and other concrete products manufacturing and distribution as a conditional use and to adopt regulations governing the use, and to Section 4.4.20, "Industrial (I) District" to modify the identified types of concrete products for consistency with Section 4.4.19.

Applicant: City of Delray Beach

Planner: Rebekah Dasari, AICP, Principal Planner

**Attachments:**      [Staff Report, Concrete Products Manufacturing and Distribution Uses](#)  
[Ordinance No. 20-26, Concrete Products Manufacturing and Distribution Uses](#)  
[CBRE Congress Avenue Study \(2023\)](#)

## **10. REPORTS AND COMMENTS**

- A. Staff Comments
- B. Board Attorney Comments
- 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 Human Resources Department at (561) 243-7125 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 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.