

**MINUTES
PLANNING AND ZONING BOARD
CITY OF DELRAY BEACH**

MEETING DATE: February 26, 2024

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

This meeting was called to order by Christina Morrison, Chair at 5:01 pm.

2. ROLL CALL

A quorum was present at call to order.

Members Present: Christina Morrison, Chair; Alison Thomas, Vice Chair; Gregory Snyder, 2nd Vice Chair and Chris Brown

Members Absent: Aaron Savitch, Morris Carstarphen and Judy Mollica

Staff Present: William Bennett, Assistant City Attorney; Amy Alvarez, Development Services Assistant Director; Rebekah Dasari, Principal Planner; Jennifer Buce, Planner; and Diane Miller, Board Secretary.

3. APPROVAL OF AGENDA

Motion to APPROVE the agenda of the February 26, 2024, meeting was made by Chris Brown and seconded by Gregory Snyder.

MOTION CARRIED 4-0

4. ELECTION OF OFFICERS

Motion made by Chris Brown to nominate Christina Morrison as Chair and seconded by Gregory Snyder.

MOTION CARRIED 4-0

Motion made by Gregory Snyder to nominate Alison Thomas as Vice Chair and seconded by Chris Brown.

MOTION CARRIED 4-0

Motion made by Chris Brown to nominate Gregory Snyder as 2nd Vice Chair and seconded by Christina Morrison.

MOTION CARRIED 4-0

5. MINUTES

Motion to APPROVE the minutes of the January 22, 2024, meeting was made by Gregory Snyder and seconded by Chris Brown.

MOTION CARRIED 4-0

6. SWEARING IN OF THE PUBLIC

Christina Morrison, Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Diane Miller, Board Secretary, swore in all who wished to give testimony.

7. COMMENTS FROM THE PUBLIC

Susan Lubin, a resident of 555 SE 6th Avenue, voiced concern about the insufficient parking in the vicinity attributed to the growing number of businesses. She suggested amending the City's Land Development Regulations to mandate an increase in the number of required parking spaces for certain uses.

8. PRESENTATIONS

None.

9. QUASI-JUDICIAL HEARING ITEMS

A. Atlantic Grove Plat No. 2, Partial Plat Vacation (2024-082): Provide a recommendation to the City Commission on the vacation of Tract "P" from the Atlantic Grove Plat No. 2, Location: Atlantic Grove Development, specifically a portion of an unaddressed parcel located on the west side of NW 4th Avenue between NW 1st and 2nd Streets. Applicant and Authorized Agent: Timothy Hernandez, Manager, Atlantic Grove Partners, LLC.

Property Owner: Atlantic Grove Partners, LLC

Planner: Amy Alvarez, Assistant Development Services Director;
alvarez@mydelraybeach.com

Amy Alvarez, Assistant Development Services Director, entered File No. 2024-082 into the record.

Applicant Presentation

Tim Hernandez, Atlantic Grove Partners, LLC

Staff Presentation

Amy Alvarez, Assistant Development Services Director presented the project from a Microsoft PowerPoint presentation.

Exparte Communication

- Alison Thomas- None.
- Chris Brown- None.
- Gregory Snyder- Visited the site.
- Cristina Morrison- Is familiar with the project and the Developer.

Public Comment

None.

Rebuttal/Cross

None.

Board Comments

Christina Morrison confirmed with the applicant that Tract P remains unimproved, and there are no plans for any changes to the property ownership.

MOTION to recommend approval to the City Commission of the vacation of Tract "P" from the Atlantic Grove Plat No. 2, finding that the request meets criteria set forth in the Land Development Regulations was made by Alison Thomas and seconded by Chris Brown.

MOTION CARRIED 4-0

B. Harbour’s Edge (2023-226): Consideration of a Level 3 Site Plan, Landscape Plan, and Architectural Elevations for the construction of a 40 bed, three-story, assisted living and memory care facility, located at 401 East Linton Boulevard.

Address: 401 East Linton Boulevard

Owner/Applicant: Lifespace Communities, Inc.

Agent: Yoan Machado, WGI, Inc.; yoan.machado@wginc.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Jennifer Buce, Planner, entered File No. 2023-226 into the record.

Applicant Presentation

Yoan Machado, Senior Project Manager; WGI, Inc; 2035 Vista Parkway Suite 100, West Palm Beach, FL 33411

Todd Anthony, Lantz- Boggio Architects; 8040 Peters Road H-102, Fort Lauderdale, FL 33324

Staff Presentation

Jennifer Buce, Planner, presented the project from a Microsoft PowerPoint presentation.

Experte Communication

Alison Thomas- None.

Chris Brown- None.

Gregory Snyder- Visited the site.

Christina Morrison- Familiar with the site.

Public Comment

None.

Rebuttal/Cross

None.

Board Comments

Gregory Snyder raised concerns about the potential impact on the hurricane evacuation plan. The applicant stated that the plan, as filed with both the City and Palm Beach County, will be updated to accommodate the increased number of occupants. Mr. Snyder also expressed apprehension over the removal of 32 trees but praised the applicant for their proposed architectural style.

Alison Thomas inquired about the location of ingress and egress from Linton Boulevard. The applicant clarified that there are no changes to the ingress and egress points. Ms. Thomas expressed support for the project.

Christina Morrison sought clarification on the drop-off and pick-up area for the proposed structure. The applicant explained that the main entrance will be situated in the eastern section of the building. Additionally, Ms. Morrison asked about the perimeter wall along Linton Boulevard. The applicant confirmed that the existing wall will remain unaltered, but they plan to enhance security with a non-scalable eight-foot metal picket fence on the interior of the wall screened by landscaping surrounding the residents' grounds.

MOTION to move approval of the Level 3 (2023-226) Site Plan, Landscape Plan, and Architectural Elevations, for the construction of a three-story, assisted living and memory care facility in Harbour's Edge, located at 401 East Linton Boulevard, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations was made by Alison Thomas and seconded by Gregory Snyder.

MOTION CARRIED 4-0

10. LEGISLATIVE ITEMS

A. Amendment to the Land Development Regulations, Temporary Parking Lots (2024-077): Provide a recommendation to the City Commission on Ordinance No. 12-24, a City-initiated amendment to LDR Section 2.4.6(E)(3) of the Land Development Regulations (LDR) to add General Commercial (GC) zoning as an allowed location for temporary parking lots, limited to the off-site storage of automotive dealership vehicle inventory.

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

Rebekah Dasari, Principal Planner, entered File No. 2024-077 into the record.

Staff Presentation

Rebekah Dasari, Principal Planner, presented the project from a Microsoft PowerPoint presentation.

Public Comments

None.

Board Comments

Gregory Snyder recommended that a temporary parking lot not be permissible along Federal Highway or fronting an arterial street.

Chris Brown noted the need for temporary parking as part of redevelopment but voiced concern about restricting temporary parking to just automotive dealerships. Mr. Brown recommended certain revisions to the proposed ordinance be enacted to allow for public parking on temporary parking lots.

Alison Thomas recommended that additional landscape buffering be required and that temporary parking lots not be located along an arterial street.

Christina Morrison recognized the need for supplemental temporary parking for automotive dealerships, but voiced concerns about the proposed use fronting from an arterial street. Ms. Morrison recommended the need for additional landscaping to screen view of the stored vehicles.

MOTION to continue with direction was made by Gregory Snyder and seconded by Alison Thomas.

MOTION CARRIED 4-0

11. REPORTS AND COMMENTS

A. CITY STAFF

The next meetings will be held on March 18, 2024, and April 15, 2024.

The Infill Housing Compatibility Initiative Land Development Regulation was presented to the City Commission on February 20, 2024. And the second reading and adoption hearing will be on March 5, 2024.

B. BOARD ATTORNEY

None.

C. BOARD MEMBERS

None.

12. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 6:15 pm.

The undersigned is the Board Secretary of the Planning and Zoning Board and the information provided herein is the Minutes of the meeting of said body for **February 26, 2024**, which were formally adopted and **APPROVED** by the Board on **April 15, 2024**.

ATTEST:

Chair

Board Secretary

NOTE TO READER: If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes of the Planning and Zoning Board. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.