



# 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 26, 2024

5:01 PM

Commission Chamber

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF AGENDA**

**4. ELECTION OF OFFICERS**

**5. MINUTES**

**A. January 22, 2024**

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.** 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

**Attachments:**      [Staff Report, Atlantic Grove Plat Vacation](#)  
[Plat Vacation Request Letter](#)  
[PB 133 44 - Atlantic Grove Plat No. 2](#)  
[Letter - Exhibit 1 Proof of Ownership](#)  
[Letter - Exhibit 2 Portion of Plat to be Vacated](#)  
[Exhibit 4 Court Order](#)  
[Atlantic Grove Special Warranty Deed](#)  
[Atlantic Grove Special Warranty Deed Mount Olive](#)  
[Fl Statutes Governing Plat Vacation](#)

- B.** Harbours 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

**Attachments:**      [Staff Report, Harbour's Edge](#)  
[Survey, Harbour's Edge](#)  
[Project Narrative, Harbour's Edge](#)  
[Site Plan, Harbour's Edge](#)  
[Architecture Plans, Harbour's Edge](#)  
[Landscape Plans, Harbour's Edge](#)  
[Tree Disposition Plans, Harbour's Edge](#)  
[Civil Plans, Harbour's Edge](#)  
[Building Materials and Color Form, Harbour's Edge](#)  
[Photometrics Plan, Harbour's Edge](#)  
[Light Fixtures Cut Sheets, Harbour's Edge](#)  
[Traffic Statement, Harbour's Edge](#)  
[PBC TPS Letter, Harbour's Edge](#)

## 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](mailto:dasarir@mydelraybeach.com)

**Attachments:**      [Staff Report, Temporary Parking Lots LDR Amendment](#)  
                                 [Ordinance No. 12-24, Temporary Parking Lots LDR Amendment](#)

## 11. REPORTS AND COMMENTS

- A. Staff
- Meeting Dates
  - Project Updates
- B. Board Comments
- C. Board Attorney 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 Clerk at (561) 243-7051 24-hours prior to the program or activity in order 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.