



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, November 17, 2025

5:01 PM

Commission Chamber or Watch on YouTube:
<https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/streams>

REVISED AGENDA

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

None.

8. QUASI-JUDICIAL HEARING ITEMS

- A.** Atlantic Crossing (PZ-000182-2025): Provide a recommendation to the City Commission on a waiver request to reduce the required front setback from 5 feet to 2 feet and 6 inches along a portion of Building IV-S adjacent to NE 7th Avenue, associated with a Level 1 Site Plan modification for Atlantic Crossing.

Address: 777 East Atlantic Avenue (Phase II, Building IV-S)

PCN: 12-43-46-16-P7-001-0020

Owner: Kim Ulle, VP, Edwards Intracoastal, LLC

Applicant: David Goth, Lupton Rausch Architecture + Interior Design

Agent: Bryce Hall, Kephart

Planner: Susana Rodrigues, Senior Planner

Attachments: [Staff Report, Atlantic Crossing](#)
 [Waiver Exhibits, Atlantic Crossing](#)
 [Justification Statement, Atlantic Crossing](#)
 [2013 LDR 4.4.13 CBD](#)

- B.** Conklin Car Wash (2025-109) and (2025-110): Provide a recommendation to the City Commission on a request for a Level 4 Site Plan, including a Conditional Use (Resolution No. 210-25) approval to construct a 4,207 square foot automatic car wash at 14145 South Military Trail.

Address: 14145 South Military Trail

PCN: 12-42-46-14-03-002-0010

Applicant/ Owner: Jeff Fazio, Fazio Consulting, LLC / Andella Holdings, LLC

Agent: Bradley Miller, AICP, Urban Design Studio

Planner: Alexis Rosenberg, Senior Planner, Alexia Howald, Senior Planner

Attachments: [Staff Report, Conklin Car Wash](#)
 [Applicant Justification Statement, Conklin Car Wash](#)
 [Site Plan, Architectural Plan, Floor Plan](#)
 [Engineering Plans with Oil and Water Separator](#)
 [Landscape and Irrigation Plans](#)
 [Arborist Report](#)
 [Noise Study](#)
 [Photometric Plan](#)
 [TPS Letter](#)
 [Traffic Statement](#)

- C. Fifth Third Bank (PZ-000014-2025 & PZ-000015-2025): Provide a recommendation to the City Commission on a Level 4 Site Plan Modification, with Architectural Elevations and Landscape Plan, for Fifth Third Bank to demolish the existing building at 1820 South Federal Highway and to construct a one-story standalone branch bank with a drive-thru, and an associated waiver to reduce the minimum floor area from 6,000 square feet to 2,578 square feet pursuant to LDR Section 4.4.12(F)(2).

Address: 1820 South Federal Highway

PCN: 12-43-46-28-11-002-0020

Owner: 1820 Federal Delray LLC

Agent: Nisit Sapparkhao, Infinity Engineering Group LLC

Planner: Susana Rodrigues, Senior Planner

Attachments:

[Staff Report, Fifth Third Bank](#)

[Architectural Plans, Fifth Third Bank](#)

[Civil Plans, Fifth Third Bank](#)

[Landscape Plans, Fifth Third Bank](#)

[Arborist Report, Fifth Third Bank](#)

[Photometric Plans, Fifth Third Bank](#)

[Project Narrative, Fifth Third Bank](#)

[Performance Standards Letter, Fifth Third Bank](#)

[Justification Statement for Floor Area Waiver, Fifth Third Bank](#)

[Justification for Parapet Height, Fifth Third Bank](#)

[TPS Letter, Fifth Third Bank](#)

- D. Woof Gang Bakery and Grooming, (File # PZ-000322-2025): Provide a recommendation to the City Commission on Resolution No. 237-25, a Conditional Use request to allow a pet services establishment (Woof Gang Bakery and Grooming) at 5048 West Atlantic Avenue.

Address: 5048 W. Atlantic Avenue

Applicant: Petfriend, Inc, DBA Woof Gang Bakery & Grooming

Agent: Erica Hurst

Planner: Rebekah Dasari, AICP, Principal Planner

Attachments:

[Staff Report, Woof Gang Bakery & Grooming](#)

[Woof Gang Application Narrative](#)

[Resolution No. 237-25, Woof Gang Bakery & Grooming](#)

9. LEGISLATIVE ITEMS

- A.** Amendment to the Land Development Regulations, Mooring Facilities (File PZ-000246-2025): Provide a recommendation to the City Commission on Ordinance No. 12-25, a City-initiated amendment to amend Article 7.9, "Docks, Dolphins, Finger Piers, and Boat Lifts," repealing and replacing the existing regulations in their entirety, and provide a recommendation on Ordinance No. 30-25, amending accessory use regulations in certain residential zoning districts in Article 4.4, "Base Zoning District" for consistency with Article 7.9, and by adopting new definitions for docks, finger piers, marinas, and dolphins in Appendix A, "Definitions."

Applicant: City of Delray Beach

Planner: Madison Brown, Development Permits Manager

Attachments: [Staff Report, Mooring Facilities](#)
[Ord. No. 30-25, Docks](#)
[Ord. No. 12-25, Docks \(Article 7.9\)](#)
[Exhibit A, Ord. No. 12-25, Repeal of Article 7.9](#)
[Exhibit B, Ordinance. No. 12-25, Replace of Article 7.9](#)

- B.** Amendment to the Land Development Regulations, Lots of Record (File PZ-000166-2025): Provide a recommendation to the City Commission on Ordinance No. 25-25, a City-initiated amendment to Section 1.3.2, "Nonconforming Lots of Record," Section 4.1.4, "Use of Lots of Record," Section 4.3.1, "Application of District Regulations," Section 4.4.3, "Single Family Residential (R-1) Districts," Section 4.7.8, "Other Incentives," and Appendix A, "Definitions," to amend regulations related to the use of lots of record.

Applicant: City of Delray Beach

Planner: Rebekah Dasari, AICP, Principal Planner; Barbara Pinkston, Senior Planner

Attachments: [Staff Report, Lots of Record](#)
[Ordinance No. 25-25, Lots of Record](#)

- C** Amendment to the LDR, Reasonable Accommodations (File #PZ-000325-2025): Provide a recommendation to the City Commission on Ordinance No. 37-25, amending Section 2.4.11, "Relief," Subsection (E), "Requests for Accommodation," of the Land Development Regulations, to update its procedures for handling and processing requests for reasonable accommodations, in order to comport with recent changes to State Law adopted with Senate Bill 954 (2005).

Applicant: City of Delray Beach

Attachments: [Ordinance No. 37-25, Reasonable Accommodations](#)
[CS/SB 954](#)
[Business Impact Estimate, Ordinance No. 37-25](#)
[Legal Review, Ordinance No. 37-25](#)

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.