



# City of Delray Beach

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

## Advisory Board Agenda Planning and Zoning Board

*Christopher Brown*  
*Mitch Katz*  
*Jeff Meiselman*  
*Judy Mollica*  
*Gregory Snyder*  
*Dedrick Straghn*  
*Alison Thomas*

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Monday, February 24, 2025

5:01 PM

Commission Chamber

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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 Project (CIP) process and open the Annual Infrastructure Improvement Hearing. NOTE: 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](#)

[FY 2428 ADOPTED CIP BOOK](#)

### 8. QUASI-JUDICIAL HEARING ITEMS

- A.** Spodak Dental Expansion (2024-258): Consideration of a Level 3 Site Plan Application with Landscape Plan and Architectural Elevations for a 2,668 square foot addition to an existing dental office.

Address: 3911 W Atlantic Avenue

PCN: 12-43-46-18-68-000-0010

Applicant / Property Owner: Radiant Enterprises LLC

Agent: Erika Pusillo; erika@spodakdental.com

Planner: Julian Gdaniec, Senior Planner; gdaniecj@mydelraybeach.com

**Attachments:**      [PZB Staff Report, Spodak Dental](#)  
[Architectural Plans, Spodak Dental](#)  
[Landscape Plans, Spodak Dental](#)  
[Civil Plans, Spodak Dental](#)  
[Survey, Spodak Dental](#)  
[Color and Materials, Spodak Dental](#)  
[Loading Demand Statement, Spodak Dental](#)

- B.** Chewy Vet Care, Conditional Use (2025-095-USE-PZB): Provide a recommendation to the City Commission on Resolution No. 33-25, a Conditional Use request to allow a +/- 3,685 square foot veterinary clinic at 1911 South Federal Highway, Units 200, 202, and 204. (PUBLIC HEARING)

Agent: Beth Schrantz and Bonnie Miskel, Esq., Miskel Backman, LLP,  
bschrantz@miskelbackman.com

Planner: Alexis Rosenberg, Senior Planner; rosenberga@mydelraybeach.com

**Attachments:**      [PZB Report - Chewy Vet Care](#)  
[Applicant Justification Statement](#)  
[Property Survey](#)  
[Site Plan and Leasing Plan](#)  
[Floor Plan](#)  
[Traffic Impact Statement](#)  
[Parking Requirement Calculations](#)

- C.** Comprehensive Plan Text Amendment, Commerce Land Use (2025-088): Provide a recommendation to the City Commission on Ordinance No. 05-25, a City-initiated comprehensive plan text amendment to amend Policy NDC 1.4.7 in the Neighborhoods, Districts, and Corridors Element to allow Commerce land use south of Atlantic Avenue. (PUBLIC HEARING)

Applicant: City-initiated request.

Planner: Rebekah Dasari, dasarir@mydelraybeach.com

**Attachments:**      [PZB Staff Report, Comprehensive Plan Text Amendment \(Commerce Land Use Ordinance No. 05-25, Comprehensive Plan Text Amendment \(Commerce Land Exhibit A, Ordinance No. 05-25](#)  
[CBRE Congress Avenue Strategies](#)

- D.** Amendment to the Land Development Regulations, Adult Entertainment Establishments (2025-094): Provide a recommendation to the City Commission on Ordinance No. 06-25, a City-initiated amendment to prohibit the location of Adult Entertainment Establishments south of Atlantic Avenue.

Applicant: City-initiated request.

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

**Attachments:**      [PZB Staff Report, Ordinance No. 06-25](#)  
                                 [Ordinance No. 06-25](#)

- E.** Delray Commerce Centre, Land Use Map Amendment (2025-053) and Rezoning (2025-052): Provide a recommendation to the City Commission on Ordinance No. 02-25, a privately-initiated request for a small scale Land Use Map Amendment (LUMA) from Congress Avenue Mixed Use (CMU) to Commerce (CMR), and Ordinance No. 01-25, a privately initiated rezoning request from Mixed Residential, Office, and Commercial (MROC) to Mixed Industrial and Commercial (MIC) for a 4.27-acre property located at 955 and 975 South Congress Avenue. (PUBLIC HEARING)

Agent: McKenna West, Cotleur & Hearing, [mwest@cotleur-hearing.com](mailto:mwest@cotleur-hearing.com)

Planner: Alexis Rosenberg, Senior Planner; [rosenberg@mydelraybeach.com](mailto:rosenberg@mydelraybeach.com); Alexia Howald; [howalda@mydelraybeach.com](mailto:howalda@mydelraybeach.com)

**Attachments:**      [PZB Staff Report, Delray Commerce Centre](#)  
                                 [Existing and Proposed Land Use and Zoning](#)  
                                 [Justification Statement](#)  
                                 [Traffic Impact Statement](#)  
                                 [CBRE Congress Avenue Strategies](#)

## 9. LEGISLATIVE ITEMS

- A.** Amendment to the Land Development Regulations, Veterinary Clinics (2025-104): Provide a recommendation to the City Commission on Ordinance No. 11-25, a City-initiated amendment to establish Veterinary Clinics as a principal use and to eliminate Veterinary Clinics as a conditional use.

Applicant: City-initiated request.

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

**Attachments:**      [PZB Staff Report, Veterinary Clinics](#)  
                                 [Ordinance No. 11-25, Veterinary Clinics](#)

## 10. REPORTS AND COMMENTS

**A.** Staff

- Meeting Dates
- Project Updates

**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.