



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

Monday, July 21, 2025

5:01 PM

Commission Chamber

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. 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

8. QUASI-JUDICIAL HEARING ITEMS

- A. All County Paving (2024-173), (2024-174), and (2024-175): Provide a recommendation to the City Commission on a request for conditional use approval to allow concrete products manufacturing, including outdoor storage of aggregate materials (Resolution No. 143-25), a request for conditional use approval to allow Storage of light trucks up to, and including two-ton trucks (Resolution No. 144-25), and a request for conditional use approval to allow bulk storage of gas and oil (Resolution No. 145-25) for All County Paving located at 1180 SW 10th Street.

Address: 1180 SW 10th Street

PCN: 12434620010210040, 12434620010210032

Applicant/ Owner: GCG Real Estate Holdings LLC

Agent: Jeff Costello, AICP, FRA-RA; JC Planning Solutions, LLC

Planner: Rafik Ibrahim, Principal Planner; Amy Alvarez, Assistant Director

Attachments:

[Staff Report - All County Paving](#)

[Site Plan & Landscape Plan - All County Paving](#)

[Civil Plans - All County Paving](#)

[Photometric Plans - All County Paving](#)

[Survey - All County Paving](#)

[Drainage Narrative - All County Paving](#)

[Conditional Use Narrative - All County Paving](#)

[Narrative - Aggregate Gravel \(All County Paving\)](#)

[Narrative - Fuel Storage \(All County Paving\)](#)

[Narrative - Truck Vehicle Parking \(All County Paving\)](#)

[Narrative - Waste Disposal Recycling \(All County Paving\)](#)

[DEP Registration - All County Paving](#)

[Traffic Study - All County Paving](#)

[TPS Letter - All County Paving](#)

9. LEGISLATIVE ITEMS

- A.** Comprehensive Plan Text Amendment (File No. 2025-067): Provide a recommendation to the Planning and Zoning Board on Ordinance No. 08-25, a privately initiated amendment to the Always Delray Comprehensive Plan, by adopting a text amendment to the Historic Preservation Element and Neighborhoods, Districts, and Corridors Element to support adaptive reuse of historic places of worship as a residential use.

Applicant/ Owner: 200 SE 7th Ave, LLC

Agent: Jeff Costello, JC Planning Solutions

Planner: Rebekah Dasari; Principal Planner

Attachments:

[Staff Report, Comprehensive Plan Text Amendment \(Ord. No. 08-25\)](#)

[Applicant Justification Statement](#)

[Ordinance No. 08-25, Proposed Comprehensive Plan Amendment](#)

[Exhibit A, Ordinance No. 08-25 \(Historic Preservation Element\)](#)

[Exhibit B, Ordinance No. 08-25 \(Neighborhoods, Districts, and Corridors Eleme](#)

- B.** Amendment to the Land Development Regulations (File No. 2025-066): Provide a recommendation to the Planning and Zoning Board on Ordinance No. 07-25, a privately initiated amendment to Section 4.4.21, "Community Facilities (CF) Zone District" of the Land Development Regulations to allow adaptive reuse of historic places of worship as a residential use by establishing it as a principal use category and to adopt regulations for the use, and by amending Appendix A - "Definitions" to adopt definitions Places of Worship and Historic Places of Worship.

Applicant/ Owner: 200 SE 7th Ave, LLC

Agent: Jeff Costello, JC Planning Solutions

Planner: Rebekah Dasari, Principal Planner

Attachments:

[Staff Report, LDR Amendment \(Ord. No. 07-25\) 06-13-25](#)

[Ordinance No. 07-25](#)

[Applicant Justification Statement](#)

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.