



# 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, March 17, 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

None.

### 8. QUASI-JUDICIAL HEARING ITEMS

- A.** STAMM 1201 GEORGE BUSH BLVD (2023-189): Consideration of and recommendation to the City Commission for the certification of the Final Plat, "Stamm 1201 George Bush Blvd", a replat of Lot 6 and the southerly 54.5 feet of Lot 7, Blues Seas, recorded in Plat Book 23, Page 185, to create three fee-simple lots for a townhouse development at the 0.3975-acre property currently addressed as 1201 George Bush Blvd.

Agent: Neil Schiller, nschiller@govlawgroup.com

Planner: Alexia Howald, howalda@mydelraybeach.com

**Attachments:**      [Staff Report, STAMM 1201 George Bush Blvd Plat](#)  
[Survey, 1201 George Bush Blvd](#)  
[Proposed Plat, Stamm 1201 George Bush Blvd Plat](#)

- B.** Fifth Avenue Townhomes (2024-055): Provide a recommendation to the City Commission regarding a Major Subdivision Plat, "Fifth Avenue Townhomes", a replat of portions of Lots 15 and 16, Block 102, Town of Linton, to establish five fee-simple lots affiliated with a previously approved residential townhome development.

Address: 142 and 152 SE 5th Avenue

PCN: 12-43-46-16-01-102-0150 and 12-43-46-16-01-102-0160

Applicant / Property Owner: Fifth Avenue Delray, LLC

Agent: Scott Elk, Scott A Elk, P.A. and Thomas Carney, Jr., Carney Stanton, P.L.

Planner: Alexis Rosenberg, Senior Planner; rosenberga@mydelraybeach.com and Susana Rodrigues, Senior Planner; rodrigues@mydelraybeach.com

**Attachments:**      [Staff Report, Fifth Avenue Townhomes](#)  
[Proposed Plat, Fifth Avenue Townhomes](#)  
[Survey, Fifth Avenue Townhomes](#)  
[Approved Level 2 Site Plan, Fifth Avenue Townhomes](#)  
[Landscape Plan, Fifth Avenue Townhomes](#)

- C. 1660 South Congress Avenue (2025-064): Provide a recommendation to the City Commission on Ordinance No. 13-25, a privately initiated rezoning request from Professional Office District (POD) to General Commercial (GC) for a 0.79-acre property located at 1660 South Congress Avenue. (PUBLIC HEARING)

Address: 1660 South Congress Avenue

PCN: 12-43-46-19-36-001-0000

Applicant / Property Owner: Heidi Deux Properties, Inc.

Agent: Neil Schiller, Esq., Government Law Group, nschiller@govlawgroup.com

Planner: Alexis Rosenberg, Senior Planner

**Attachments:**      [Staff Report, 1660 S. Congress Avenue](#)  
[Map - Existing Zoning, 1660 S. Congress Avenue](#)  
[Map - Proposed Zoning, 1660 S. Congress Avenue](#)  
[Traffic Impact Statement, 1660 S. Congress Avenue](#)  
[Survey, 1660 S. Congress Avenue](#)  
[Justification Statement, 1660 S. Congress Avenue](#)  
[CBRE Congress Avenue Strategies Report](#)

- D. 102 SE 5th Avenue (2024-170): Consideration of a Level 3 Site Plan Application with Landscape Plan and Architectural Elevations for a four-story, 8-unit multi-family residential development.

Address: 102 SE 5th Avenue

PCN: 12-43-46-16-01-102-0110

Applicant / Property Owner: Mugdock Development LLC / 4TRO PROPCO LLC

Agent: Jeffrey A. Costello, jcostello@jcplanningsolutions.com

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

**Attachments:**      [Staff Report, 102 SE 5th Ave](#)  
[Applicant Project Narrative, 102 SE 5th Ave](#)  
[Site Plan, 102 SE 5th Ave](#)  
[Survey, 102 SE 5th Avenue](#)  
[Architectural Plan, 102 SE 5th Avenue](#)  
[Landscape Plan, 102 SE 5th Ave](#)  
[Design Narrative, 102 SE 5th Avenue](#)  
[Loading Demand Statement, 102 SE 5th Avenue](#)  
[Color and Materials Sheet, 102 SE 5th Avenue](#)

## 9. LEGISLATIVE ITEMS

None.

## 10. REPORTS AND COMMENTS

- A. Staff
  - Meeting Dates
  - Project Updates
- B. Board Comments
- C. Board Attorney 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.