

City of Delray Beach

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Minutes - Draft

Tuesday, January 20, 2026

4:00 PM

Workshop Meeting at 4:00 PM

Delray Beach City Hall or Watch on YouTube:
<https://www.youtube.com/@cityofdelraybeachfl/streams>

City Commission

Mayor Thomas F. Carney, Jr.
Deputy Vice Mayor Angela Burns
Commissioner Tom Markert
Commissioner Juli Casale

Pursuant to Section 3.12 of the Charter of the City of Delray Beach, the Mayor has instructed me to announce a Workshop Meeting of the City Commission to be held for the following purposes:

WS.1. PUBLIC COMMENTS

The January 20, 2026 Commission Workshop Meeting was called to order at 4:03 p.m. Alexis Givings, City Clerk, called the roll, and the following were present:

Terrence Moore, City Manager
Lynn Gelin, City Attorney
Alexis Givings, City Clerk

Present: 4 - Commissioner Tom Marker, Mayor Thomas F. Carney, Jr., Deputy Vice Mayor Angela Burns and Commissioner Casale

Mayor Carney opened the floor to anyone who wished to speak on any agenda items. Seeing none the Mayor closed public comment.

WS.2.

A REQUEST BY MICHAEL S. WEINER, ESQ. OF SACHS SAX CAPLAN FOR APPROVAL TO SUBMIT A PRIVATELY INITIATED TEXT AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS (LDR) TO ADD TOWNHOUSE DEVELOPMENT SUBJECT TO THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT TO THE GENERAL COMMERCIAL (GC) ZONING DISTRICT AND TO ADOPT REGULATIONS FOR SUCH USE.

Sponsors: Development Services Department

Attachments: [Agenda Cover Report](#)
[Bond Way - Request for Placement on Workshop Agenda](#)
[North Federal Plan](#)

Michael Weiner, Sachs Sachs & Kaplan, on behalf of the property owner, presented a request to allow townhome development in the General Commercial zoning district along North Federal Highway. Mr. Weiner stated the Federal Highway Redevelopment Plan adopted in 1999 is outdated and does not reflect current development trends. He explained the request was to seek permission to submit an application and not approval of a specific project.

Commission discussion followed regarding the sponsorship process, staff time, and policy implications of privately initiated amendments. The City Attorney clarified that three (3) commissioners are required to sponsor a privately initiated amendment.

After discussion, less than three commissioners expressed support. The request did not receive sufficient sponsorship to proceed.

WS.3. REVIEW AND DISCUSSION RELATED TO DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY PREPARED BY DTA FINANCIAL, INC.

Sponsors: City Manager Department

Attachments: [Agenda Cover Report](#)

[Delray Beach DIF Study 01-09.26 UPDATED JANUARY DRAFT v10_](#)

[Delray Beach Fee Memo 01.13.26 v2 RR](#)

Richard Reese, DTA Financial, Inc., presented the Development Impact Fee Justification (Nexus) Study. Mr. Reese explained that impact fees are one-time charges assessed on new development to help fund infrastructure needs generated by growth. The study established maximum allowable fees for City Administration, Police, Fire, Parks, Water, Sewer, and Stormwater.

Commission discussion focused on infrastructure needs, regional comparisons, exemptions for affordable housing, and the importance of capturing revenue from new development. Direction was given to staff to proceed with preparation of an ordinance based on the Nexus Study and to fast-track the process for Commission consideration.

There being no further business to discuss, the meeting was adjourned at 5:17 PM.

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.