



# City of Delray Beach

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

## Advisory Board Agenda Planning and Zoning Board

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Monday, January 26, 2026

5:01 PM

Commission Chamber or Watch on YouTube:  
<https://www.youtube.com/@cityofdelraybeachflstreams>

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### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. APPROVAL OF AGENDA

### 4. MINUTES

A. September 16, 2025

Attachments: [Minutes \(DRAFT\)](#)

B. October 20, 2025

Attachments: [MINUTES \(DRAFT\)](#)

C. November 17, 2025

Attachments: [MINUTES \(DRAFT\)](#)

### 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. Delray Water Treatment Plant (2025-118): Consideration of a Level 3 Site Plan Application with Architectural Elevations and a Landscape Plan for renovations and an addition to an existing water treatment facility.

Address: 200 SW 6th Street

PCN: 12-43-46-20-01-009-0010

Applicant / Property Owner: City of Delray Beach

Agent: CDM Smith

Planner: Julian Gdaniec, Senior Planner

Attachments: [Staff Report, Water Treatment Plant](#)

[Applicant Narrative, Water Treatment Plant](#)

[Performance Standards Analysis, Water Treatment Plant](#)

[Survey, Water Treatment Plant](#)

[Architectural Plans, Water Treatment Plant](#)

[Civil Site Plan and Data Table, Water Treatment Plant](#)

[Landscape Plans, Water Treatment Plant](#)

[TPS Letter, Water Treatment Plant](#)

[Color and Materials, Water Treatment Plant](#)

B. 109 SE 5th Ave (2024-104): Consideration of a Level 3 Site Plan Application with Architectural Elevations and Landscape Plan for a four-story, approximately 98,000 square foot, 26-unit multi-family residential development

Address: 109 SE 5th Avenue

PCN: 12-43-46-16-F1-000-0010

Applicant / Property Owner: 109 5th LLC

Agent: Neil Schiller, Esq. - Government Law Group

Planner: Julian Gdaniec, Senior Planner; Alexia Howald, Senior Planner

Attachments: [Staff Report, 109 SE 5th Ave](#)

[Applicant Project Narrative, 109 SE 5th Ave](#)

[Survey, 109 SE 5th Ave](#)

[Architectural Plans, 109 SE 5th Ave](#)

[Landscape Plans, 109 SE 5th Ave](#)

[Civil Plans, 109 SE 5th Ave](#)

[TPS Letter, 109 SE 5th Ave](#)

C. ABC Supply Company (2023-207): Provide a recommendation to the City Commission on a request for conditional use approval to allow a lumberyard with outdoor storage of roofing material (Resolution 22-26) and truck parking for ABC Supply Company at 1127 Poinsettia Drive.

Address: 1127 Poinsettia Drive

PCN: 12-43-46-20-23-002-0010 and 12-43-46-20-23-002-0080

Applicant/Owner: ABC Supply Company

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

Planner: Grisel Rodriguez, Senior Planner

Attachments: [Staff Report, 1127 Poinsettia Drive](#)

[Applicant Narrative, 1127 Poinsettia Drive](#)

[Survey, 1127 Poinsettia Drive](#)

[Site Plans, 1127 Poinsettia Drive](#)

[Traffic Letter, 1127 Poinsettia Drive](#)

[Stormwater Report, 1127 Poinsettia Drive](#)

[Wellfield Affidavit Notification, 1127 Poinsettia Drive](#)

[Subject Property Photos, 1127 Poinsettia Drive](#)

## 9. LEGISLATIVE ITEMS

A. Amendment to the Land Development Regulations, Accessory Dwelling Units (File PZ-000418-2026): Provide a recommendation to the City Commission on Ordinance No. 12-26, a City-initiated amendment to the Land Development Regulations (LDR), amending Section 4.3.2, "Determining Use," Section 4.3.3, "Special Requirements for Specific Uses," Section 4.4.3, "Single Family Residential (R-1) Districts," Section 4.4.6 "Medium Density Residential (RM) District," Section 4.4.13 "Central Business (CBD) District," adopting Section 4.5.23 "Northwest / Southwest Overlay District," Section 4.7.9 "Accessory Dwelling Units," and amending Appendix A, "Definitions" to add regulations related to accessory dwelling units.

Applicant: City of Delray Beach

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

Attachments: [Staff Report, Accessory Dwelling Units](#)

[Ordinance No. 12-26, Accessory Dwelling Units](#)

[Opticos Delray Beach ADU and Infill Housing Study](#)

[General Resource, AARP](#)

[General Resource, Florida Housing Finance Corporation](#)

[General Resource, American Planning Association](#)

## 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.