



Cover Memorandum/Staff Report

File #: 25-917

Agenda Date: 8/12/2025

Item #: 7.D.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: August 12, 2025

RESOLUTION NO. 176-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, RECOGNIZING THAT THE CITY OF DELRAY BEACH IS CONSIDERING AMENDMENTS TO THE CITY'S LAND DEVELOPMENT REGULATIONS WITH RESPECT TO AGGREGATION OF PARCELS, DEMOLITION OF BUILDINGS OR FACADES, AND ARCHITECTURAL STYLE CHANGES ON CERTAIN PROPERTIES ZONED CENTRAL BUSINESS DISTRICT LOCATED ALONG EAST ATLANTIC AVENUE AS MORE PARTICULARLY DESCRIBED HEREIN; EXTENDING THE PENDING ORDINANCE DOCTRINE PERIOD PREVIOUSLY INVOKED BY THE CITY COMMISSION; RESTATING THAT THE CITY WILL DEFER THE PROCESSING AND APPROVAL OF ALL APPLICATIONS RELATED TO AGGREGATION OF PARCELS, DEMOLITION OF BUILDINGS OR FACADES, AND ARCHITECTURAL STYLE CHANGES ON CERTAIN PROPERTIES ZONED CENTRAL BUSINESS DISTRICT LOCATED ALONG EAST ATLANTIC AVENUE DURING THE PENDENCY OF THE CITY'S CONSIDERATION OF THESE AMENDMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

Recommended Action:

Approve Resolution No. 176-25, extending the period of time to consider amendments to the City's Land Development Regulations with respect to the aggregation of parcels, demolition of buildings or facades, and architectural style changes for certain properties located along E. Atlantic Avenue.

Background:

Following multiple meetings regarding the Atlantic Avenue Historic Resource Survey, the City Commission directed staff to prepare amendments to the Land Development Regulations (LDR) to maintain the character of the City's signature main street, and consider creating a conservation district. On February 18, 2025, the City Commission approved Resolution No. 47-25, establishing a "zoning in progress" regarding parcel aggregation, building demolition, and facade changes for properties generally located along E. Atlantic Avenue.

At the May 6, 2025, City Commission regular meeting, staff raised concerns regarding holding public meetings in the summer, when some residents may not be available. The City Commission provided direction to extend the "zoning in progress" so that public hearings could begin in October, when more residents are able to participate. Since the current zoning in progress (adopted via Resolution No. 47-25) expires August 17, 2025, Resolution No. 176-25 extends the time frame, enabling the public meetings to be scheduled during the fall. Staff anticipates the hearings will conclude by the end of the calendar year, but in an abundance of caution, the resolution establishes the expiration date as Friday, February 16, 2026.

City Attorney Review:

Approved as to form and legal sufficiency.

Funding Source/Financial Impact:

N/A

Timing of Request:

The current period ends August 17, 2025 and public meetings and hearings will begin in October 2025.