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December 31, 2025

City of Delray Beach
Attn: City Manager
100 NW First Avenue
Delray Beach, FL 33444

Re. Request for Agenda Placement at January 20, 2026 Commission Workshop

Dear City Manager Moore:

This firm represents MG Florida Realty, LLC, (“Client”) as owner of the properties located at 702 Bond Way and 1191 N Federal Highway in Delray Beach, (collectively the “Property”). I am writing to respectfully request that an item be placed on the agenda for the January 20, 2026, City Commission Workshop Agenda. The purpose of this request is to present and discuss proposed amendments to the City of Delray Beach Comprehensive Plan and applicable sections of the City Code, and to obtain policy-level guidance from the City Commission.

The intent of these proposed amendments is to allow the development of seven (7) townhouse units along Federal Highway while ensuring consistency with the City’s Comprehensive Plan, adopted planning policies, and long-term goals. The proposed site plan is attached hereto as Exhibit A.

Currently, the existing regulations do not permit the development of the proposed seven (7) townhomes. Amending the governing regulations would enable a thoughtful and well-planned low-intensity residential use that is compatible with the surrounding area, while allowing the Property to be developed in a manner that balances community character, land use objectives, and responsible growth. Please see the proposed request below.

1. Always Delray Comprehensive Plan, Table NDC – 1: Land Use Designations: Density, Intensity, and Implementing Zoning Districts

The property 1191 North Federal Highway is zoned General Commercial (GC) with a land use designation of GC, while the property 702 Bond Way is zoned Multi-family Residential – Low Density (RL) with a land use designation of Medium Density Residential (MD). The proposed zoning district for both properties, Multi-family Residential – Medium Density (RM), is identified as an implementing zoning district under the MD land use designation; however, RM is not an implementing zoning district under the GC land use designation.

Request: Amend Table NDC-1 to include RM as an implementing zoning district under the GC land use designation.

2. North Federal Highway Redevelopment Plan

Pursuant to Page 12 of the North Federal Highway Redevelopment Plan dated March 16, 1999, the GC zoning district is “intended for small parcels of land that are suited to small scale retail, service, and office uses. Most of the land adjacent to North Federal Highway in the study area is designated GC.” Therefore, rezoning the property, 1191 North Federal Highway, from GC to RM is not generally consistent with the Plan’s zoning objectives.

Request: Amend page 12 of the North Federal Highway Redevelopment Plan to include certain residential uses.

While the RM zoning district is listed as the preferred implementing zoning district for the MD land use category, which is the current land use category of 702 Bond Way, page 29 of the North Federal Highway Redevelopment Plan specifically recommended the eight parcels between Bond Way and NE 8th Avenue be rezoned from RM to RL. Below is Figure 8 (page 30) from the North Federal Highway Redevelopment Plan, showing the proposed zoning map of the North Federal Corridor. Following the adoption of the Plan, Ordinance No. 19-99 was adopted on June 15, 1999, rezoning the property 702 Bond Way from RM to RL. Therefore, the proposal violates the Plan’s zoning recommendation for the subject area.

Request: Amend page 30 of the North Federal Highway Redevelopment Plan to indicate RM zoning for the Property.

3. Policy NDC 1.2.1 of the Always Delray Comprehensive Plan and LDR Section 3.2.2, Standards for rezoning actions.

Pursuant to Policy NDC 1.2.1 of the Always Delray Comprehensive Plan and LDR Section 3.2.2, Standards for rezoning actions, “the most restrictive residential zoning district that is applicable given existing development patterns and typical lot sizes shall be applied. Requests for rezonings to a different zoning designation, other than Community Facilities, Open Space, Open Space and Recreation, or Conservation shall be denied unless the proposed changes implement an adopted neighborhood or redevelopment plan.” As the proposed RM zoning district is less restrictive than the existing RL zoning district for the property 702 Bond Way, the request does not comply with Policy NDC 1.2.1 of the Always Delray Comprehensive Plan and LDR Section 3.2.2(A).

Request: Amend Policy NDC 1.2.1 of the Always Delray Comprehensive Plan and LDR Section 3.2.2, Standards for rezoning actions to allow for implementation of the RM zoning district on the Property.

4. Conclusion and Next Steps

As demonstrated by the request for a change to the above mentioned land use provisions, the North Federal Highway corridor was examined in the late 1990’s and changes were instituted before the turn of the century. It was done in a period of time before e-commerce, the rise of

Amazon and the impactful change on lifestyle that was brought on by the revolution in electronic communications and devices. The applicant, at a workshop, needs the time and attention of policy makers to demonstrate why these regulations are harmful to a relevant reimagining of the North Federal Highway corridor and how the underlying assumptions that put those policies in place no longer exist. Without these changes, North Federal Highway will fail to make a healthy contribution to an otherwise vibrant Delray Beach, Florida.

A workshop discussion would allow the City Commission to provide direction regarding the appropriateness, scope, and policy considerations of the proposed amendments prior to staff review and formal application submission.

I respectfully request that this item be scheduled for discussion during the January 20, 2026 workshop agenda at the Commission's convenience. Please advise if any additional information, documentation, or advance materials are required.

Thank you for your time and consideration. I appreciate the City Commission's continued commitment to thoughtful planning and public engagement.

Very truly yours,

SACHS SAX CAPLAN

A handwritten signature in black ink, appearing to read "Michael S. Weiner". The signature is fluid and cursive, with "Michael" on the left and "Weiner" on the right, connected by a flourish.

MICHAEL S. WEINER, ESQ.

EXHIBIT A

