

CITY COMMISSION
CITY OF DELRAY BEACH, FLORIDA
MEETING - TUESDAY, JANUARY 20, 2026
4:00 PM DELRAY BEACH CITY HALL OR WATCH ON YOUTUBE: [HTTPS](https://)



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

Workshop Meeting at 4:00 PM

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

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](#)

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

Recommendation: The Commission is asked to receive a presentation regarding the Development Impact Fee Justification Study by consultants DTA Financial, Inc. and discuss potential next steps

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](#)

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.

Please be advised that if a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record includes the testimony and evidence upon which the appeal is based. The City neither provides nor prepares such record.