



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, April 20, 2026

5:01 PM

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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. ELECTION OF OFFICERS

A. 2nd Vice Chair

5. MINUTES

None.

6. SWEARING IN OF THE PUBLIC

7. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

8. PRESENTATIONS

- A. City's Annual Infrastructure Improvement Hearing: Review the public comments collected during the Annual Infrastructure Improvement Hearing process since February 23, 2026 and recommend which projects should be forwarded to City Staff for evaluation and inclusion in 2026-2030 Capital Improvements Plan (CIP).

Planner: Rebekah Dasari, AICP, Principal Planner

Attachments: [Staff Report, Infrastructure Hearing](#)
[Annual Infrastructure Hearing Comments](#)

9. QUASI-JUDICIAL HEARING ITEMS

- A. Land Use Map Amendment and Rezoning (File No. PZ-000388-2025 and File No. PZ-000389-2025): Provide a recommendation to the City Commission on a privately-initiated small-scale Land Use Map Amendment from Medium Density Residential (MD) to Commercial Core (CC) (Ordinance No. 27-26), and a privately-initiated rezoning from Medium Density Residential (RM) to Central Business District (CBD) (Ordinance No. 28-26) for a 0.61-acre parcel located at the northwest corner of NE 7th Street and NE 7th Avenue, with an associated amendment to the Land Development Regulations (LDR) Figure 4.4.13-B-1, Central Core and Beach Sub-district Regulating Plan, to add the subject property.

PCN: 12-43-46-09-32-000-0151

Applicant/ Owner: Dockfly LLC

Agent: Jeff Costello, AICP, FRA-RP, JC Planning Solutions

Planner: Barbara Pinkston, Senior Planner

Attachments: [Revised Traffic Study](#)
[Applicant Narrative](#)
[Traffic Study](#)
[Ord No. 27-26, Land Use Map Amendment](#)
[Ord No. 28-26, Rezoning](#)

10. LEGISLATIVE ITEMS

None.

11. REPORTS AND COMMENTS

- A. Staff Comments
- B. Board Attorney Comments
- C. Board Comments

12. 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.