



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, August 17, 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. MINUTES

A. April 20, 2026 Minutes

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

B. May 18, 2026 Minutes

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. LEGISLATIVE ITEMS

- A.** Capital Improvements Plan: Provide a statement of finding that the 5-Year Capital Improvement Plan for FY 2026-2027 through FY 2030-2031 and the FY 2026-27 Capital Improvement Budget are consistent with the Comprehensive Plan and provide a recommendation to the City Commission on Ordinance No. 38-26.

Planner: Rebekah Dasari, Principal Planner; Cynthia Buisson, Public Works Assistant Director

Attachments: [Staff Report, FY 26-27 CIP](#)
[Ordinance No. 38-26](#)
[Exhibit A, Ordinance No. 38-26](#)
[Legal Review, Ordinance No. 38-26](#)
[Business Impact Estimate, Ordinance No. 38-26](#)

- B.** Delray Beach Community Redevelopment Agency (DBCRA) Redevelopment Plan Update: Provide a recommendation to the City of Delray Beach City Commission on the adoption of the 2026 update to the DBCRA Redevelopment Plan, in substantially the attached form.

Requesting Entity: Delray Beach Community Redevelopment Agency, Renée A. Jadusingh, Executive Director

Attachments: [PZB Agenda Summary, 2026 CRA Plan Amendment](#)
[Final Draft, 2026 Amendment to the Delray Beach CRA Community Redevelopr](#)

- C.** Amendment to the Land Development Regulations (File No. PZ-000806-2026): Provide a recommendation to the City Commission on Ordinance No. 39-26, a City-initiated request to amend and update Section 2.4.2, "Application Requirements" of the Land Development Regulations (LDR) to establish lobbyist disclosure and certification requirements for development applications.

Applicant: City of Delray Beach

Planner: Rebekah Dasari, AICP, Principal Planner

Attachments: [Staff Report, Lobbyist Disclosure](#)
[Ordinance No. 39-26](#)
[Legal Review, Ordinance No. 39-26](#)
[BIE Ordinance No. 39-26](#)

9. QUASI-JUDICIAL HEARING ITEMS

- A. Lenny's Car Wash (PZ-000360-2025 & PZ-000359-2025): Provide a recommendation to the City Commission on a request for a Level 4 Site Plan Application with Architectural Elevations and Landscape Plan, including a Conditional Use to allow a 3,310 square-foot automatic car wash at 2210 North Federal Highway, and a waiver for one-way traffic flow adjacent to perpendicular parking spaces.

Address: 2210 North Federal Highway

PCN: 12-43-46-04-35-000-0010

Owner: Equitable Reof, LLC

Agent: Jeffrey Costello

Planner: Susana Rodrigues, Senior Planner

Attachments:

[Staff Report, Lenny's Car Wash](#)

[Architectural Plans, Lenny's Car Wash](#)

[Civil Plans, Lenny's Car Wash](#)

[Landscape Plans, Lenny's Car Wash](#)

[Level 4 Site Plan Project Narrative, Lenny's Car Wash](#)

[Conditional Use Project Narrative, Lenny's Car Wash](#)

[Noise Study, Lenny's Car Wash](#)

[TPS Letter, Lenny's Car Wash](#)

[Traffic Study, Lenny's Car Wash](#)

[FDOT Pre-Application Letter, Lenny's Car Wash](#)

[Waste Management Letter, Lenny's Car Wash](#)

10. REPORTS AND COMMENTS

A. Staff Comments

B. Staff 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.