



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Christopher Brown
Mitch Katz
Jeff Meiselman
Judy Mollica
Gregory Snyder
Dedrick Straghn
Alison Thomas

Monday, January 27, 2025

5:01 PM

Commission Chamber

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

None.

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. QUASI-JUDICIAL HEARING ITEMS

- A.** Candy Wonderland (2024-242): Provide a recommendation to the City Commission regarding a Conditional Use request to allow a +/- 2,423 square-foot Recreational Establishment (Children's Indoor Playground) located at 14406 South Military Trail. (PUBLIC HEARING)

Address: 14406 South Military Trail

Agent: Rebecca Zissel, Sachs, Sax Caplan, PL; rzissel@ssclawfirm.com

Planner: Grisel Rodriguez, Senior Planner; rodriguezg@mydelraybeach.com

Attachments: [Staff Report, Candy Wonderland \(14406 S Military Trail\)](#)

[Architectural, Engineering Plans, and Site Plan](#)

[Traffic Concurrency Statement](#)

[Traffic Performance Standards \(TPS\) Letter](#)

[Resolution No. 17-25, Candy Wonderland](#)

[Legal Review, Resolution No. 17-25](#)

- B.** Delray Business Incubator (2023-159): Provide a recommendation to the City Commission on a Level 4 Site Plan Application at 905 SW 14th Avenue, including Architectural Elevations and a Landscape Plan, to construct a 20,216 square-foot warehouse and office building, along with one variance to the required 25% non-vehicular open space and three waivers for bay size, overhead doors, and the required 5-foot perimeter landscape strip associated with the development.

Address: 905 SW 14th Avenue

PCN: 12-43-46-20-59-002-0000

Applicant/ Owner: 1215 Milfred Street, LLC

Agent: John Tice, Architect, jtice@gha.ai

Planner: Alexia Howald, Senior Planner, howalda@mydelraybeach.com

Attachments: [Staff Report, Delray Business Incubator](#)

[Existing Photos Adjacent Properties, Delray Business Incubator](#)

[Survey, Delray Business Incubator](#)

[Site Plan, Delray Business Incubator](#)

[Floor Plan, Delray Business Incubator](#)

[Elevations, Delray Business Incubator](#)

[Landscape Plan, Delray Business Incubator](#)

[Traffic Statement, Delray Business Incubator](#)

[TPS Letter, Delray Business Incubator](#)

[Variance Justification Statement, Non-Vehicular Open Space](#)

[Waiver Justification Statement, Bay Size Waiver](#)

[Waiver Justification Statement, Overhead Door](#)

[Affidavit of Notification Wellfield, Delray Business Incubator](#)

[Fence Removal Agreement, Delray Business Incubator](#)

9. LEGISLATIVE ITEMS

- A.** Amendment to the Land Development Regulations, Overhead Doors (2025-103): Provide a recommendation on Ordinance No. 09-25, a City-initiated amendment to Section 4.4.19, "Mixed Industrial and Commercial (MIC) District," Section 4.4.20, "Industrial (I) District," Section 4.4.26, "Light Industrial (LI) District," of the Land Development Regulations (LDR) to amend regulations for overhead doors.

Applicant: Not applicable; City-initiated amendment.

Planner: Rebekah Dasari, dasarir@mydelraybeach.com

Attachments: [Staff Report, Overhead Doors](#)
 [Ordinance No. 09-25 Overhead Doors](#)

- B.** Amendment to the Land Development Regulations, Structures in Setbacks (2025-105): Provide a recommendation on Ordinance No. 10-25, a City-initiated request to amend and update Section 4.3.4(H), "Setbacks," Section 4.6.15(G), "Yard Encroachment" of the Land Development Regulations (LDR) to clarify regulations on building elements and site improvements allowed in building setbacks.

Applicant: Not applicable; City-initiated amendment.

Planner: Rebekah Dasari, dasarir@mydelraybeach.com

Attachments: [Staff Report, Structures in Setbacks](#)
 [Ordinance No. 10-25, Structures in Setbacks](#)

10. REPORTS AND COMMENTS

A. Staff Comments

B. Board 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.