

City of Delray Beach

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



Minutes

Monday, April 20, 2026

5:01 PM

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

Planning and Zoning Board

1. CALL TO ORDER

This meeting was called to order by Gregory Snyder, Chair at 5:01 pm.

2. ROLL CALL

A quorum was present at call to order.

Staff Present:

William Bennett, Assistant City Attorney

Diane Miller, Board Secretary

Barbara Pinkston, Senior Planner

Rebekah Dasari, Principal Planner

Cynthia Buisson, Assistant Director of Public Works

Present: 6 - Gregory Snyder, Dedrick Straghn, Mitch Katz, Roger Cope, Price Patton and Karen Kiselewski

Absent: 1 - James Chard

3. APPROVAL OF AGENDA

Item 4 removed from Agenda.

Motion to **approve** the agenda of April 20, 2026, as amended was made by Mitch Katz and Seconded by Roger Cope.

Yes: 6 - Snyder, Straghn, Katz, Cope, Patton and Kiselewski

Absent: 1 - Chard

4. ELECTION OF OFFICERS

Item removed from Agenda.

A. 2nd Vice Chair

5. SELECTION OF MEMBER TO THE AFFORDABLE HOUSING ADVISORY COMMITTEE

Motion to appoint Mitch Katz to the Affordable Housing Advisory Committee made by Roger Cope and seconded by Price Patton.

Yes: 6 - Snyder, Straghn, Katz, Cope, Patton and Kiselewski

Absent: 1 - Chard

6. MINUTES

A.

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

Motion to **approve** the Minutes of the January 26, 2026, meeting was made by Mitch Katz and seconded by Dedrick Straghn.

Yes: 6 - Snyder, Straghn, Katz, Cope, Patton and Kiselewski

Absent: 1 - Chard

7. SWEARING IN OF THE PUBLIC

Gregory Snyder, Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Diane Miller, Board Secretary, swore in all who wished to give testimony.

8. COMMENTS FROM THE PUBLIC

Rachel McGinn - 236 NE 13th St, spoke about problems with flooding in her neighborhood of Del Ida Park. She stated the new homes being built are too large and there isn't enough drainage. She noted storm water reaches her door even with minor rainfall.

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

9. 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](#)

Rebekah Dasari, Principal Planner, Presented the City's Annual Infrastructure Improvement Hearing.

Public Comment

Karen Peterson - 1001 Brooks Lane, spoke on behalf of the residents of Brooks Lane and requested that Brooks Lane be included in the Storm Water Management Plan, and in next years Capital Improvements Plan.

Board Discussion

Mr. Snyder inquired if Lewis Cove, White Drive and other nearby streets have issues with flooding.

Ms. Peterson replied that Brooks Lane is worse than nearby streets.

Mr. Cope inquired if Brooks Lane is lower than the other nearby streets.

Ms. Buisson noted that the City is aware of these issues and has added

back flow prevention devices in the area, and that the new Stormwater Master Plan will assist in addressing flooding issues east of Congress Avenue.

The Board discussed the Stormwater Management Plan and the Capital Improvements Plan.

Ms. Kiselewski inquired how the City informs the public on any updates with the Stormwater Master Plan.

Ms. Buisson noted the City receives public input throughout the development of the plan and that in 2019 a town hall meeting was held to inform the community of the results.

The Board discussed flooding issues in the City.

Mr. Snyder inquired if the flooding issues are a failure of any systems within the City.

Ms. Buisson noted there are many factors that affect flooding within the City.

Mr. Dasari added that the Storm Water Master Plan will help provide solutions.

The Board discussed new development.

Mr. Cope inquired about the line item to reconfigure the Development Services building.

Ms. Buisson replied that the line item is to redesign the interior of the Development Services building.

10. 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: [Staff Report UPDATED](#)
[Applicant Narrative](#)
[Traffic Study](#)
[Ord No. 27-26, Land Use Map Amendment](#)
[Ord No. 28-26, Rezoning](#)

Barbara Pinkston, Senior Planner, entered File No. PZ-000388-2025 & PZ-000389-2025.

Ex Parte Communication

Roger Cope-Received an email from the Palm Trail HOA.

Dedrick Straghn-Drove by the site.

Price Patton-Drove by the site, received an email, and spoke with Jeff Costello.

Karen Kiselewski-Drove by the site.

Mitch Katz-Spoke with Jeff Costello and received emails.

Gregory Snyder-Drove by the site, received an email, and spoke with Jeff Costello.

Applicant Presentation

Jeff Costello, JC Planning Solutions, presented the applicant request.

Staff Presentation

Barbara Pinkston, Senior Planner, presented an overview and analysis of the request.

Public Comments

Jack Indekeu - 419 NE 8th Ave, stated that the site was designated as residential over 100 years ago and noted the opposition of the Palm Trail neighborhood.

Cynthia Lloyd - 239 NE 7th Ave, noted her planning and zoning background and requested the Board consider the perspective of the residents in the area.

Michael & Patrick Lorne - 745 NE 6th Ave, noted their family history within Delray Beach and on the subject property, and noted the rezoning will benefit the next generation of Lorne family members.

John Gwynn - 901 George Bush Blvd, expressed support for the request and noted an expected positive impact.

Rebuttal/Cross Examination

Mr. Costello responded to comments regarding height, noting the regulations for the CBD allow a maximum of 54 feet. He added that this will

create a better transition with local zoning and that the site is not ideal for the Live Local Act.

Ms. Dasari noted that a crematorium is not allowed on this site with the current zoning, that the City would not designate either of the adjacent streets as a primary street because it is not connected to any other primary streets, and that the proposed area is not a major thoroughfare.

Mr. Costello clarified that if the rezoning is approved the funeral home could start the process with the City to build a crematorium as it's an allowed use in the CBD.

Board Comments

Mr. Katz noted his concerns with rezoning this site to CBD and stated his opposition to this project.

Mr. Patton added concerns with increased traffic in the area if this site is rezoned to CBD and stated his opposition to this project.

Ms. Kiselewski noted concerns with traffic in the area and noted a height restriction would be more harmonious on this site.

Mr. Straghn asked why this parcel was left out when nearby parcels were rezoned to CBD.

Ms. Dasari replied that the CBD zoning was applied to parcels with GC zoning at the time; this parcel is RM, so it was not included.

Mr. Straghn asked if there is an adopted neighborhood or redevelopment plan.

Ms. Pinkston replied that there is not.

The Board discussed adding a height restriction to this parcel if the rezoning was approved.

Mr. Cope added that the LDRs state rezoning should lessen the intensity of the zoning and noted his opposition to this project.

Mr. Snyder commented that the existing zoning was intentional and noted his opposition to this project.

Move recommendation of **denial** of Ordinance No. 27-26, a privately-initiated request to amend the land use map from Medium Density (MD) to Commercial Core (CC) for the property located at the Northwest corner of Northeast 7th Street and Northeast 7th Avenue, finding that the amendment and approval thereof is not consistent with the Comprehensive Plan and does not meet the applicable criteria set forth in the Land Development Regulations was made by Mitch Katz and seconded by Price Patton.

Yes: 5 - Snyder, Straghn, Katz, Cope and Patton

No: 1 - Kiselewski

Absent: 1 - Chard

Move **denial** of Ordinance No. 28-26 a privately-initiated request to rezone the property located at the Northwest corner of Northeast 7th Street and Northeast 7th Avenue, from Medium Density Residential (RM) to Central Business District (CBD), 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, finding that the amendment and approval thereof is not consistent with the Comprehensive Plan and does not meet the applicable criteria set forth in the Land Development Regulations was made by Mitch Katz and seconded by Roger Cope.

Yes: 5 - Snyder, Straghn, Katz, Cope and Patton

No: 1 - Kiselewski

Absent: 1 - Chard

11. LEGISLATIVE ITEMS

None.

12. REPORTS AND COMMENTS

A. Staff Comments

Ms. Dasari noted that the next meetings are May 18th, 2026 and June 15th, 2026.

B. Board Attorney Comments

None.

C. Board Comments

Mr. Patton asked for the tree fund's current balance.

Ms. Dasari replied that as of today it is \$77,000.

Mr. Katz added that the last time the 24 hour emergency center was heard, the Board received a letter from the Fire Chief. It was Mr. Katz's interpretation that the Chief was endorsing the project. Since then Mr. Katz received a letter that he shared with the Board clarifying that the Fire Chief's letter was not intended to endorse the project but to explain the Fire Department's operational role in such a project. Mr. Katz asked the Board, in light of this clarification, if the project should be re-heard.

Mr. Snyder noted that he spoke with Chief prior to the meeting hearing this project who explained the contents of the letter and understood that it was not an endorsement of the project.

Mr. Patton, Mr. Straghn and Mr. Cope agreed with Mr. Snyder.
The Board concluded that the project did not need to be re-heard.

13. ADJOURN

There being no further business to discuss, Gregory Snyder, Chair
adjourned the meeting at 7:17 p.m.

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.