

# City of Delray Beach

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



## **Minutes**

**Monday, March 16, 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

Rebekah Dasari, Principal Planner

**Present:** 6 - Gregory Snyder, Dedrick Straghn, Mitch Katz, Roger Cope, Price Patton and James Chard

**3. APPROVAL OF AGENDA**

Motion to APPROVE the agenda of March 16, 2026, meeting was made by Roger Cope and seconded by Jim Chard.

**Yes:** 6 - Snyder, Straghn, Katz, Cope, Patton and Chard

**4. MINUTES**

None.

**5. 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.

**6. COMMENTS FROM THE PUBLIC**

Judy Mollica, 33444. She thanked the board and expressed her desire to continue to work alongside the Board in her new role as City Commissioner.

(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. 24-Hour or Late Night Use, JFK Medical Center Freestanding Emergency Department (File PZ-000234-2025): Provide a**

recommendation to the City Commission regarding a Conditional Use request to allow the establishment of a 24-Hour or Late-Night Use (Freestanding Emergency Department) at 3921 West Atlantic Avenue. (PUBLIC HEARING)

**Address:** 3921 West Atlantic Avenue

**PCN:** 12-43-46-18-33-001-0000

**Applicant/Owner:** JFK Medical Center Limited Partnership

**Agent:** John Roach, AICP; Gunster

**Planner:** Rebekah Dasari, AICP

**Attachments:** [Staff Report, 24-Hour or Late Night Use](#)

[JFK Delray Beach FSED - Justification Statement and Standards \(Updated\)](#)

[Conceptual Site Plan](#)

[Conceptual Landscape Plan](#)

[Resolution No. 20-26](#)

[Legal Review, Resolution No. 20-26, fka 235-25](#)

Rebekah Dasari, Principal Planner, entered File No. PZ-000234-2025.

**Ex Parte Communication**

Roger Cope-Received comment letter from Delray Beach Fire Chief Martin emailed by Staff prior to the meeting.

Dedrick Straghn-Reviewed comment letter from Chief Martin.

Price Patton-Reviewed email from Mr. Roach and comment letter from Chief Martin.

Jim Chard-Reviewed comment letter from Chief Martin.

Mitch Katz-Spoke with the applicant and their attorneys, spoke with the CEO of Delray Medical Center, toured Delray Medical Center, drove by the subject site, and reviewed comment letter from Chief Martin.

Gregory Snyder-Spoke with applicant, knows the site, reviewed comment letter from Chief Martin and spoke with Chief Martin.

**Applicant Presentation**

John Roach, of Gunster Law Firm, presented the applicant request.

**Staff Presentation**

Rebekah Dasari, Principal Planner, presented an overview and analysis of the request.

Travis Franco Deputy Fire Chief gave an overview of the Fire Department considerations of the request.

**Public Comments**

Lori Vinikoor, 33446. Stated the opposition of the Alliance of Delray to this request, noting noise concerns, and providing the opinion that the project is

not necessary due to other facilities in the area.

Santina Rizzo, 222 High Point Terrace West. Noted High Point's opposition to this project indicating noise concerns, and adding that a hospital is close to this site.

Richard Gigliotti, 172 High Point Terrace West. Noted opposition to the project, noting the proximity of Delray Medical Center.

Eric Lieberman, 33484. Stated opposition to this project, citing concerns with confusion for patients about which facility to go to based on the severity of their symptoms.

Andrew Speranzini, 621 NW 53rd Street, 33487. Spoke on behalf of residents of High Point echoing previous statements and noted their opposition to the request.

Donald Leslie, 222 B High Point Terrace West. Noted opposition to this project adding concerns with traffic and security.

#### **Rebuttal/Cross Examination**

Brian Seymour, attorney to the applicant, noted that the request before the Board is for conditional use approval of the operating hours, and the hours of operation do not effect traffic.

Ms. Dasari added a point of clarification, noting that the project presented is not a zoning change but a conditional use for late night operations.

#### **Board Comments**

Mr. Straghn noted that the Board looks at whether a project adheres to the LDRs, and added the importance of the welfare and benefit for the residents of the City. He stated his support.

Mr. Patton inquired how far the building would be from the property line. Ms. Dasari replied that the building will be further than 300' from the North property line.

Mr. Patton added the applicant made significant concessions to alleviate the concerns of the neighbors and spoke in support of the request.

Mr. Chard inquired about the prevalence of hospitals having separate emergency centers and how the need is determined. Mr. Seymour referred to the examples provided in the presentation, and noted that Delray Medical Center, Baptist Health and other hospitals are already using freestanding emergency departments. He added that the applicant has dedicated staff who review usage and need based on the hospitals current

burden, wait times, locations and other factors.

Mr. Katz asked what percentage of patients would need to be transferred to a hospital. Mr. Seymour replied that he did not have the data points available for an immediate answer, and noted the Fire Chief's comments on severity of medical incident, which determines which location Delray Fire Rescue brings patients to, and that most patients would not need to be transferred.

Mr. Katz stated his concern regarding the north parcel and the lack of a plan currently to develop it.

Mr. Cope added that the use is allowed, and noted his support for this request.

Mr. Snyder inquired why the applicant could not construct an urgent care facility that would close in the evening, instead of the subject request. Mr. Seymour replied that an urgent care facility does not provide the same level of care as a 24-hour emergency department.

MOTION to recommend approval to the City Commission of a Conditional Use Request for a JFK Medical Center Freestanding Emergency Department to allow a 24-Hour of Late-Night Business (Freestanding Emergency Department) at the property located at 3921 W Atlantic Avenue, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan subject to the condition that the landscape, placement of building, and entrance to ambulance location as set forth in conceptual site plan be met was made by Mitch Katz and seconded by Dedrick Straghn.

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

## 9. LEGISLATIVE ITEMS

- A. Amendment to the Land Development Regulations, Medical Arts Overlay District (File No. PZ-000442-2026):** Provide a recommendation to the City Commission on **Ordinance No. 14-26**, a City-initiated amendment to the Land Development Regulations (LDR), amending Section 4.5.18, "Medical Arts Overlay District" to expand the Overlay, and Section 4.4.6, "Medium Density Residential (RM) District" to add certain institutional uses as principal uses in the Medical Arts Overlay District, and a recommendation to the City Commission on **Ordinance No. 15-26**, a City-initiated amendment to the LDR to correct the location of Medical Arts Overlay District regulations in the Planned Commercial (PC) District, Planned Office Center (POC) District, and Community Facilities (CF) District.

**Applicant:** City of Delray Beach  
**Planner:** Rebekah Dasari, AICP, Principal Planner

**Attachments:** [Staff Report, Medical Arts Overlay District Expansion](#)  
[Ordinance No. 14-26 Medical Arts Overlay District, RM Zoning](#)  
[Ordinance No. 15-26, Cleanup of Other Districts](#)

Rebekah Dasari, Principal Planner, entered File No. PZ-000442-2026 into the record.

**Ex Parte Communication**

None.

**Staff Presentation**

Rebekah Dasari, Principal Planner, presented and overview and analysis of the City-initiated request.

**Public Comments**

None.

**Rebuttal/Cross Examination**

None.

**Board Comments**

Mr. Patton inquired if Harbors Edge qualifies to be included as part of an overlay district. Ms. Dasari noted that the Department will look at that development, and if necessary bring forward an amendment in the future.

MOTION to recommend approval to the City Commission of Ordinance No. 14-26, a City-initiated amendment to the Land Development Regulations (LDR), amending Section 4.5.18, "Medical Arts Overlay District" to expand the Overlay, and Section 4.4.6, "Medium Density Residential (RM) District" to add Medical Office uses when co-located with certain residential uses as principal uses in the Medical Arts Overlay District, and Ordinance No. 15-26, a City-initiated amendment to the Planned Commercial (PC) District, Planned Office Center (POC) District, and Community Facilities (CF) District to correct the location of Medical Arts Overlay District regulations, finding that the amendments and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations was made by Mitch Katz and seconded by Jim Chard.

**Yes:** 6 - Snyder, Straghn, Katz, Cope, Patton and Chard

**B. Amendment to the Land Development Regulations, CBD**

**Architectural Style Review Process (File No. PZ-000513-2026):**

Provide a recommendation to the City Commission on Ordinance No. 26-26, a City-initiated request to amend Section 4.4.13(F), "Architectural standards" of the Land Development Regulations to eliminate City Commission approval and to add determination by the Planning and Zoning Board, Site Plan Review and Appearance Board, or Historic Preservation Board prior to site plan consideration that the Masonry Modern or Art Deco Architectural Style is appropriate for the location and meets adopted architectural design guidelines in the Central Business (CBD) District.

**Applicant:** City of Delray Beach

**Planner:** Rebekah Dasari, AICP, Principal Planner

**Attachments:** [Staff Report, Masonry Modern and Art Deco Review Process](#)  
[Ordinance No. 26-26, Masonry Modern and Art Deco Review Process](#)

Rebekah Dasari, Principal Planner, entered File No. PZ-000513-2026 into the record.

**Ex Parte Communication**

None.

**Staff Presentation**

Rebekah Dasari, Principal Planner, presented an overview and analysis of the City-initiated request.

**Public Comments**

None.

**Rebuttal/Cross Examination**

None.

**Board Comments**

The Board discussed the Architectural Styles and Design Guidelines and the use of Masonry Modern and Art Deco styles.

Ms. Dasari informed the Board that an outside consultant is working on updating the CBD Design Guidelines.

Mr. Chard asked if there is any plan to eliminate the Design Guidelines.

Ms. Dasari responded that there are no plans to eliminate the Design Guidelines, which were adopted after extensive community visioning. She further clarified that any changes to the Design Guidelines would be brought to Public Workshops for community input.

MOTION to recommend approval to the City Commission of Ordinance No. 26-26, amending Section 4.4.13(F), "Architectural standards" of the Land

Development Regulations to eliminate City Commission approval and to add determination by the Planning and Zoning Board, Site Plan Review and Appearance Board, or Historic Preservation Board prior to site plan consideration that the Masonry Modern or Art Deco Architectural Style is appropriate for the location and meets adopted architectural design guidelines in the Central Business (CBD) District, by finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations was made by Jim Chard and seconded by Dedrick Straghn.

**Yes:** 5 - Snyder, Straghn, Katz, Cope and Chard

**No:** 1 - Patton

**10. REPORTS AND COMMENTS**

A. Staff Comments

Ms. Dasari informed the board of the next meeting dates, April 20, 2026 and May 18, 2026.

B. Board Attorney Comments

Mr. Bennett reminded the board of the Sunshine Law, and noted if Board members attend a City Workshop or Townhall meeting, they should to avoid conversation with each other as the meeting subject could come before the Board in the future.

C. Board Comments

Mr. Katz inquired if the May meeting would be a long agenda. Ms. Dasari noted that there may be two meetings if the agenda is anticipated to be lengthy.

**11. ADJOURN**

There being no further business to discuss, Gregory Snyder, Chair adjourned the meeting at 7:08 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.