

**MINUTES  
PLANNING AND ZONING BOARD  
CITY OF DELRAY BEACH**

**MEETING DATE:** August 25, 2025

**MEETING PLACE:** City Commission Chambers

**1. CALL TO ORDER**

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

**2. ROLL CALL**

A quorum was present at call to order.

**Members Present:** Gregory Snyder, Chair, Mitch Katz 2<sup>nd</sup> Vice Chair; Chris Brown, Judy Mollica, Vice Chair; Dedrick Straghn; and Jeffrey Meiselman.

**Members Absent:** Christina Godbout

**Staff Present:** Daniela Vega, Staff City Attorney; Rebekah Dasari, Principal Planner; Alexis Rosenberg, Senior Planner; Grisel Rodriguez, Senior Planner; Missie Barletto, Public Works Director; and Diane Miller, Board Secretary.

**3. APPROVAL OF AGENDA**

Approval of the agenda with a modification to present Item 9.A before Item 8.A.

Motion to APPROVE the amended agenda of August 25, 2025, meeting was made by Mitch Katz and seconded by Jeffrey Meiselman.

**MOTION CARRIED 6-0**

**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**

None.

## **7. PRESENTATIONS**

None.

## **8. LEGISLATIVE ITEMS**

**A. Capital Improvements Plan:** Provide a statement of findings that the 5-Year Capital Improvement Plan for FY 2025-26 through FY 2029-30 and the FY 2025-26 Capital Improvement Budget are consistent with the Comprehensive Plan and provide a recommendation to the City Commission on Ordinance No. 26-24. Planner: Rebekah Dasari, Principal Planner; Cynthia Buisson, Public Works Assistant Director.

Rebekah Dasari, Principal Planner entered Ordinance No. 26-24 into the record.

Missie Barletto presented through Microsoft PowerPoint Presentation.

### **Public Comment**

None.

### **Board Comments**

Mr. Katz inquired about proposed paving for Lake Ida Rd. between Congress and Military. Mr. Snyder asked about the limited documents provided; Ms. Barletto noted that all the information would be available Wednesday night.

**MOTION** to provide a statement of finding that the proposed Five-Year Capital Improvement Plan for FY 2025-26 through FY 2029-30 and the FY 2025-26 Capital Improvement Budget as set forth in Ordinance No.19-25, are consistent with the Comprehensive Plan, was made by Mitch Katz and seconded by Judy Mollica.

**MOTION CARRIED 6-0**

## **9. QUASI-JUDICIAL HEARING ITEMS**

**A. Abandonment of Right-of-Way, 300 Grove Place (File 2025-178):** Provide a recommendation to the City Commission regarding a privately initiated request to abandon a portion of City-owned right-of-way, located adjacent to 300 Grove Place, totaling approximately 1,354 square feet in area.

Agent: Jeffery Costello, JC Planning Solutions

Planner: Alexis Rosenberg, Senior Planner

Rebekah Dasari, Principal Planner, entered File No. 2025-178 into the record.

### **Exparte Communication**

Mitch Katz-Received a call from Mr. Costello but couldn't return the call; spoke with a resident about the project.

Judy Mollica-Spoke with Mr. Costello & Mr. Caster and visited the site.

Chris Brown-None.

Dedrick Straghn-None.

Jeffrey Meiselman-None.

**Applicant Presentation**

Jeff Costello – JC Planning Solutions presented through Microsoft PowerPoint Presentation.

**Staff Presentation**

Rebekah Dasari, Principal Planner, presented through Microsoft PowerPoint presentation.

**Public Comments**

Dana Delaney - 327 NW 2<sup>nd</sup> Ave; Asked if the area is abandoned how, it will be maintained.

Jason Herst - 319 NW 2<sup>nd</sup> Ave; Inquired whether the abandoned area will have a gate or be landscaped.

**Rebuttal/Cross Examination**

Brian Grosberg, Azure Development, added the parcel was not available for sale until a year ago, after the original project was approved. A wall will not be put up, and the landscaping company was recently changed to improve the maintenance of the property.

Mr. Costello noted that access for 300 Grove Place is from Grove Place, not NW 2<sup>nd</sup> Avenue.

Ms. Rosenberg clarified that the board options noted the abandonment had a 100' wide ROW, the correct size is 50' wide ROW; There will be no vehicular access to Grove Place from NW 2<sup>nd</sup> Avenue, but there will be pedestrian access to the east of this ROW Abandonment.

**Board Comments**

Mr. Meiselman inquired if the City would be liable for any accident that occurred.

Mr. Bennett replied that after the abandonment the City would not be liable.

Mr. Katz asked if homeowners could install fences on their properties.

Mr. Snyder inquired about landscaping in the abandonment area.

**MOTION** to recommend **approval** to the City Commission regarding a privately initiated request to abandon a 50-foot wide portion of City-owned right-of-way adjacent to 300 Grove Place, totaling approximately 1,354 square feet, by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Section 2.4.9(B)(6) of the Land Development Regulations was made by Chris Brown and seconded by Dedrick Straghn.

**MOTION CARRIED 6-0**

**B. Abandonment of Right of Way, Old Palm Grove (File 2023-168):** Provide a recommendation to the City Commission on Resolution No. 01-25, abandoning the right of public access to Open Space Tracts OS 3, OS 4, OS 5, OS 10, OS 12, and OS 13; Old Palm Lane; Eastview Avenue, east of Old Palm Lane; and parts of Estuary Way (excluding the segment recorded in Plat Book 93, Page 129-130), as recorded in the plat of Old Palm Grove in Plat Book 99, Pages 63-67 of the Official Records of Palm Beach County. Applicant: Old Palm Grove Homeowners Association Agent: Andrea Keiser, Esq., Keiser Legal Planner: Grisel Rodriguez, Senior Planner

Grisel Rodriguez, Senior Planner entered File No. 2023-168 into the record.

**Exparte Communication**

Mitch Katz-Met with Ms. Keiser and drove by the property.

Judy Mollica-None.

Gregory Snyder-Visited the property.

Chris Brown-None.

Dedrick Straghn-None.

Jeffrey Meiselman-Met with Ms. Keiser.

**Applicant Presentation**

Andrea Keiser presented through Microsoft PowerPoint Presentation.

**Staff Presentation**

Grisel Rodriguez, Senior Planner presented it through Microsoft PowerPoint Presentation.

**Rebuttal/Cross Examination**

None.

**Public Comment**

Sharon L'Herrou – 830 Kokomo Key; Spoke in opposition of this request, noting residents of Kokomo Key use the pedestrian and bike path.

Anna Zukowski – 1631 Old Palm Lane; Spoke in favor of this request, adding that public use increases HOA responsibility.

Angela Chiara – 786 Estuary Lane; Spoke in favor of this request, citing safety of the residents.

James Shields – 11 Eastview Ave; Spoke in opposition of this request, stating relief was approved at the time of development.

Lucie Carney – 828 Eastview Ave; Spoke in favor of this request noting crime is an issue.

Howard Eisenberg – 824 Lake Ave North; Spoke in opposition of this request.

John Malooley - 1636 Old Palm Lane – Spoke in favor of this request citing concerns with crime.

Evan Widlitz – 1639 Old Palm Lane – Spoke in favor of this request and added that access to La Hacienda Park would not be impeded.

Brad Wheatley - 829 Eastview Ave – Spoke in favor of this request noting safety and crime concerns.

Lacey Burkett - 837 Eastview Ave – Spoke in favor of this request noting safety concerns.

Micheal Hawks – 860 Eastview Ave – Spoke in favor of this request stating it would improve safety, security, and welfare.

David Millege – 14 SE 4<sup>th</sup> St – Stated Miskel Backman represents The Estuary and supports this request.

Lynn Kessler – 1628 Old Palm Grove – Spoke in favor of this request and noted safety concerns.

Clare Wheatley – 829 Eastview Ave – Spoke in favor of this request and cited safety concerns.

Kyle Deluca - 1612 Old Palm Lane – Spoke in favor this request and added that the community is privately funded and shouldn't have public access.

Phillip Khouri – 833 Eastview Ave - Spoke in favor of this request and noted safety concerns.

Debra Cianciotta – 820 Eastview Ave - Spoke in favor of this request and added that most pedestrians are not accessing the park.

**Rebuttal/Cross Examination**

Ms. Keiser added that the public bike paths are not on the City's Bike Network, crime may have decreased because of the gate, and surrounding neighborhoods put an inequitable burden on Old Palm Grove.

Ms. Dasari noted the findings for granting an abandonment that there is not nor will there be a need for any the use of a right of way for any public purpose, that the abandonment does not prevent access to a lot of records, or that the abandonment will not result in detriment to access or utility services of adjacent properties.

**Board Comments**

Mr. Meiselman asked if there was a deed restriction when the property was developed in 2002.

Ms. Dasari explained the individual lots don't have access only the roads and the lots do not have a deed restriction.

Mr. Katz inquired if the proposed Bike and Pedestrian Path were part of the plan when the community was developed in 2002.

Ms. Kaiser said that in 2003 the plat was approved.

Ms. Mollica asked if the pool gate is locked.

Mr. Brown inquired if in the 1990 plan for North Federal there was a note about the connectivity in this community.

Mr. Straghn noted that the Board cannot always grant what the public wants; Board decisions are guided by the LDRs. He noted that there may be liability issues to consider.

Mr. Snyder noted the Community may not be utilizing the City of Delray Beach Police Department to its full capacity.

**MOTION** to recommend approval of Resolution No. 01-25, a privately-initiated abandonment of the right of public to the City Commission on Resolution No. 01-25, abandoning the right of public access to Open Space Tracts OS 3, OS 4, OS 5, OS 10, OS 12, and OS 13; Old Palm Lane; Eastview Avenue, east of Old Palm Lane; and parts of Estuary Way (excluding the segment recorded in Plat Book 93, Page 129-130), as recorded in the plat of Old Palm Grove in Plat Book 99, Pages 63-67 of the Official Records of Palm Beach County by finding that the Abandonment of Right-of-Way and public access easement is consistent with the adopted Always Delray Comprehensive Plan and meets the criteria set forth in the Land Development Regulations was made by Mitch Katz and seconded by Jeffrey Meiselman.

**MOTION TO APPROVE FAILED ON A VOTE OF 3-3**

## **10. LEGISLATIVE ITEMS**

**B.** Amendment to the Land Development Regulations, Corrective Amendment for AED and Bleeding Control Kits (File PZ-000128-2025): Provide a recommendation to the City Commission on Ordinance No. 21-25, a City-initiated request to amend and update Appendix A, "Definitions" of the Land Development Regulations (LDR) to remove definitions for "Automated External Defibrillator" and "Bleeding Control Kit."

Applicant: City of Delray Beach

Planner: Rebekah Dasari, AICP, Principal Planner

### **Public Comment**

None.

### **Board Comments**

None.

**MOTION** to recommend **approval** to the City Commission of Ordinance No. 21-25, a City-initiated request to amend Appendix A, "Definitions" of the Land Development Regulations (LDR) to remove definitions for "Automated External Defibrillator" and "Bleeding Control Kit," 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 Judy Mollica and seconded by Dedrick Straghn.

**MOTION CARRIED 6-0**

## **11. REPORTS AND COMMENTS**

### **A. CITY STAFF**

Ms. Dasari noted next month's meeting is Tuesday September 16, 2025. She thanked Mr. Brown and Mr. Meiselman for their time on the board and presented them with certificates.

### **B. BOARD ATTORNEY**

Mr. Bennett thanked the departing board members for their service.

### **C. BOARD COMMENTS**

Mr. Straghn, Ms. Mollica, Mr. Katz, and Mr. Snyder thanked the departing board members for their service.

Mr. Meiselman expressed his positive feelings about being on this board.

## **12. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at **8:03 pm.**

The undersigned is the Board Secretary of the Planning and Zoning Board, and the information provided herein is the Minutes of the meeting of said body for **August 25, 2025**, which were formally adopted and **APPROVED** by the Board on **December 15, 2025**.

**ATTEST:**

  
Chair

  
Board Secretary

**NOTE TO READER:** If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes of the Planning and Zoning Board. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.