

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

MEETING DATE: July 21, 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 2nd Vice Chair; Chris Brown, Judy Mollica, Dedrick Straghn, and Jeffrey Meiselman.

Members Absent: Christina Godbout

Staff Present: Daniela Vega, Staff City Attorney; Rebekah Dasari, Principal Planner; Rafik Ibrahim, Principal Planner; Amy Alvarez, Assistant Development Services Director; Grisel Rodriguez, Senior Planner; and Diane Miller, Board Secretary.

3. APPROVAL OF AGENDA

Motion to APPROVE the agenda of July 21, 2025, meeting was made by Chris Brown and seconded by Mitch Katz.

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. QUASI-JUDICIAL HEARING ITEMS

A. All County Paving (2024-173), (2024-174), and (2024-175): Provide a recommendation to the City Commission on a request for conditional use approval to allow concrete products manufacturing, including outdoor storage of aggregate materials (Resolution No. 143-25), a request for conditional use approval to allow Storage of light trucks up to, and including two-ton trucks (Resolution No. 144-25), and a request for conditional use approval to allow bulk storage of gas and oil (Resolution No. 145-25) for All County Paving located at 1180 SW 10th Street.

Address: 1180 SW 10th Street

PCN: 12434620010210040, 12434620010210032

Applicant/ Owner: GCG Real Estate Holdings LLC

Agent: Jeff Costello, AICP, FRA-RA; JC Planning Solutions, LLC

Planner: Rafik Ibrahim, Principal Planner; Amy Alvarez, Assistant Director

Rafik Ibrahim, Principal Planner, entered File No. 2024-174, 2024-174 and 2024-175 into the record.

Exparte Communication

Judy Mollica- Spoke to Jeff Costello

Mitch Katz- Spoke to Jeff Costello, Drove By

Chris Brown- Spoke to Jeff Costello

Dedrick Straghn-None

Christina Godbout-Absent

Jeffrey Meiselman-Spoke to Jeff Costello

Gregory Snyder-Visited Site

Applicant Presentation

Jeff Costello-JC Planning

Staff Presentation

Rafik Ibrahim, Principal Planner, entered the project from a Microsoft PowerPoint presentation.

Public Comments

Christina Morrison, 1000 Lowry Street. Ms. Morrison has been involved with this property since 2010. Many businesses are coming into the area, and she does not believe that there has been a negative impact from the use on the surrounding property.

Rebuttal/Cross Examination

None.

Attorney Vega clarifies contact what constitutes as exparte communication.

Board Comments

Mr. Straghn asked staff if the pending code enforcement cases are with current ownership and Mr. Ibrahim responded that they are.

Mr. Brown asked staff about their vision for this area, and air quality monitoring.

Mr. Costello commented on where the landscaping will go on the property, the installation of the drainage, paving and where the fuel storage will be located on the property.

Mr. Katz asked about the fence and landscaping on 10th Street.

Mr. Meiselman asked if a conditional use be revoked. Ms. Dasari replied that the City Commission had the authority to revoke a conditional use, if specific findings are made.

Mr. Meiselman asked about truck and employee traffic. Mr. Costello said that there was a traffic study done but not on the traffic specifically, and Mr. Randall Slide, All County Paving, responded that there are 100 full-time employees and 50 on site.

Mr. Brown asked if there could be a condition for Code Enforcement to inspect the facility every 6 months, but Attorney Vega monitoring requirements cannot be imposed.

Mr. Snyder noted that air quality and the property's appearance are the two primary items for consideration.

Outdoor Storage of Concrete Products

MOTION Move a recommendation of approval of Resolution No. 143-25, approving a conditional use request to allow outdoor storage of concrete products pursuant to LDR Section 4.4.20(D)(3) by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.6(A)(5), and the Land Development Regulations with the condition that the hedge is place on the outside of the north perimeter fence per the LDR's made by Mitch Katz and seconded by Judy Mollica.

MOTION CARRIED 6-0

Truck Storage

MOTION Move a recommendation for approval of Resolution No. 144-25, approving the conditional use request to allow truck storage pursuant to LDR Section 4.4.20(D)(2) by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.6(A)(5), and the Land Development Regulations with the condition that the hedge is placed on the outside of the north perimeter fence per the LDR's made by Mitch Katz and seconded by Judy Mollica.

MOTION CARRIED 6-0

Fuel Storage

MOTION Move a recommendation of approval of Resolution No. 145-25, approving the conditional use request to allow fuel storage pursuant to LDR Section 4.4.20(D)(2) by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.6(A)(5), and the Land Development Regulations with the condition that the hedge is place on the outside of the north perimeter fence per the LDR's made by Mitch Katz and seconded by Judy Mollica.

MOTION CARRIED 6-0

B. Comprehensive Plan Text Amendment (File No. 2025-067): Provide a recommendation to the Planning and Zoning Board on Ordinance No. 08-25, a privately initiated amendment to the Always Delray Comprehensive Plan, by adopting a text amendment to the Historic Preservation Element and Neighborhoods, Districts, and Corridors Element to support adaptive reuse of historic places of worship as a residential use.

Applicant/ Owner: 200 SE 7th Ave, LLC

Agent: Jeff Costello, JC Planning Solutions

Planner: Rebekah Dasari; Principal Planner

C. Amendment to the Land Development Regulations (File No. 2025-066): Provide a recommendation to the Planning and Zoning Board on Ordinance No. 07-25, a privately initiated amendment to Section 4.4.21, "Community Facilities (CF) Zone District" of the Land Development Regulations to allow adaptive reuse of historic places of worship as a residential use by establishing it as a principal use category and to adopt regulations for the use, and by amending Appendix A - "Definitions" to adopt definitions Places of Worship and Historic Places of Worship.

Applicant/ Owner: 200 SE 7th Ave, LLC

Agent: Jeff Costello, JC Planning Solutions

Planner: Rebekah Dasari, Principal Planner

Rebekah Dasari, Principal Planner entered Item 8.B (File No. 2025-067) and Item 8.C (File No. 2025-066) into the record, for a combined presentation.

Exparte Communication

None.

Applicant Presentation

Jeff Costello, JC Planning

Staff Presentation

Rebekah Dasari, Principal Planner, presented the project from a Microsoft PowerPoint presentation.

Public Comments

None.

Rebuttal/Cross Examination

None.

Board Comments

Mr. Brown asked if this text amendment was to support the preservation of historic buildings.

Mr. Straghn mentioned that historic churches are open to the public. At the moment we need more buildings taken away from the public. Currently we use this church as a

museum.

Mr. Katz commented that he was in favor of adaptive re-use but to eliminate churches only in this area.

Ms. Mollica concurred with Mr. Katz.

Mr. Snyder asked if this church is being used as a museum now and the board answered yes. He asked what the procedure would be to convert the church to a private residence. A Certificate of Appropriateness with approval from the Historic Preservation Board would be required.

Comprehensive Plan Text Amendment

MOTION Move a recommendation of approval of Ordinance No. 08-25, a privately initiated amendment to the Always Delray Comprehensive Plan, by adopting a text amendment to the Historic Preservation Element and Neighborhoods, Districts, and Corridors Element to support adaptive reuse of historic places of worship as a residential use, finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the applicable criteria set forth in the Land Development Regulations made by Judy Mollica and seconded by Mitch Katz.

MOTION CARRIED 5-1, with Detric Straghn dissenting.

Amendment to the LDR, Ord. No 07-25 - File No. 2025-066

MOTION Move a recommendation of approval of Ordinance No. 07-25, a privately initiated amendment to Section 4.4.21, "Community Facilities (CF) Zone District" of the Land Development Regulations to allow adaptive reuse of historic places of worship as a residential use by establishing it as a principal use category and to adopt regulations for the use, and to adopt definitions Places of Worship and Historic Places of Worship in Appendix A – "Definitions." made by Mitch Katz and seconded by Judy Mollica.

MOTION CARRIED 5-1, with Detric Straghn dissenting.

9. REPORTS AND COMMENTS

A. CITY STAFF

Ms. Dasari provided the updated August and September 2025 meeting dates.

B. BOARD ATTORNEY

No comments.

C. BOARD COMMENTS

Chris Brown-Would like to see stronger regulations for historic properties.

Jeffrey Meiselman-Would like to know why we are in financial deficiency.

Gregory Snyder-There seems to be an issue with applicants coming in for forgiveness or beginning projects without permits.

11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at **7:00 pm.**

Minutes of the July 21, 2025, Planning and Zoning Board

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 **July 21, 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.