



Cover Memorandum/Staff Report

File #: 25-1535

Agenda Date: 12/1/2025

Item #: 6.G.1.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: December 1, 2025

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM NOVEMBER 17, 2025 THROUGH NOVEMBER 24, 2025.

Recommended Action:

By motion, receive and file this report for actions on development application requests from November 17, 2025 through November 24, 2025.

Background:

This report is the method of informing the City of Delray Beach ("City") City Commission of actions taken on site plan applications either by a City board or by the Development Services Director via administrative approval, which may be appealed by the City Commission, pursuant to Land Development Regulations (LDR) Section 2.1.3(F), Appealable Reports of Board Actions, and Section 2.4.10(A)(5)(b-c), Site Plan Applications. Administratively approved site plan applications are limited to fully code compliant Level 2 applications.

A staff report, along with associated exhibits and/or plans, provides a thorough description and analysis of each request. Items that appeared on a board's agenda that are not listed below were not acted on by the board (i.e. continued with direction) or received a recommendation to the City Commission for final action.

Planning and Zoning Board

Meeting Date: November 17, 2025

1. 14145 South Military Trail -Conklin Car Wash (2025-109 & 2025-110)

Request: Conditional Use (Resolution No. 210-25) and Level 4 Site Plan Application with Architectural Elevations and Landscape Plan.

Public Comment: The public expressed concern regarding the suitability of a car wash at this location; incompatibility of the use with the surrounding residential neighborhood; negative impacts on neighborhood character and overall quality of life; increased noise associated with vehicular queuing and car wash operations; traffic impacts along Conklin Drive and South Military Trail, including exacerbation of existing safety issues at the adjacent intersection; and inadequate mitigation of noise and operational impacts by the proposed wall and landscape buffering.

Board Comment: The Board found that the request is inconsistent with the Comprehensive Plan and does not meet the applicable criteria in the Land Development Regulations. The Board determined that the proposed car wash is incompatible with adjacent residential uses and that the

operational attributes, including noise, lighting, traffic generation, and hours of operation, would result in adverse impacts to nearby properties. The Board concluded that these impacts could not be sufficiently mitigated through the proposed site design or buffering.

Board Action: Denied by a vote of 5 to 2.