

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

**MEETING DATE:** October 20, 2025

**MEETING PLACE:** City Commission Chambers

**1. CALL TO ORDER**

This meeting was called to order by Gregory Snyder at 5:03 pm.

**2. ROLL CALL**

A quorum was present at call to order.

**Members Present:** Gregory Snyder, Chair, Jim Chard 2<sup>nd</sup> Vice Chair; Price Patton, Vice Chair; Mitch Katz; Judy Mollica; Dedrick Straghn and Roger Cope.

**Members Absent:** None.

**Staff Present:** Anthea Gianniotas, Development Services Director; Daniela Vega, Assistant City Attorney; Rebekah Dasari, Principal Planner; Barbara Pinkston, Senior Planner; Julian Gdaniec, Senior Planner; Susana Rodrigues, Senior Planner; Rafik Ibrahim, Principal Planner; and Diane Miller, Board Secretary.

**3. APPROVAL OF AGENDA**

Motion to APPROVE the amended agenda of October 20, 2025, meeting was made by Mitch Katz and seconded by Judy Mollica.

**MOTION CARRIED 7-0**

**4. MINUTES**

Motion to APPROVE the Minutes for March 17, 2025; April 21, 2025; May 19, 2025; and June 16, 2025, was made by Mitch Katz and seconded by Judy Mollica.

**MOTION CARRIED 6-1 with Price Patton dissenting**

**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. Delray Hyundai Genesis (File No. 2025-065):** Consideration of a Level 3 Site Plan Application with Architectural Elevations and Landscape Plan for an approximately 167,000 square foot full-service automotive dealership.

Address: 2612 - 2650 N Federal Highway

PCN: 12-43-46-04-08-000-0160 + 12-43-46-04-08-000-0142

Applicant / Property Owner: ABC JS Auto Imports, LLC

Agent: Covelli Design Associates

Planner: Julian Gdaniec, Senior Planner

Julian Gdaniec, Senior Planner, entered File No. 2025-065 into the record.

### **Ex Parte Communication**

Roger Cope-emailed with applicant.

Judy Mollica-None.

Dedrick Straghn-None.

Price Patton-Drove by the site.

Jim Chard- Drove by the site.

Mitch Katz- Drove by the site and spoke with the applicant and Mayor Carney.

Gregory Snyder- Drove by the site.

### **Applicant Presentation**

Christina Bilenki of Miskel Backman presented the applicant request.

### **Staff Presentation**

Julien Gdaniec, Senior Planner, presented an overview and analysis of the request.

### **Public Comments**

Ingrid Kennemer – 760 SE 5<sup>th</sup> Ave, spoke in favor of the project, but noted concerns regarding screening for sound and limiting light pollution.

### **Rebuttal/Cross Examination**

Neal DeJesus, applicant, noted they will utilize a new inventory control system which marks the vehicle locations in a computer and will negate the need to use key fobs, cars will be in numbered spot, and the lighting plan complies with City regulations.

### **Board Comments**

Mr. Cope spoke in favor of the project and screening the east elevation.

Ms. Bilenki stated Hyundai Genesis has specific requirements for franchise locations.

Mr. Covelli spoke on the landscape plan and identified the screening measures presented.

Ms. Mollica spoke in support of this project.

Mr. Straghn inquired about the City Standards for the lighting.

Mr. Patton asked if there would be light poles on the 4<sup>th</sup> floor of the proposed building.

Ms. Bilenki answered that there would be no light poles and lighting will be on the walls.

Mr. Chard inquired if the car pads were elevated and asked about the drainage plan and fire protection plan.

Mr. Katz asked about the parking plan.

Mr. Snyder spoke in support of this project and noted his desire for more screening.

**MOTION to approve, as amended** a Level 3 Site Plan Application request for **2612 – 2650 N Federal Hwy**, including Architectural Elevations and Landscape Plan, to construct an approximately 167,000 sq. ft. full-service automotive sales use, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan, **subject to conditions** that the applicant request from Hyundai the ability to glaze 6 window bays at the rear of the property and if Hyundai denies the request the applicant supplies written notice to Staff and the project be approved as presented today, was made by Mitch Katz and seconded by Jim Chard.

**MOTION CARRIED 7-0**

**B. Kia Delray (File No. 2024-259):** Provide a recommendation to the City Commission on a Level 4 Site Plan Modification, including Architectural Elevations and Landscape Plan, for Delray Kia to demolish the existing building and construct a two-story dealership with a three-story parking garage to the rear, associated with two waivers to: (1) reduce the required number of bicycle showers, and (2) reduce the required setback of the rear wall.

Address: 2255 South Federal Highway

PCN: 12-43-46-28-07-021-0010

Applicant/ Owner: Myers Auto Group DK LLC

Agent: Mike Troxell, Thomas Engineering

Planner: Susana Rodrigues, Senior Planner

Susana Rodrigues, Senior Planner, entered File No. 2024-259 into the record.

### **Ex Parte Communication**

Roger Cope-None.

Judy Mollica-Visited the site.

Dedrick Straghn-None.

Price Patton-Drove by both sides of the site.

Jim Chard-None.

Mitch Katz-Drove by both sides of the site and talked to residents.

Gregory Snyder-Drove by both sides of the site.

### **Applicant Presentation**

Christina Bilenki of Miskel Backman presented the applicant request.

### **Staff Presentation**

Susana Rodrigues, Senior Planner, presented an overview and analysis of the request.

**Public Comments**

None.

**Rebuttal/Cross Examination**

None.

**Board Comments**

Mr. Katz inquired about the landscape plan and drainage plan.

Ms. Bilenki stated the existing landscaping will be improved and she was not aware of drainage issues on Florida Blvd.

Mr. Chard asked about the use of native ground cover and noted his support for the use of native plants and trees. He asked about the reduction of loading bays from 3 to 1.

Ms. Bilenki answered that the use only needs one.

Mr. Chard noted massing and building height.

Mr. Patton stated his concerns with the height and façade articulation.

The Board discussed the requirement for showers.

Mr. Cope spoke in support of this project.

Mr. Snyder commented on the possibility of light pollution.

**MOTION** to recommend to the City Commission **approval** of a Level 4 Site Plan Modification, with Architectural Elevations and Landscape Plan, for Kia Delray to demolish the existing building at 2255 South Federal Highway and construct a two-story dealership with a three-story parking garage to the rear, and two associated waivers to (1) reduce the required number of bicycle showers, and (2) reduce the required setback of the rear wall, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan, with the condition that Kia maintain the landscaping on the east side of the property, was made by Mitch Katz and seconded by Judy Mollica.

**MOTION CARRIED 6-1 with Price Patton dissenting**

**C.** 466-506 NE 5th Avenue, at 466-506 NE 5th Avenue - Architectural Design Style (File No. 2025-058): Provide a recommendation to the City Commission regarding the utilization of the Masonry Modern architectural style within the Central Business District (CBD), pursuant to LDR Section 4.4.13(F)(3)(e), Appropriate Architectural Styles.

Address: 466-506 NE 5th Avenue

PCNs: 12-43-46-09-33-001-0020, 12-43-46-09-33-001-0010, 12-43-46-09-24-000-0061, and 12-43-46-09-24-000-0062

Applicant / Property Owner: LANDBIZ, LLC/INTERLOC PROPERTIES, LLC Authorized

Agent: Peter Harrigan, INTERLOC PROPERTIES, LLC,

Project Planner: Rafik Ibrahim, AICP, Principal Planner

Rafik Ibrahim, Principal Planner, entered File No. 2025-058 into the record.

### **Ex Parte Communication**

Roger Cope-Drove by the site.  
Judy Mollica-Drove by the site.  
Dedrick Straghn-Drove by the site.  
Price Patton-None.  
Jim Chard-None.  
Mitch Katz-Drove by the site.  
Gregory Snyder-Drove by the site.

### **Applicant Presentation**

Jaime Mayo of H&M Architecture presented the applicant request.

### **Staff Presentation**

Rafik Ibrahim, Principal Planner, presented an overview and analysis of the request.

### **Public Comments**

None.

### **Rebuttal/Cross Examination**

Mr. Ibrahim clarified that Staff received this application in June.

### **Board Comments**

Mr. Cope clarified that the board is recommending approval for the Architectural Design Style as well as that the project presented fits within that Design Style.  
Mr. Ibrahim replied in the affirmative.  
Ms. Mollica spoke in favor of this project.  
Mr. Patton echoed the concerns of Mr. Cope.  
Mr. Chard noted there could be more shade.  
Mr. Katz noted the loss of commercial space.

**MOTION** to recommend **approval** to allow the utilization of a Masonry Modern Architectural Style on a proposed four-story mixed-use development within the Central Business District (CBD) at 466-506 NE 5<sup>th</sup> Avenue, pursuant to Land Development Regulations **(LDR) Section 4.4.13(F)(3)(e), Appropriate Architectural Styles**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations was made by Jim Chard and seconded by Roger Cope.

**MOTION CARRIED 5-2 with Mitch Katz and Judy Mollica dissenting.**

## **9. LEGISLATIVE ITEMS**

**A.** Amendment to the Land Development Regulations, Light Industrial Zoning District (File No. PZ-000050-2025): Provide a recommendation to the City Commission on Ordinance No. 27-25, a privately-initiated amendment to the Land Development Regulations (LDR), amending Section 4.4.26, "Light Industrial (LI) Zone District," Subsection (B) to add service industry uses as a Principal Use and Subsection (D) to add Gun Range (Indoor) as a conditional use; amending Section 4.3.3, "Special Requirements for Specific Uses," Subsection (KK), "Reserved", to adopt regulations governing "Gun Range (Indoor)"; and

amending Appendix A, "Definitions," to adopt a definition of Gun Range (Indoor).

Applicant/ Owner: Wallace Drive LLC

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

Planner: Barbara Pinkston; Senior Planner

Barbara Pinkston, Senior Planner, entered File No. PZ-000050-2025 into the record.

### **Applicant Presentation**

Neil Schiller of GLG presented the applicant request.

### **Staff Presentation**

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

### **Public Comments**

None.

### **Board Comments**

Mr. Katz inquired if Staff found nearby municipalities have distance separation requirements.

Ms. Pinkston replied that Boynton Beach, Lake Worth and Palm Beach County did have distance requirements.

Mr. Chard asked if the proposed gun range would be used primarily by police.

Mr. Patton inquired why the applicant does not open a gun range in a zoning district that allows them.

Mr. Straghn noted his dissatisfaction with the location of this project.

Ms. Mollica stated the Police Department already has a training facility and gun range.

Mr. Cope noted his support for this project.

Mr. Snyder said there should be separation of 500 feet from schools, churches, and parks, and there should be set hours of operation. He noted concerns with noise levels.

**MOTION** to Recommend **approval** to the City Commission of Ordinance No. 27-25, **as amended**; amending Article 4.4, "Base Zoning District", Article 4.3, "District Regulations, General Provisions", and Appendix A, "Definitions" finding that the amendment, as amended, and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations, amended to add that gun ranges will not be within 500' of any school park or church, and suggested that sound detected at property line should be at or less than 60 decibels was made by Gregory and seconded by Roger Cope.

**MOTION DENIED 3-4 with Price Patton, Dedrick Straghn, Jim Chard, and Judy Mollica dissenting.**

## **10. REPORTS AND COMMENTS**

### **A. CITY STAFF**

Ms. Dasari noted the next meeting dates are November 17, 2025, and December 15, 2025.

### **B. BOARD ATTORNEY**

Ms. Vega noted, regarding Board comments about the tax impact of commercial uses being replaced by residential uses, should be made during Board comments, rather than relative to a specific project under review unless it is relevant to that item.

### **C. BOARD COMMENTS**

Ms. Mollica noted that Staff should look into adding more requirements to the MIC zoning district in regard to the Gun Range use.

Mr. Snyder suggested a moratorium on the use of Masonry Modern architecture.

## **11. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at **9:50 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 **October 20, 2025**, which were formally adopted and APPROVED by the Board on\_\_\_\_\_.

**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.