



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, October 20, 2025

5:01 PM

Commission Chamber

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. March 17, 2025

Attachments: [Minutes \(DRAFT\)](#)

B. April 21, 2025

Attachments: [Minutes \(DRAFT\)](#)

C. May 19, 2025

Attachments: [Minutes \(Draft\)](#)

D. June 16, 2025

Attachments: [Minutes \(DRAFT\)](#)

5. SWEARING IN OF THE PUBLIC

6. COMMENTS FROM THE PUBLIC

(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. Delray Hyundai Genesis (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

Attachments:

[Staff Report - Delray Hyundai Genesis](#)

[Applicant Justification Statement - Delray Hyundai Genesis](#)

[Open Space Exhibits - Delray Hyundai Genesis](#)

[Survey - Delray Hyundai Genesis](#)

[Site Plan - Delray Hyundai Genesis](#)

[Architectural Plans - Delray Hyundai Genesis](#)

[Landscape Plans - Delray Hyundai Genesis](#)

[Tree Disposition Plan - Delray Hyundai Genesis](#)

[Civil Plans - Delray Hyundai Genesis](#)

[Photometric Plans - Delray Hyundai Genesis](#)

[Loading Demand Statement - Delray Hyundai Genesis](#)

[TPS letter - Delray Hyundai Genesis](#)

- B.** Kia Delray (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

Attachments: [Staff Report, Kia Delray](#)
[Survey, Kia Delray](#)
[Civil Engineering Plans, Kia Delray](#)
[Architecture Set, Kia Delray](#)
[Landscape Set, Kia Delray](#)
[Arborist Report, Kia Delray](#)
[Photometric Set, Kia Delray](#)
[Project Narrative, Kia Delray](#)
[Shower Waiver Justification Statement, Kia Delray](#)
[Wall Waiver Justification Statement, Kia Delray](#)
[TPS Letter, Kia Delray](#)

- C.** 466-506 NE 5th Avenue, at 466-506 NE 5th Avenue - Architectural Design Style (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, Principal Planner, AICP

Attachments: [Staff Report, 466 – 506 NE 5th Avenue](#)
[Architectural Design, 466 – 506 NE 5th Avenue](#)
[Renderings, 466 – 506 NE 5th Avenue](#)
[Appropriateness Narrative, 466 – 506 NE 5th Avenue](#)

9. LEGISLATIVE ITEMS

- A. Amendment to the Land Development Regulations, Light Industrial Zoning District (File 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

Attachments: [Staff Report, Ordinance No. 27-25](#)
[Ordinance No. 27-25](#)
[Applicant Justification Letter](#)
[Excerpt: NRA Indoor Range Operations and Maintenance](#)

10. REPORTS AND COMMENTS

- A. Staff Comments
- B. Board Attorney Comments
- C. Board Comments

11. ADJOURN

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.