

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

MEETING DATE: December 15, 2025

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

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

2. ROLL CALL

A quorum was present at call to order.

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

Members Absent: None.

Staff Present: Daniela Vega, Staff Assistant City Attorney; Rebekah Dasari, Principal Planner; Alexis Rosenberg, Senior Planner; Grisel Rodriguez, Senior Planner; Rafik Ibrahim, Principal Planner; and Diane Miller, Board Secretary.

3. APPROVAL OF AGENDA

Motion to APPROVE the amended agenda of December 15, 2025, meeting was made by Mitch Katz and seconded by Jim Chard.

MOTION CARRIED 7-0

4. MINUTES

Motion to APPROVE the minutes of July 21, 2025, and August 25, 2025, meetings were made by Mitch Katz and seconded by Jim Chard.

MOTION CARRIED 7-0

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. 24-Hour or Late-Night Use, JFK Medical Center Freestanding Emergency Department (File PZ-000234-2025): Provide a recommendation to the City Commission regarding a Conditional Use request to allow the establishment of a 24-Hour or Late-Night Use (Freestanding Emergency Department) at 3921 West Atlantic Avenue. (PUBLIC HEARING)

Address: 3921 West Atlantic Avenue

PCN: 12-43-46-18-33-001-0000

Applicant/Owner: JFK Medical Center Limited Partnership

Agent: John Roach, AICP; Gunster

Planner: Rebekah Dasari, AICP

Rebekah Dasari, Principal Planner, entered File No. PZ-000234-2025 into the record.

Ex Parte Communication

Roger Cope-Emailed Public Comment.

Judy Mollica-None.

Dedrick Straghn-None.

Price Patton-Phone call with tenant

Jim Chard-Spoke to neighbor.

Mitch Katz- Phone call with tenant, emails on server, and drove by.

Gregory Snyder-Drove by, virtual meeting with the applicant, and spoke with neighbors.

Applicant Presentation

John Roach and Brian Seymour of Gunster presented the applicant request.

Staff Presentation

Rebekah Dasari, Principal Planner, presented an overview and analysis of the request.

Public Comments

Andrew Speranzini spoke on behalf of High Point and expressed the residents' concerns regarding noise and light.

Lori Vinikoor spoke in opposition of this project stating it's not appropriate for the area.

Gale Kennedy spoke objecting to this project stating concerns over compatibility, buffering, and noise.

Craig Spodak spoke in favor of the request.

Dr. Eric Lieberman, a physician at Delray Medical Center, spoke in opposition of this project and clarified Delray Medical Center's low wait times.

Heather Havericak, CEO of Delray Medical Center, spoke in resistance to this project citing concerns with patient confusion over the appropriate facility to seek treatment at for a time-sensitive medical emergency.

Barbara Milano spoke in opposition to this project, noting noise and light concerns.

Brian Roney spoke objecting to this project, citing traffic and security concerns.

Linda Tartaglia spoke in opposition to this project noting noise concerns.

Richard Gigliota spoke objecting to this project.

Rebuttal/Cross Examination

Mr. Seymour explained the trip count and expressed desire to continue to work on buffering and lighting.

Board Comments

Mr. Katz and Mr. Snyder asked for clarification regarding this request.

Ms. Dasari explained the approval or denial is for the 24-hour Conditional Use, not a site plan, but conditions can be applied on a future site plan relative to the use.

Mr. Katz noted the area may not be appropriate for the use.

Mr. Chard inquired if the Ambulance entrance could be placed on the opposite side of the building.

Mr. Seymour stated he would have to confirm with the architect.

Break – 6:10pm-6:18pm

Ms. Vega announced that incomplete findings were included in the Staff report; the applicant requested to defer to the February 23rd Planning and Zoning Board Meeting.

MOTION to defer the request for JFK Medical Center Freestanding Emergency Department to allow a 24-Hour of Late-Night Business (Freestanding Emergency Department) at the property located at 3921 West Atlantic Avenue, to February 23, 2026, meeting was made by Price Patton and seconded by Judy Mollica.

MOTION CARRIED 6-1 with Jim Chard dissenting

B. Delray Corporate Centre, Land Use Map Amendment (PZ-172-2025) and Rezoning (PZ-174-2025): Provide a recommendation to the City Commission on Ordinance No. 05-26, a privately-initiated request for a small scale Land Use Map Amendment (LUMA) from Congress Avenue Mixed Use (CMU) to Commerce (CMR), and Ordinance No. 04-26, a privately initiated rezoning request from Mixed Residential, Office, and Commercial (MROC) to Mixed Industrial and Commercial (MIC) for three parcels totaling 7.6 acres located at 2855, 2875, and 2905 South Congress Avenue. (PUBLIC HEARING)
Agent: Christina Bilenki, Esq. and Damian Brink, Miskel Backman, LLP

Planner: Alexis Rosenberg, Senior Planner

Alexis Rosenberg, Senior Planner, entered File No. PZ-172-2025 and File No. PZ-174-2025 into the record.

Ex Parte Communication

Roger Cope-None.

Judy Mollica-None.

Dedrick Straghn-None.

Price Patton-Drove by the site. Noted that his office was previously located in one of the buildings.

Jim Chard-None.

Mitch Katz-Drove by the site.

Gregory Snyder-Drove by the site.

Applicant Presentation

Christina Bilenki of Miskel Backman LLP presented the applicant request.

Staff Presentation

Alexis Rosenberg, Senior Planner, presented an overview and analysis of the request.

Public Comments

None.

Rebuttal/Cross Examination

None.

Board Comments

Mr. Chard inquired if this request consists of spot zoning or single use zoning.

Ms. Rosenberg noted that staff considered this, but because the request is applied to multiple parcels and the requested zoning addresses issues identified along the corridor, the request is not considered spot zoning.

Mr. Katz inquired if the current zoning could utilize the Live Local act.

Ms. Dasari explained that the zoning change would allow for a Live Local Act development, but the MROC zoning standards are applied to any Live Local development, so residential is possible under the existing or proposed zoning, but with the proposed zoning additional uses are allowed.

The Board spoke in favor of the request.

MOTION to recommend approval to the City Commission of Ordinance No. 05-26, a privately-initiated small-scale Land Use Map Amendment from Congress Avenue Mixed Use (CMU) to Commerce (CMR) for a 7.6-acre property located at 2855, 2875, and 2905 South Congress Avenue, 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 was made by Judy Mollica and seconded by Jim Chard.

MOTION CARRIED 7-0

MOTION to recommend approval to the City Commission of Ordinance No. 04-26, a privately-initiated rezoning from Mixed Residential, Office, and Commercial (MROC) to Mixed Industrial and Commercial (MIC) for a 7.6-acre property located at 2855, 2875, and 2905 South Congress Avenue, finding that the request 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 Dedrick Straghn.

MOTION CARRIED 7-0

C. Silverball Museum (2025-203): Modification of Conditional Use (Commercial Recreation) located at 19 NE 3rd Avenue. (PUBLIC HEARING)

Address: 19 NE 3rd Avenue

Owner: ZI REALTY, LLC

Applicant: Silverball Museum, LLC

Agent: Betsy Chavez, JSR Design Group, Inc.

Planner: Grisel Rodriguez, Senior Planner

Grisel Rodriguez, Senior Planner, entered File No. 2025-203 into the record.

Ex Parte Communication

Roger Cope-None.

Judy Mollica-None.

Dedrick Straghn-None.

Price Patton-None.

Jim Chard-None.

Mitch Katz-Visited the site in the past but not in relation to this project.

Gregory Snyder-Visited the site.

Applicant Presentation

John Reeve of JSR Design Group presented the applicant request.

Staff Presentation

Grisel Rodriguez, Senior Planner, presented an overview and analysis of the request.

Public Comments

None.

Rebuttal/Cross Examination

None.

Board Comments

Ms. Mollica, Mr. Cope, Mr. Straghn, & Mr. Patton, spoke in favor.

Mr. Chard inquired about the need for an additional parking space.

Ms. Dasari noted the expansion is so minimal they're exempt from providing more parking spaces.

Mr. Katz spoke in favor of this project and the addition of more bathrooms.

Mr. Snyder spoke in favor of adding pool tables.

MOTION to approve the request to modify a Conditional Use approval for the Silverball Museum located at 19 NE 3rd Avenue to allow the interior expansion of 874 square feet of Commercial Recreation use, finding that the request is consistent with the Land Development Regulations and the policies of the Comprehensive Plan were made by Mitch Katz and seconded by Price Patton.

MOTION CARRIED 7-0

D. The Link (File No. 2024-228): Consideration of a Level 3 Site Plan application with Architectural Elevations and Landscape Plan for The Link, a four-story, 10-unit multifamily residential building at 202 NE 6th Avenue.

Address: 202 NE 6th Avenue PCN: 12-43-46-16-01-106-0190

Owner: Downtown Sixth Avenue, LLC

Agent: Bonnie Miskel Esq. and Christina Bilenki Esq., Miskel Backman, LLP

Planner: Rafik Ibrahim, Principal Planner and Alexis Rosenberg, Senior Planner

Rafik Ibrahim, Principal Planner, entered File No. 2024-228 into the record.

Ex Parte Communication

Roger Cope-None.

Judy Mollica-None.

Dedrick Straghn-None.

Price Patton-None.

Jim Chard-Visited the site.

Mitch Katz-None.

Gregory Snyder-Visited the site.

Applicant Presentation

Christina Bilenki of Miskel Backman LLP presented the applicant request.

Staff Presentation

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

Public Comments

None.

Rebuttal/Cross Examination

None.

Board Comments

Mr. Chard inquired about the scoring patterns

Mr. Ibrahim explained it's appropriate to add more windows on the north side of a building but on this project, it faces the neighbors.

Mr. Patton spoke in favor of the aesthetic changes.

Mr. Cope spoke in favor of this project.

Ms. Mollica asked about the demand statement to waive providing a loading zone.

Mr. Ibrahim added that with the approval of this application the board would be approving the waiving of the loading zone.

Mr. Straghn, Mr. Katz and Mr. Snyder spoke in favor of the banding and aesthetic changes.

MOTION approve a Level 3 Site Plan with Architectural Elevations and Landscape Plan for the Link, a four-story multifamily residential building, consisting of 10 residential condominium units at 202 NE 6th Avenue, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations was made by Dedrick Straghn and seconded by Jim Chard.

MOTION CARRIED 7-0

9. LEGISLATIVE ITEMS

A. West Atlantic Master Plan Update: Recommend adoption of the 2025 update to the West Atlantic Master Plan (A.K.A. The SET Transformation Plan), in substantially the attached form, by the City of Delray Beach City Commission.

Requesting Entity: Delray Beach Community Redevelopment Agency, Renée A. Jadusingh, Executive Director

Rebekah, Dasari, Principal Planner, entered the item into the record.

Staff Presentation

Rene Jadusingh, Executive Director of the CRA, presented an overview and analysis of the legislative item.

Board Comments

Mr. Cope spoke in favor of this item and expressed a desire to see more focus on Historic Preservation.

Ms. Mollica spoke in favor of this item.

Mr. Straghn thanked the CRA for listening to the community and commented positively on this item.

Mr. Straghn left the meeting at 8:08 pm.

Mr. Patton spoke favorably about this item and echoed Mr. Cope's desire to see more Historic areas.

Mr. Chard inquired what the SET Transformation Plan says about Frog Alley.

Ms. Jadusingh answered the Plan doesn't mention Historic Districts specifically.

Mr. Katz spoke positively about the SET Plan.

Mr. Snyder spoke in favor of this plan modifications.

MOTION to recommend approval to the City Commission of the West Atlantic Neighborhood Plan Update, finding that the proposed plan is consistent with the Goal, Objectives, and Policies of the Comprehensive Plan.

MOTION CARRIED 6-0

10. REPORTS AND COMMENTS

A. CITY STAFF

Ms. Dasari noted the next meeting dates are January 26, 2026, and February 23, 2026.

B. BOARD ATTORNEY

None.

C. BOARD COMMENTS

Mr. Patton inquired if there could be meetings twice a month to prevent long agendas.

11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at **8:08 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 **December 15, 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.