

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

**MEETING DATE:** June 16, 2025

**MEETING PLACE:** City Commission Chambers

**1. CALL TO ORDER**

The meeting was called to order by Daniela Vega, Staff Assistant City Attorney at 5:14 pm.

**2. ROLL CALL**

A quorum was present at call to order.

**Members Present:** Mitch Katz 2<sup>nd</sup> Vice Chair; Chris Brown; Judy Mollica, Dedrick Straghn, Christina Godbout and Jeffrey Meiselman.

**Members Absent:** Gregory Snyder, Chair.

**Staff Present:** Daniela Vega, Staff Assistant City Attorney; Rebekah Dasari, Principal Planner; Rafik Ibrahim, Principal Planner; Suzie Rodrigues, Senior Planner; Alexia Howald, Senior Planner; and Diane Miller, Board Secretary.

**3. APPROVAL OF AGENDA**

Motion to APPROVE the agenda of June 16, 2025, meeting was made by Mitch Katz and seconded by Judy Mollica.

**MOTION CARRIED 6-0**

**4. ELECTION OF OFFICER**

Daniela Vega, Staff Assistant City Attorney, announced that the next item on the agenda will be Election of Officer and explained the process of electing officers.

Motion made by Chris Borwn to nominate Judy Mollica as 2nd Vice Chair and seconded by Christina Godbout.

**Motion Carried 6-0**

**5. MINUTES**

Motion to APPROVE the minutes of February 24, 2025, meeting was made by Dedrick Straghn and seconded by Mitch Katz.

**MOTION CARRIED 6-0**

## **6. SWEARING IN OF THE PUBLIC**

Judy Molica, Vice 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.

## **7. COMMENTS FROM THE PUBLIC**

None.

## **8. PRESENTATIONS**

None.

## **9. QUASI-JUDICIAL HEARING ITEMS**

**A. The Maxwell (2023-196):** Provide a recommendation to the City Commission on a Level 4 Site Plan application for a four-story, 45,247 square-foot mixed-use building at 306 NE 2nd Street, known as The Maxwell, including Architectural Elevations; a Landscape Plan, with an associated landscape waiver to the required five-foot perimeter landscape strip; and a determination of adequacy for reduction of required off-street loading.

Address: 306 NE 2nd Street PCN: 12-43-46-16-01-090-0250

Applicant/ Owner: GS Deerfield LLC Agent: Jon Kinsman, jonk@vapgroup.com

Planner: Alexia Howald, Senior Planner, howalda@mydelraybeach.com.

Susana Rodrigues, rodriguess@mydelraybeach.com

Alexia Howald, Senior Planner, entered File No. 2023-196 into the record.

### **Exparte Communication**

Judy Mollica- None.

Mitch Katz- Drove by.

Chris Brown- None.

Dedrick Straghn-Drove by.

Christina Godbout-None.

Jeffrey Meiselman-None.

### **Applicant Presentation**

John Kinsman, Van Arnem Group

Peggy Fitzgerald, Netta Architects

### **Staff Presentation**

Alexia Howald, Senior Planner, entered the project from a Microsoft PowerPoint presentation.

### **Public Comments**

None.

### **Rebuttal/Cross Examination**

John Kinsman clarified, regarding the traffic plan, that the roads will not be closed for 2 months. There will be paving and repaving on NE 2<sup>nd</sup> but it will be approximately 3-4 days.

Carter Van Moris, Van Arnhem Group provided comments on the building and street design on Railroad Street, and how the parking lot to the north of the project could accommodate deliveries.

Rafik Ibrahim, Principal Planner noted that staff does not anticipate any issues with road closures associated with the project.

Daniela Vega commented that road closures are not relevant discussion for the Board decision at this meeting.

### **Board Comments**

Mr. Straghn spoke about his concern about the loading on Railroad Street. The project needs (2) loading docks, and the street is sharing the area with Ocean City Lofts and there is a lot of traffic in that area.

Mr. Meiselman notes that there will be a condo association, and the loading areas can be managed through it.

Mr. Brown said that he is familiar with the area and the site, and has no problem with the project.

Mr. Katz asked for clarification that this property is mixed use. He commented that the applicant said there were plans for a restaurant, but is there a restriction if a new condo association was to take over.

Mr. Meiselman asked if there are any rental restrictions. Ms. Van Moris replied that she believes it will be more of a stable community with long-term owner occupants.

Ms. Godbout noted the quality of the design.

Ms. Mollica asked if the loading zoning can be across the street from the building. Ms. Fitzgerald said that the parking lot is the minimal width to have bi-directional access to all the parking spaces.

**MOTION** Move to recommend to the City Commission approval of a Level 4 Site Plan Application including Architectural Elevations and a Landscape Plan, to construct a 45,247 square-foot mixed-use building known as The Maxwell, including a landscape waiver to the 5-foot perimeter landscape strip and a determination of adequacy for off-street loading requirement associated with the development located at 306 NE 2nd Street, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan. criteria set forth in the Land Development Regulations made by Mitch Katz and seconded by Dedrick Straghn.

**MOTION CARRIED 6-0**

**B. 398 NE 6th Avenue Development, 398 NE 6th Avenue - Architectural Design Style**

**(2025-082):** Provide a recommendation to the City Commission regarding the implementation of the Art Deco architectural style within the Central Business District (CBD), pursuant to LDR Section 4.4.13(F)(3)(e), Appropriate Architectural Styles.

Address: 398 NE 6th Avenue

PCN: 12-43-46-16-05-105-0010

Applicant / Property Owner: Downtown 6th Avenue Realty, LLC, Salvatore Ditta

Authorized Agent: Bradley Miller, Urban Design Studio, bmiller@udsflorida.com

Project Planner: Alexia Howald, Senior Planner, howalda@mydelraybeach.

Alexia Howald, Senior Planner entered File No. 2025-082 into the record.

**Exparte Communication**

Judy Mollica- None.

Mitch Katz- Drove by the site.

Chris Brown- None.

Dedrick Straghn-None.

Christina Godbout-None.

Jeffrey Meiselman-None.

**Applicant Presentation**

Aleli de la Vega – REG Architects

**Staff Presentation**

Alexia Howald, Senior Planner, entered the project from a Microsoft PowerPoint presentation.

**Public Comments**

None.

**Rebuttal/Cross Examination**

None.

**Board Comments**

Mr. Brown said that the architecture was well done.

Mr. Straghn confirmed that the board is only voting on the use of the architectural style, and Ms. Vega clarified that he was correct.

Mr. Katz commented that the style is truer to the Art Deco style of architecture.

Ms. Godbout noted that the design is good.

Ms. Mollica noted that the design is a good addition to the City.

**MOTION** to a recommendation of approval to allow the use of an Art Deco architectural style, pursuant to LDR Section 4.4.13(F)(3)(e), Appropriate Architectural Styles, for the development located at 398 NE 6th Avenue, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations made by Mitch Katz and seconded by Judy Mollica.

**MOTION CARRIED 4-0**

## **10. LEGISLATIVE ITEMS**

None.

## **11. REPORTS AND COMMENTS**

### **A. CITY STAFF**

None.

### **B. BOARD ATTORNEY**

Ms. Vega welcomed Christina Godbout to the board, and reminded the Board about the Sunshine Rules regarding communication between Board members.

### **C. BOARD COMMENTS**

None.

## **11. ADJOURN**

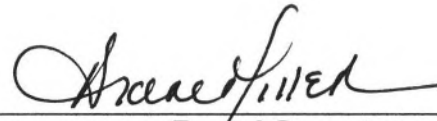
There being no further business to come before the Board, the meeting was adjourned at **6:24 pm.**

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 **June 16, 2025**, which were formally adopted and APPROVED by the Board on\_\_\_\_\_.

**ATTEST:**

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**Chair**

A handwritten signature in black ink, appearing to read "Araceli", is written over a horizontal line.

**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.