



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Tuesday, September 16, 2025

5:01 PM

Commission Chamber

1. CALL TO ORDER

2. ROLL CALL

3. ELECTION OF OFFICERS

A. Chair

B. Vice Chair

C. 2nd Vice Chair

4. APPROVAL OF AGENDA

5. MINUTES

None.

6. SWEARING IN OF THE PUBLIC

7. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

8. PRESENTATIONS

None.

9. QUASI-JUDICIAL HEARING ITEMS

- A. The Link (2024-228): Consideration of a Level 3 Site Plan application for the construction of a four-story multifamily residential building, consisting of 10 residential condominium units at 202 NE 6th Avenue, known as The Link, including Architectural Elevations and a Landscape Plan.

Address: 202 NE 6th Avenue

PCN: 12-43-46-16-01-106-0190

Applicant/ Owner: Downtown Sixth Avenue, LLC

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

Planner: Rafik Ibrahim, IbrahimR@mydelraybeach.com; Alexis Rosenberg, RosenbergA@mydelraybeach.com

Attachments:

[The Link, Staff Report](#)

[The Link, Site Plan, Floor Plan, and Architectural Plan](#)

[The Link, Survey](#)

[The Link, Engineering Plan](#)

[The Link, Landscape and Irrigation Plan](#)

[The Link, Maintenance of Traffic Plan](#)

[The Link, TPS Letter](#)

[The Link, Res. No. 107-25 \(Approving the Architectural Style\)](#)

10. LEGISLATIVE ITEMS

- A. Amendment to the Land Development Regulations, Parking Management Advisory Board (File PZ-000164-2025): Provide a recommendation to the City Commission on Ordinance No. 23-25, a City-initiated amendment to Section 2.4.11, "Relief," Subsection (F), "In-Lieu of parking fee request," of the Land Development Regulations (LDR) to eliminate the role of the Parking Management Advisory Board (PMAB) in reviewing in-lieu of parking fee requests.

Applicant: City of Delray Beach

Planner: Rebekah Dasari, AICP, Principal Planner

Attachments:

[Staff Report, Elimination of PMAB](#)

[Ordinance No. 23-25, Elimination of PMAB \(LDR\)](#)

[Ordinance No. 22-25, Elimination of PMAB \(Code of Ordinances, Information Pl](#)

- B.** Amendment to the Land Development Regulations, Subdivision Platting (File PZ-000165-2025): Provide a recommendation to the City Commission on Ordinance No. 24-25, a City-initiated amendment to revise the process for the review and approval of subdivision plats by amending Section 2.1.1, "Administrative Officials," Section 2.1.5, "The Planning and Zoning Board," Section 2.1.9, "The Historic Preservation Board," Section 2.2.2, "Financial Guarantees," Section 2.2.4, "Certification of Actions Taken," Section 2.4.8, "Subdivisions and Plats," Section 2.4.10, "Site Plan Applications (Level 1, Level 2, Level 3, and Level 4) and Master Development Plans," Section 2.4.12, "Certificate of Appropriateness," Section 3.2.3, "Standards for Site Plan and/or Plat Actions," and Appendix A, "Definitions."

Applicant: City of Delray Beach

Planner: Rebekah Dasari, AICP, Principal Planner

Attachments:

[Staff Report, Subdivision Platting](#)

[Senate Bill No. 784](#)

[Ordinance No. 24-25, Amending the Subdivision Platting Process](#)

11. REPORTS AND COMMENTS

A. Staff Comments

B. Board Attorney Comments

C. Board Comments

12. 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.