

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

MEETING DATE: May 19, 2025

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

This meeting was called to order by Gregory Snyder, Chair at 5:14 pm.

2. ROLL CALL

A quorum was present at call to order.

Members Present: Gregory Snyder, Chair; Mitch Katz 2nd Vice Chair; Chris Brown; Judy Mollica;

Members Absent: Alison Thomas, Vice Chair; Dedrick Straghn; Jeffrey Meiselman.

Staff Present: Daniela Vega, Staff City Attorney; Rebekah Dasari, Principal Planner; Rafik Ibrahim, Principal Planner; Rolland Bogacz, Planner; Susana Rodrigues, Senior Planner; Diane Miller, Board Secretary.

3. APPROVAL OF AGENDA

Motion to APPROVE the agenda of the May 19, 2025, meeting was made by Mitch Katz and seconded by Judy Mollica.

MOTION CARRIED 4-0

4. MINUTES

Motion to APPROVE the minutes of the January 27, 2025 meeting was made by Mitch Katz and seconded by Judy Mollica.

MOTION CARRIED 4-0

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. Southwest 4th and 7th Homes (2024-168): Approve the preliminary plat and provide a recommendation to the City Commission on certification of the final plat of "Southwest 4th and 7th Homes", a Major Plat with waivers, a replat of a portion of Lot 1, within Block 20 of the Subdivision of Township 46, Range 43 East, as recorded in Plat Book 1, Page 4 of the Public Records of Palm Beach County.

Address / PCN: 704 SW 4th Street / 12-43-46-20-01-001-0240

Applicant / Property Owner: Delray Beach Community Redevelopment Agency

Agent: Delray Beach Community Redevelopment Agency,
cabrerai@mydelraybeach.com Planner: Rolland Bogacz, Planner;
bogaczr@mydelraybeach.com

Rolland Bogacz, Planner, entered File No. 2024-168 into the record.

Exparte Communication

Gregory Snyder- Drove by property.

Judy Mollica- Drove by property.

Mitch Katz- None.

Chris Brown- None.

Applicant Presentation

Christine Tibbs, 20 N Swinton Ave, Delray Beach FL, presented on behalf of the applicant.

Staff Presentation

Rolland Bogacz, Planner, entered the project from a Microsoft PowerPoint presentation.

Public Comments

None.

Rebuttal/Cross Examination

None.

Board Comments

Ms. Mollica and Mr. Brown spoke in favor of the project.

Mr. Katz noted he is in favor and inquired about a past issue the CRA had with mailboxes.

Ms. Tibbs replied that the previous issue was for a development with 20 homes and this project will not be affected.

Mr. Snyder asked if the proposed lots would be for workforce housing.

Ms. Tibbs confirmed that they will be.

MOTION to Approve the Preliminary Plat, "Southwest 4th and 7th Homes," a Major Plat associated with the creation of three buildable lots, for the property currently addressed as 704 SW 4th Street, finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations made by Judy Mollica and seconded by Mitch Katz.

MOTION CARRIED 4-0

MOTION to recommend approval to the City Commission for the certification of the Final Plat, "Southwest 4th and 7th Homes," a Major Plat associated with the creation of three buildable lots for the property currently addressed as 704 SW 4th Street, finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations made by Judy Mollica and seconded by Mitch Katz.

MOTION CARRIED 4-0

B. American Social CBD Waivers (2025-090): Provide a recommendation to the City Commission on two waiver requests associated with a Level 1 Site Plan Modification for a previously approved restaurant to reduce the streetscape curb zone dimension from the required 4 feet to 0 feet, and to exceed the maximum allowable awning setback encroachment from 4 feet to 9 feet and 7 inches (property line).

Address: 220 NE 1st Street PCN: 12-43-46-16-C8-000-0030

Property Owner: Delray Trio, LLC

Applicant/Agent: Christina Bilenki, Esq., Miskal Backman LLP;
cbilenki@miskalbackman.com

Planner: Julian Gdaniec, Senior Planner; gdaniecj@mydelraybeach.com; Susana Rodrigues, Senior Planner; rodriguess@mydelraybeach.com

Susana Rodrigues, Senior Planner entered File No. 2025-090 into the record.

Exparte Communication

Judy Mollica- Drove by the site.

Mitch Katz- Drove by the site.

Gregory Snyder- Visited the site.

Chris Brown- None.

Applicant Presentation

Christina Bilenki, 14 SE 4th St. Boca Raton FL, representing the applicant.

Staff Presentation

Susana Rodrigues, Senior Planner, entered the project from a Microsoft PowerPoint presentation.

Public Comments

None.

Rebuttal/Cross Examination

None.

Board Comments

Mr. Katz spoke in favor of the project.

Ms. Mollica asked for clarification on the outdoor dining locations.

Ms. Bilenki replied it would be around the exterior of the building.

Mr. Brown expressed his favor for this project.

Mr. Snyder inquired if rain would roll off the canopy would fall on pedestrians.

Ms. Bilenki said they would investigate options to prevent rain from falling on pedestrians.

Mr. Snyder asked about utility poles in front of the proposed restaurant.

Ms. Bilenki noted that the applicant is currently working with FPL.

MOTION to recommend approval to the City Commission of the waiver request for American Social (2025-090), located at 220 NE 1st Street, to exceed the maximum awning setback encroachment from 4 feet to maximum 9 feet and 7 inches (property line), by finding that the request meets the criteria set forth in the Land Development Regulations and is consistent with the Comprehensive Plan made by Mitch Katz and seconded by Judy Mollica.

MOTION CARRIED 4-0

MOTION to recommend approval to the City Commission of the waiver request for American Social (2025-090), located at 220 NE 1st Street, to reduce the streetscape curb zone dimension from the required 4 feet to 0 feet, by finding that the request meets the criteria set forth in the Land Development Regulations made by Mitch Katz and second by Judy Mollica.

MOTION CARRIED 4-0

C. The Link, 202 NE 6th Avenue - Architectural Design Style (2025-228): Provide a recommendation to the City Commission regarding the implementation 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: 202 NE 6th Avenue PCN: 12-43-46-16-01-106-0190

Applicant / Property Owner: Downtown Sixth Avenue, LLC

Authorized Agent: Bonnie Miskel Esq. and Christina Bilenki, Esq. of Miskel Backman, LLP, cbilenki@miskelbackman.com

Project Planner: Rafik Ibrahim, Principal Planner, IbrahimR@mydelraybeach.com, and Alexis Rosenberg, Senior Planner, RosenbergA@mydelraybeach.com

Rafik Ibrahim, Principal Planner, entered File No. 2025-228 into the record.

Exparte Communication

Gregory Snyder- Visited the site.

Judy Mollica- None.

Mitch Katz- Visited the site.

Chris Brown- None.

Applicant Presentation

Christina Bilenki, 14 SE 4th St. Boca Raton FL, presented on behalf of the applicant.

Staff Presentation

Rafik Ibrahim, Principal Planner, entered the project from a Microsoft PowerPoint presentation.

Public Comments

None.

Rebuttal/Cross Examination

Peggy Fitzgerald commented that they are open to working with City Staff on the design.

Board Comments

Mr. Brown spoke in favor of the project and design style.

Ms. Mollica agreed the Masonry Modern style is appropriate for the area.

Mr. Katz asked if City Commission changed Masonry Modern to require secondary approval because the style was being used too frequently.

Mr. Ibrahim replied in the affirmative.

Mr. Katz stated his reluctance to approve more Masonry Modern.

The Board discussed the design of the building.

Mr. Snyder agreed that Masonry Modern fits the area of the project.

MOTION to recommend approval to allow the use of a Masonry Modern architectural style, pursuant to LDR Section 4.4.13(F)(3)(e), Appropriate Architectural Styles, for The Link, located 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 Judy Mollica and seconded by Chris Brown.

MOTION CARRIED 4-0

9. LEGISLATIVE ITEMS

None.

10. REPORTS AND COMMENTS

A. CITY STAFF

The next meeting dates are June 16, 2025, July 21, 2025, and September 15, 2025.

B. BOARD ATTORNEY

None.

C. BOARD COMMENTS

Mr. Katz inquired about the corner of 1st and 6th near Atlantic Crossing, he stated the developer was required by a settlement agreement to install a traffic light before the Certificate of Occupancy was granted, however the light has not been installed yet.

Ms. Dasari noted that she will research the issue and send an email update.

Mr. Snyder noted he would be absent from the next meeting.

11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at **7:00 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 **May 19, 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.