



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

*Christopher Brown
Mitch Katz
Jeff Meiselman
Judy Mollica
Gregory Snyder
Dedrick Straghn
Alison Thomas*

Monday, June 16, 2025

5:01 PM

Commission Chamber

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. ELECTION OF OFFICERS
5. MINUTES

- A. February 24, 2025

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

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
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

Attachments: [Staff Report, The Maxwell Level 4 Site Plan](#)
[Survey, The Maxwell](#)
[Site Plan & Architectural Plan, The Maxwell](#)
[Engineering Plan, The Maxwell](#)
[Landscape Plan, The Maxwell](#)
[MOT Plan, The Maxwell](#)
[Landscape Strip Justification, The Maxwell](#)
[Loading Demand Justification, The Maxwell](#)
[TPS Letter, The Maxwell](#)
[SCAD Letter, The Maxwell](#)

- 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.com

Attachments: [Staff Report - 398 - 398 NE 6th Ave](#)
[Architecture Plans - 398 - 398 NE 6th Ave](#)
[Architecture Style Narrative - 398 - 398 NE 6th Ave](#)

10. LEGISLATIVE ITEMS - CITY INITIATED

11. REPORTS AND COMMENTS

A. Staff Comments

C. Board Attorney Comments

B. 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.