



**BOARD OF  
DIRECTORS:**

**Alan Costilo**  
Chair

**Brian Rosen**  
Vice-President

**Jim Knight**  
Treasurer

**Cole Devitt**  
Secretary

**Vera Woodson**  
Board Member

**Aaron Hallyburton**  
Board Member

**Harold Van Arnem**  
Board Member

MEMO TO: Development Services  
DATE: April 17, 2025

**ITEM: - American Social - 220 NE 1st Street, Bay 100 - Level 1 Site Plan**

Dear Mayor and City Commissioners:

This concerns the item "American Social - 220 NE 1st Street, Bay 100 - Level 1 Site Plan", which the DDA board discussed during the meeting of the Delray Beach Downtown Development Authority Board on April 14, 2025.

The DDA Board members showed their unanimous support in approving the presented project. Some of the comments were that the design looks good and that it is important that this project is moving along as the space was empty for a while in a crucial part of the downtown area.

A MOTION was made by Vera Woodson, seconded by Aaron Hallyburton, to approve the "American Social - 220 NE 1st Street, Bay 100 - Level 1 Site Plan", according to the project presented by the applicant.  
Motion carried: All in favor (5 - 0).

Please take the DDA's review into consideration on final review and trust that we send this information to assist you in making your decisions as they affect the DDA District of Downtown Delray Beach.

DDA Board members present:

Alan Costilo  
Vera Woodson

Brian Rosen  
Aaron Hallyburton

Jim Knight

Sincerely,

Alan Costilo,  
DDA Board Chair

CC:  
Mayor and City Commission  
City of Delray Beach Development Services Department  
DDA Board of Directors



## Downtown Development Authority Recommendation

Rev. September 2023

**File No.: 2025-090**

**Applicant/Agent: American Social /Miskel Backman LLP**

**Applicant/Agent Contact: cbilenki@miskelbackman.com**

**Address: 220 NE 1<sup>st</sup> Ave, Bay 100**

**Request:** Level 1 site plan application for a modification to a previously approved restaurant conversion

Pursuant to Land Development Regulations Article 8.2, the Downtown Development Authority (DDA) for the City of Delray Beach recommends as follows:

1. That the proposed request implements the Downtown development plans (Downtown Master Plan, Pineapple Grove Master Plan, West Atlantic Master Plan, Osceola Park Neighborhood Plan, and the Shopability Analysis).

Yes 5

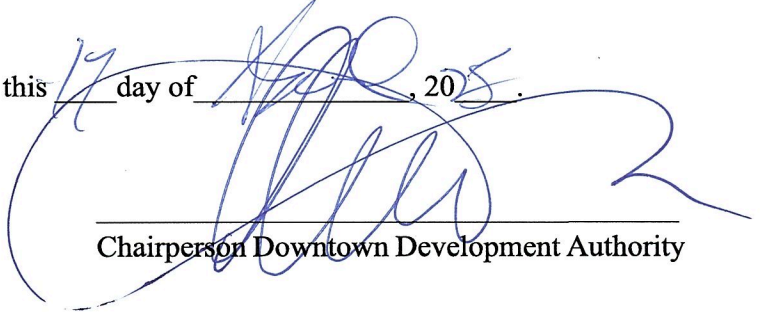
No 0

2. That the proposed request encourages economic development and promotes the Downtown as a prosperous Downtown Area.

Yes 5

No 0

The DDA adopts this Recommendation this 17 day of April, 2025.

  
Chairperson Downtown Development Authority