

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

MEETING DATE: September 16, 2025

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

This meeting was called to order by Daniela Vega at 5:03 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, Vice Chair; and Jeffrey Meiselman.

Members Absent: Christina Godbout; Dedrick Straghn

Staff Present: Daniela Vega, Assistant City Attorney; Rebekah Dasari, Principal Planner; Rafik Ibrahim, Principal Planner; and Diane Miller, Board Secretary.

3. ELECTION OF OFFICERS

Daniela Vega announced that the next item on the agenda will be Election of Officers and described the process of electing officers.

A. Motion made by Mitch Katz to nominate Gregory Snyder as Chair and seconded by Judy Mollica.

Motion Carried 5-0

B. Motion made by Jim Chard to nominate Price Patton as Vice Chair and seconded by Judy Mollica.

Motion Carried 5-0

C. Motion made by Mitch Katz to nominate Jim Chard as 2nd Vice Chair and seconded by Judy Mollica.

Motion Carried 5-0

4. APPROVAL OF AGENDA

Motion to APPROVE the amended agenda of September 16, 2025, motion was made by Jim Chard and seconded by Mitch Katz.

MOTION CARRIED 5-0

5. MINUTES

None.

6. 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.

7. COMMENTS FROM THE PUBLIC

None.

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; Alexis Rosenberg

Rafik Ibrahim, Principal Planner, entered File No. 2024-228 into the record.

Exparte Communication

Mitch Katz-None.

Judy Mollica-Spoke with the applicant and drove by the property.

Gregory Snyder- None.

Price Patton-Drove by the property.

Jim Chard-Drove by the property.

Applicant Presentation

Christina Bilenki, Esq., of Miskel Backman presented the applicant request.

Staff Presentation

Rafik Ibrahim, Principal Planner, presented an overview and analysis of the request.

Public Comments

None.

Rebuttal/Cross Examination

None.

Board Comments

Mr. Katz inquired on the color and material for the front entry overhang.

Mr. Chard noted that the landscape plan would remove the existing tree canopy, and the size of the new plants are much smaller. He asked for the justification of removal.

Ms. Bilenki remarked that the trees being removed are deteriorating, 11 trees will be removed and replaced with 12 new trees, there will be a mitigation payment for canopy coverage.

Mr. Chard asked if the ground floor was residential. Ms. Bilenki explained that the ground floor will house the lobby and common areas.

Mr. Patton noted that he was not in favor of the marble and agreed with staff's comments in the staff report regarding the color palette and architectural details.

Mr. Chard inquired if the colors could incorporate more bright colors.

Ms. Mollica expressed approval of the marble entrance way.

Mr. Snyder noted the new design is an improvement in the design presented when the architectural style was approved.

MOTION to continue with directions on the front entry material, the color palette, the landscape plan, and the points made by staff on page 12 of the Staff Report was made by Mitch Katz and seconded by Judy Mollica.

MOTION CARRIED 5-0

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

Rebekah Dasari, Principal Planner, entered File No. PZ-000164-2025 into the record.

Staff Presentation

Rebekah Dasari, Principal Planner, presented an overview and analysis of the request.

Board Comments

Ms. Mollica spoke in support.

Mr. Chard inquired about which entity would handle valet agreements.

Ms. Dasari stated City Commission approves valet agreements, with input from the Downtown Development Authority (DDA).

Mr. Katz noted PMAB was needed in the past.

MOTION to recommend approval 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, by finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations was made by Judy Mollica and seconded by Price Patton.

MOTION CARRIED 4-1, Jim Chard dissenting.

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

Rebekah Dasari, Principal Planner entered File No. PZ-000165-2025 into the record.

Board Comments

The Board discussed their support for the proposed amendment.

MOTION to recommend approval 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" of the Land Development Regulations, by finding that the amendment and approval

thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations was made by Mitch Katz and seconded by Jim Chard.

MOTION CARRIED 5-0

11. REPORTS AND COMMENTS

A. CITY STAFF

Ms. Dasari noted next month's meeting is Monday, October 20, 2025.

B. BOARD ATTORNEY

None.

C. BOARD COMMENTS

Mr. Chard inquired if mitigation included in-lieu fees.

Mr. Patton asked for the balance on the in-lieu tree fund.

Mr. Katz complimented staff on the addition of the project timeline in staff reports and the implementation of eServices.

12. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at **6:37 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 **September 16, 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.