



City of Delray Beach

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

Advisory Board Agenda Planning and Zoning Board

Monday, December 15, 2025

5:01 PM

Commission Chamber

REVISED AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. July 21, 2025

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

B. August 25, 2025

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

5. SWEARING IN OF THE PUBLIC

6. COMMENTS FROM THE PUBLIC

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

7. PRESENTATIONS

None.

8. QUASI-JUDICIAL HEARING ITEMS

- A. 24-Hour or Late Night Use, JFK Medical Center Freestanding Emergency Department (File PZ-000234-2025): Provide a recommendation to the City Commission regarding a Conditional Use request to allow the establishment of a 24-Hour or Late-Night Use (Freestanding Emergency Department) at 3921 West Atlantic Avenue. (PUBLIC HEARING)

Address: 3921 West Atlantic Avenue

PCN: 12-43-46-18-33-001-0000

Applicant/Owner: JFK Medical Center Limited Partnership

Agent: John Roach, AICP; Gunster

Planner: Rebekah Dasari, AICP

Attachments: [Staff Report, 24-Hour or Late Night Use](#)
[Applicant Justification Statement](#)
[Conceptual Site Plan and Landscape Plan](#)
[Resolution No. 235-25](#)
[Legal Review, Resolution No. 235-25](#)

- B. Delray Corporate Centre, Land Use Map Amendment (PZ-172-2025) and Rezoning (PZ-174-2025): Provide a recommendation to the City Commission on Ordinance No. 05-26, a privately-initiated request for a small scale Land Use Map Amendment (LUMA) from Congress Avenue Mixed Use (CMU) to Commerce (CMR), and Ordinance No. 04-26, a privately initiated rezoning request from Mixed Residential, Office, and Commercial (MROC) to Mixed Industrial and Commercial (MIC) for three parcels totaling 7.6 acres located at 2855, 2875, and 2905 South Congress Avenue. (PUBLIC HEARING)

Agent: Christina Bilenki, Esq. and Damian Brink, Miskel Backman, LLP

Planner: Alexis Rosenberg, Senior Planner

Attachments: [Staff Report, Delray Corporate Center LUMA and Rezoning](#)
[Existing and Proposed Land Use and Zoning](#)
[Justification Statement](#)
[Traffic Impact Statement](#)
[CBRE Congress Avenue Strategies](#)
[Proof of Legal Ad - 12.5.25](#)

- C. Silverball Museum (2025-203): Modification of Conditional Use (Commercial Recreation) located at 19 NE 3rd Avenue. (PUBLIC HEARING)

Address: 19 NE 3rd Avenue

Owner: ZI REALTY, LLC

Applicant: Silverball Museum, LLC

Agent: Betsy Chavez, JSR Design Group, Inc.

Planner: Grisel Rodriguez, Senior Planner

Attachments: [Staff Report, Silverball Museum](#)
[Applicant's Narrative, Silverball Museum](#)
[Site Plan, Silverball Museum](#)

- D.** The Link (File No. 2024-228): Consideration of a Level 3 Site Plan application with Architectural Elevations and Landscape Plan for The Link, a four-story, 10-unit multifamily residential building at 202 NE 6th Avenue.

Address: 202 NE 6th Avenue

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

Owner: Downtown Sixth Avenue, LLC

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

Planner: Rafik Ibrahim, Principal Planner and Alexis Rosenberg, Senior Planner

Attachments:

[Staff Report](#)

[Survey](#)

[Site Plan, Floor Plan, Architectural Plan](#)

[Landscape Plan and Irrigation Plan](#)

[Civil Plan](#)

[Loading Demand Statement](#)

[TPS Letter](#)

[Traffic Statement](#)

[Maintenance of Traffic Plan](#)

9. LEGISLATIVE ITEMS

- A.** West Atlantic Master Plan Update: Recommend adoption of the 2025 update to the West Atlantic Master Plan (A.K.A. The SET Transformation Plan), in substantially the attached form, by the City of Delray Beach City Commission.

Requesting Entity: Delray Beach Community Redevelopment Agency, Renée A. Jadusingh, Executive Director

Attachments:

[Staff Report, West Atlantic Master Plan Update](#)

[Agenda Cover Report - DBCRA West Atlantic Master Plan](#)

[Set Plan Amendment - Complete 11-27-25](#)

[Draft Implementation Strategy - Working Document](#)

[Summary of Public Outreach Meetings](#)

10. REPORTS AND COMMENTS

A. Staff Comments

B. Board Attorney Comments

C. Board Comments

11. 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.