



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, May 19, 2025

5:01 PM

Commission Chamber

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. January 27, 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.** 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

Attachments: [Staff Report, Southwest 4th and 7th Homes](#)
[Survey, Southwest 4th and 7th Homes](#)
[Project Narrative, Southwest 4th and 7th Homes](#)

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

Attachments: [Staff Report, American Social CBD Waivers](#)
[Site Plan and Elevation Set \(For Reference Only\), American Social](#)
[Civil Plan Set \(For Reference Only\) - American Social](#)
[Landscape Plan Set \(For Reference Only\), American Social](#)
[Waiver Justification \(Canopy Design\), American Social](#)
[Waiver Justification \(Streetscape Design\), American Social](#)
[PBC TPS Approval Letter, American Social](#)
[DDA Recommendation, American Social](#)

- 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

Attachments: [Staff Report - The Link - 202 NE 6th Ave](#)
 [Architectural Plans - The Link - 202 NE 6th Ave](#)
 [Architectural Style Narrative - The Link - 202 NE 6th Ave](#)

9. LEGISLATIVE ITEMS

None.

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.