



Cover Memorandum/Staff Report

File #: 26-0782

Agenda Date: 7/14/2026

Item #: 6.N.1.

TO: Mayor and Commissioners
FROM: Anthea Giannotes, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: July 14, 2026

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM JUNE 1, 2026, THROUGH JULY 2, 2026.

Recommended Action:

By motion, receive and file this report for actions on development application requests from June 1, 2026, through July 2, 2026.

Background:

This report is the method of informing the City of Delray Beach ("City") City Commission of actions taken on site plan applications either by a City board or by the Development Services Director via administrative approval, which may be appealed by the City Commission, pursuant to Land Development Regulations (LDR) Section 2.1.3(F), Appealable Reports of Board Actions, and Section 2.4.10(A)(5)(b-c), Site Plan Applications. Administratively approved site plan applications are limited to fully code compliant Level 2 applications.

A staff report, along with associated exhibits and/or plans, provides a thorough description and analysis of each request. Items that appeared on a board's agenda that are not listed below were not acted on by the board (i.e. continued with direction) or received a recommendation to the City Commission for final action.

Historic Preservation Board

Meeting Date: June 3, 2026 (Chris Cabezas absent)

1. Sundry Village- Buildings B&F (Maman), Old School Square Historic District (HP-540-2026)

Request: Level 1 Site Plan and Certificate of Appropriateness request for exterior modifications to an existing historic structure known as Buildings B & F, located within the Block 61 portion of Sundry Village.

Public Comment: None.

Board Comment: The Board was supportive of the proposal but had concerns with the color of the wood screens for the roof vents. A condition was added that the vents be stained or painted to match the roof as much as possible, with the review and approval from staff.

Board Actions: Approved 6-0.

Historic Preservation Board

Meeting Date: July 1, 2026

1. 102 NE 7th Street, Del-Ida Park Historic District (HP-511-2026)

Request: Certificate of Appropriateness and Variance request for exterior modifications and an addition to the rear of a contributing structure.

Public Comment: None.

Board Comment: The Board was supportive of the proposal.

Board Actions: Approved 7-0.

2. 46 Marine Way, Marina Historic District (HP-544-2026)

Request: Certificate of Appropriateness, Demolition, Relocation, Variances, & Waivers in association with the vertical relocation, alteration and additions to the existing main contributing structure and demolition of the accessory contributing structure.

Public Comment: Three public comments. One in support, one opposed, and one neutral.

Board Comment: Some members of the Board were in support of the proposal as the comments posed from the June 3rd HPB meeting appeared to be met and thus deemed appropriate. The dissenting members of the Board had remaining concerns about the overall massing of the addition.

Board Actions: Denied 4-3.