



Cover Memorandum/Staff Report

File #: 25-186

Agenda Date: 3/11/2025

Item #: 6.O.1.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: March 11, 2025

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM FEBRUARY 10, 2025 THROUGH MARCH 5, 2025.

Recommended Action:

By motion, receive and file this report for actions on development application requests from February 10, through March 5, 2025.

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.

Planning and Zoning Board

Meeting Date: February 24, 2025 (Jeffery Meiselman absent)

1. 3911 W Atlantic Avenue, Spodak Dental (2024-258)

Request: Level 3 Site Plan to construct a 2,668 square foot addition to an existing approximate 13,000 sq. ft. dental office with Architectural Elevations and Landscape Plan

Public Comment: No public comment.

Board Comment: The Board was very supportive of the request. Minimal discussion ensued following the presentations.

Board Action: Approved 6-0

Public Arts Advisory Board

Meeting Date: February 25, 2025 (Max Zengage, Sarah Huang, and James Amedeo absent)

1. 1880 Dr. Andre's Way, (2025-015, 2025-018, 2025-019, 2025-023)

Request: Mural Permit Application for four existing murals located at 1880 Dr. Andre's Way.

Public Comment: No public comment.

Board Comment: The Board was generally supportive of the request.

Board Action: Approved 4-0 for File No. 2025-015, 2025-018 and 2025-023.

Approved 3-1 for File No. 2025-019

2. 1880 Dr. Andre's Way, (2025-021)

Request: Mural Permit Application for one existing mural on building 1880 located at 1880 Dr. Andre's Way.

Public Comment: No public comment.

Board Comment: The Board was not supportive of the request and determined that this is not a mural, rather a color change is the appropriate procedure.

Board Action: Denied 4-0

3. 1880 Dr. Andres Way, Delray Rose (2025-051)

Request: Mural Permit Application for one proposed mural on building 1880 located at 1880 Dr. Andre's Way.

Public Comment: No public comment.

Board Comment: The Board was overall supportive of the request. The approval does not include the commercial signage.

Board Action: Approved 4-0

Historic Preservation Board

Meeting Date: March 5, 2025

1. 202 NE 5th Ter., Del-Ida Park Historic District (2024-225)

Request: Certificate of Appropriateness request for the construction of an addition and alterations of the existing contributing single-family residence.

Public Comment: No public comment.

Board Comment: The Board was supportive of the request.

Board Action: Approved 7-0

2. 333 N. Swinton Ave., Old School Square Historic District (2023-102)

Request: Certificate of Appropriateness Demolition, and Variance request for renovations and one-story addition associated with an existing contributing one-story single-family residence.

Public Comment: One public comment in support of the project, and one with concerns.

Board Comment: The Board was generally supportive of the request.

Board Action: Approved with conditions 7-0: Applicant to work with staff on the fenestrations/articulations for the east/rear elevation.