



Cover Memorandum/Staff Report

File #: 25-353

Agenda Date: 4/8/2025

Item #: 6.O.1.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: April 8, 2025

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM MARCH 10, 2025 THROUGH MARCH 28, 2025.

Recommended Action:

By motion, receive and file this report for actions on development application requests from March 10, 2025, through March 28, 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: March 17, 2025

1. 102 SE 5th Avenue, (2024-170)

Request: Level 3 Site Plan to construct a four-story, 8-unit multi-family residential development.

Public Comment: No public comment.

Board Comment: The Board was strongly supportive of the use and implementation of the Anglo-Caribbean architectural style and complementary of the frontage design and successful integration of the building with the public realm. The Board expressed concerns over the scale and intensity of the building relative to the size of the property, even though the proposed density and floor area ratio were below the maximum allowed. The Board considered whether some identified operational issues could have been alleviated or avoided by reducing the unit number. Similarly, there was concern by some Board members that the lack of a loading zone may negatively impact the surrounding area because loading will be required to occur within the public alley, which could conflict with access to neighboring properties. Ultimately, there was strong support for the project despite the noted concerns.

Board Action: Approved 7-0

Public Arts Advisory Board

Meeting Date: March 25, 2025 (Maxwell Zengage and James Amedeo absent)

1. **1878 Dr. Andre's Way, (2025-121, 2025-122, 2025-123, 2025-124, 2025-125, 2025-127, 2025-129, 2025-130, 2025-132, 2025-133.)**

Request: Mural Permit Applications for existing murals located at 1878 Dr. Andre's Way.

Public Comment: No public comment.

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

Board Action: Approved 5-0 for File Nos. 2025-121, 2025-122, 2025-123, 2025-124, 2025-127, 2025-129, 2025-130, 2025-132, 2025-133.
Approved 4-1 for File No. 2025-125