



Cover Memorandum/Staff Report

File #: 25-463

Agenda Date: 6/17/2025

Item #: 6.N.1.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: June 17, 2025

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM MAY 28, 2025 THROUGH JUNE 4, 2025.

Recommended Action:

By motion, receive and file this report for actions on development application requests from May 28, 2025 through June 4, 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.

Site Plan Review and Appearance Board

Meeting Date: May 28, 2025 (Purdo and Lloyd absent)

1. Atlantic Crossing Master Sign Program (2025-148)

Request: Consider an Amendment of the Master Sign Program for Atlantic Crossing to accommodate additional signage for the tenant spaces located on the east corner of Building I and III.

Public Comment: No public comment.

Board Comment: The Board deemed the additional signage for Building I (Hyde Park) excessive for the corner; there were no concerns with the additional signage for Building III (Gabriella's).

Board Action: Building I (Hyde Park) Denied 3-2
Building III (Gabriella's) Approved 5-0

Historic Preservation Board

Meeting Date: June 4, 2025

1. 46 Marine Way, Marina Historic District (2024-133)

Request: Certificate of Appropriateness, Relocation, Variances, & Waivers in association with the vertical relocation and alteration of the existing contributing structures (1,328 two-story main structure & 296 sq. ft. one-story guest cottage - 1, 644 sq. ft. overall), and construction of additions containing 3,814 sq. ft. (5,457 sq. ft. overall building).

NOTE: *The request was previously considered on March 5, 2025. Given concerns regarding consistency with the applicable regulations, the Board voted to continue the request providing direction to revise the proposal and address the discussed comments and concerns, including the appearance and scale of the raised porch/patio in relation to the front façade; the visual impact of the third floor; the size of the proposed roof overhangs of the addition; the impact of the structure in relation to the streetscape; and, the proposed front yard setback variance. Page 2 of the Staff Report outlines the submitted revisions intended to address the Board's concerns, and identifies the additional relief requested resulting from the additional modifications.*

Public Comment: There were 4 public comments (one in person and 3 via email) opposing the request.

Board Comment: The Board maintained concerns with the revised plans relating to massing and the amount of Variances and Waivers included with the request.

Board Action: Approved with Conditions 4-3