



# CITY OF DELRAY BEACH

## DEPARTMENT OF DEVELOPMENT SERVICES

100 N.W. 1<sup>ST</sup> AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



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### HISTORIC PRESERVATION BOARD STAFF REPORT

#### Swinton Social – 27 S. Swinton Avenue

Meeting	File No.	Application Type
May 7, 2025	2025-134	In-Lieu of Parking Fee Request

#### REQUEST

The item before the Board is a recommendation to the City Commission for an In-Lieu of Parking (2025-134) request to allow 20 In-Lieu of Parking Spaces for the proposed commercial project located at 27 S. Swinton Avenue known as **Swinton Social, Old School Square Historic District**.

#### GENERAL DATA

**Owner:** Icon Development Holdings II, LLC

**Location:** 27 S. Swinton Avenue

**PCN:** 12-43-46-16-01-069-0110  
12-43-46-16-B4-070-0110

**Property Size:** 0.73 & 0.17 Acres

**Zoning:** OSSHAD with CBD Overlay

**Historic District:** Old School Square

**Land Use:** HMU (Historic Mixed Use)

**Adjacent Zoning:**

OSSHAD (North)

OSSHAD (West)

OSSHAD with CBD Overlay (South)

OSSHAD (East)

**Existing Land Use:** Commercial

**Proposed Land Use:** Commercial



#### BACKGROUND AND PROJECT DESCRIPTION

##### 27, 31, 35, & 43 South Swinton Avenue

The subject properties consist of Lots 11, 12, 13, 14, and 15, Block 69, Town of Delray Beach and contains 0.74-acres. Existing on the property are four (4) one-story, Frame Vernacular, single-family residences constructed between 1937 and 1950, which have been vacant for a number of years.

##### 104 SE 1st Avenue

The subject property consists of Lot 11, Block 70, Town of Delray Beach and measures approximately 0.18 acres. A one-story, multi-family dwelling was constructed on the property in 1952; it was demolished in 2004. The property has since remained vacant.

Both properties are zoned Old School Square Historic Arts District (OSSHAD), and are located within the Old School Square Historic District. The four residences on South Swinton Avenue are classified as contributing to the historic district.

#### Project Planners:

Michelle Hoyland, Principal Planner - HoylandM@mydelraybeach.com  
Katherina Paliwoda, Planner - PaliwodaK@mydelraybeach.com  
Michelle Hewett, Planner, HewettM@mydelraybeach.com

#### Review Dates:

HPB: May 7, 2025

#### Attachments:

1. Plans
2. Justification Statements
3. Renderings

In 2003, a Certificate of Appropriateness (COA) and Class V Site Plan application were approved by the Historic Preservation Board (HPB). The approved development was for the adaptive reuse of the residences to retail, office, and restaurant. However, the approval expired, and no improvements to the historic structures or the property have occurred.

At their meeting of November 16, 2011, HPB approved a COA and Class V Site Plan (2011-178) for both sites. The approval was for the adaptive reuse of the single-family residences as restaurant and personal services (spa) uses. The approval was subject to the following conditions:

1. That the height of all accessory structures not exceed the height of any of the historic (principal) structures;
2. That any replacement siding be of wood to match the existing profile and type;
3. That more aesthetically appropriate lighting fixtures be provided;
4. That the restroom and check-in pavilions comply with the 10' rear setback requirement, or that a variance to the requirement be submitted and approved by the HPB;
5. That all signage associated with the spa and restaurant uses be submitted as a separate COA requiring HPB approval;
6. That the valet queue be indicated on the subject property of South Swinton Avenue and indicated the minimum queuing length of 100';
7. That a 1' dedication be accepted along SE 1st Street, adjacent to the property, prior to issuance of the building permit;
8. That a 20' x 20' corner clip dedication at the northeast corner of South Swinton Avenue and SE 1st Avenue be accepted prior to issuance of the building permit;
9. That a 2' right of way dedication from the north/south alley (Block 69) adjacent to the property be accepted prior to issuance of the building permit;
10. That all kitchen vents and rooftop equipment be indicated and be property screened, subject to review for compliance with LDRs;
11. That the lighting within the rear of the property at the Spa be indicated, subject to compliance with the LDRs and CPTED review;
12. That the location of all air conditioning units, generators, etc be properly indicated on the site plan and comply with height, setback, and screening requirements;
13. That the seating at the juicebar be fixed;
14. That adequate access from the rear gate to the paved area by the swimming pool is not acceptable through the sand, and be revised to a paved walkway is required;
15. That the egress thru nano-style doors from café be provided to comply with fire safety requirements;
16. That shutterdogs be provided for all shutters;
17. That a Unity of Title between the two properties be recorded prior to Site Plan certification; and,
18. That the southernmost sidewalk entry on the side leading to the Café be widened by 1' to provide a more direct and inviting pedestrian access.

A waiver to reduce the number of parking spaces required on site (27-43 South Swinton Avenue & 104 SE 1st Avenue) from 53 spaces to 33 spaces was also approved by the HPB, with the 20 parking spaces being located in an off-site valet parking lot (location to be identified at a later date), 26 parking spaces being located at 104 SE 1<sup>st</sup> Avenue, and 7 parking spaces located at 27-43 S. Swinton Avenue. This arrangement required approval of an off-site valet parking agreement by City Commission prior to issuance of a building permit. A second waiver was approved to permit 7 parallel parking spaces to be located between the existing structures and South Swinton Avenue.

The approval for the property at **104 SE 1st Avenue** was to develop the vacant parcel into a Valet Parking Lot. The approval was subject to the following conditions:

1. That the wood fence be increased to a height of 6' along the south and west perimeter, except within the front and side street setback areas, where it may be increased to a height of 4', outside of the maximum 3' height within the sight visibility triangle;
2. That any fencing which is more than 75% opaque be setback 2' from the property line and screened with hedging which measures the height of the fence within two years of planting;
3. That a variance to the Open Space requirement be submitted and approved by the HPB or that the Site Plan be revised to meet the Open Space requirement, all subject to HPB review and approval;
4. That an agreement with the City be recorded in order to provide the required parking as valet on SE 1st Avenue;
5. That a 5' dedication along SE 1st Avenue adjacent to the property be accepted prior to issuance of a building permit;
6. That a 2'6" dedication from both the east/west & north/south alleys (Block 70) adjacent to the property be accepted prior to issuance of the building permit.

Subsequent to the HPB approval, the City Commission approved three waivers associated with the Class V Site Plan application at their regular meeting on December 6, 2011. The waivers were approved for the following relief:

1. 27-43 South Swinton Avenue: Permit a 6' high wall within the side street setback along a portion of SE 1st Street, whereas LDR Section 4.5.1(E)(3)(a)1.c., limits heights of fences and walls to 4' within the side street setback.
2. 104 SE 1st Avenue: Permit a drive aisle width of 22', whereas LDR Section 4.6.9(F)(3)(d) requires a drive aisle width of 24'.
3. 104 SE 1st Avenue: Permit a landscape buffer to measure between 1'6" and 6'4" wide (as indicated on the submitted plan), whereas LDR Section 4.6.9(F)(3)(i) requires a perimeter landscape buffer to measure 10' wide.

A variance (2012-031) to reduce the open space requirement from 25% to 14.9% on the property located at 104 SE 1st Avenue was approved by the HPB at its meeting of December 7, 2011. The variance was approved in association with the approved valet parking lot.

At its meeting of January 18, 2012, the Historic Preservation Board recommended approval of a Conditional Use (2012-022) request for the establishment of outdoor dining on the property located at 27-43 South Swinton Avenue, subject to the following conditions of approval:

1. That the Outdoor Dining seating not be expanded in quantity or floor area from what is indicated on the submitted plan, which includes 56 seats behind the kitchen, 25 seats at the poolside bar, 12 seats between the café and poolside bar, and 42 seats within the Sidewalk Café area;
2. That a Sidewalk Café permit be obtained which indicates no more than the twelve seating areas and 42 seats indicated on the submitted plans;
3. That the Valet Parking Agreement be accepted by the City Commission prior to issuance of a Building Permit; and,
4. That if complaints are generated, pedestrian and/or vehicular incidents occur to impact the area, the valet fails to function, and/or undue congestion results, the Sidewalk Café permit will be reconsidered and possible rescinded.

The Planning and Zoning Board reviewed the Conditional Use request at its January 23, 2012 meeting, and recommended approval subject to the following conditions:

1. That the Outdoor Dining seating not be expanded in quantity or floor area from what is indicated on the submitted plan;
2. That a Sidewalk Café permit be obtained which indicates no more than the twelve seating areas and 42 seats indicated on the submitted plans;
3. That the Valet Parking Agreement be accepted by the City Commission prior to issuance of a Building Permit;
4. That a Parking Management Plan be submitted which indicates all travel routes for the valet services to and from the subject location;
5. That all outside seating areas subject to this approval shall have hours of operation not exceeding 12am, Sunday through Thursday, and 2am, Friday and Saturday.
6. That if the conditional use for outdoor dining at night results in pedestrian or vehicular congestion for which more than three (3) Code Enforcement violations and/or civil violations are issued, the conditional use for outdoor dining at night shall be reconsidered and possible rescinded.

At its meeting of February 7, 2012, the City Commission approved the Conditional Use (2012-022) request for the establishment of outdoor dining on the property located at 27-43 South Swinton Avenue, subject to the following conditions of approval:

1. That the Outdoor Dining seating not be expanded in quantity or floor area from what is indicated on the submitted plan;
2. That a Sidewalk Café permit be obtained which indicates no more than the twelve seating areas and 42 seats indicated on the submitted plans;
3. That the Valet Parking Agreement be accepted by the City Commission prior to issuance of a Building Permit;
4. That a Parking Management Plan be submitted which indicates all travel routes for the valet services to and from the subject location; and,
5. That all outside seating areas subject to this approval shall have hours of operation not exceeding 12am, Sunday through Thursday, and 2am, Friday and Saturday.

**2013:** A twenty-four-month extension request of the Class V Site Plan for 27, 31, 35, & 43 S. Swinton Avenue and 104 SE 1<sup>st</sup> Avenue was approved at the HPB meeting of November 20, 2013, subject to the following conditions of approval:

**27, 31, 35, and 43 South Swinton Avenue**

1. That the historic structures be maintained in a safe and secure manner, and that all window or door openings which may be broken or open, be covered up and painted to match the buildings;
2. That LDR Section 4.6.16 be applied and any plans requiring revision be submitted, with any revisions requiring a site plan modification or relief be submitted and approved separately;
3. That a 1' dedication be accepted along SE 1st Street, adjacent to the property, prior to issuance of a building permit;
4. That a 20' x 20' corner clip dedication at the northeast corner of South Swinton Avenue and SE 1st Avenue be accepted prior to issuance of a building permit;
5. That a 2' right of way dedication from the north/south alley (Block 69) adjacent to the property be accepted prior to issuance of a building permit.

### **104 SE 1st Avenue**

1. That an agreement with the City be recorded in order to provide the required parking as valet on SE 1st Avenue, prior to issuance of a Certificate of Occupancy/Issuance of a Building Permit (not clear which one);
2. That a 5' dedication along SE 1st Avenue adjacent to the property be accepted prior to issuance of a building permit;
3. That a 2'6" dedication from both the east/west & north/south alleys (Block 70) adjacent to the property be accepted prior to issuance of a building permit.

**2014:** In accordance with the 2013 Site Plan extension, a revised Landscape Plan was submitted for compliance with the Landscape Regulations. The plan was found to be in compliance with the exception of the previously approved 6' wide landscape islands at 104 SE 1st Avenue. At its meeting of June 18, 2014, the Board approved the waiver to maintain the 6' wide islands from the required 9' width.

An extension was approved for the Conditional Use by the City Commission in 2014.

**2015-2016:** An additional extension to July 15, 2016, was granted under Executive Order 15-173 which was issued on August 28, 2015, and declared a State of Emergency in preparation for Tropical Storm Erika.

An extension was approved for the Conditional Use by City Commission at its July 5, 2016, meeting.

### **27, 31, 35, and 43 South Swinton Avenue**

At their meeting of July 6, 2016, HPB approved an extension for the Class V Site Plan, COA and associated Waivers with an expiration date of July 15, 2018. The approval was subject to following conditions of approval:

1. That the extension be granted for 24 months, with an expiration date of July 15, 2018; and,
2. That the historic structures be maintained in a safe and secure manner, and that all window or door openings which may be broken or open, be covered up and painted to match the buildings.

### **104 SE 1st Avenue**

At their meeting of July 6, 2016, HPB approved an extension for the Class V Site Plan and COA with an expiration date of July 15, 2018. The approval was subject to following conditions of approval:

1. That the extension be granted for 24 months, with an expiration date of July 15, 2018; and,
2. That an agreement with the City to provide the required parking as valet on SE 1st Avenue be approved by the City Commission and recorded prior to issuance of a Certificate of Occupancy/Issuance of a Building Permit (not clear which one).

**2017:** On April 17, 2017, an extension due to Executive Order related to Zika Virus (EO 16-149) and Algae Blooms (EO 16-155) was issued establishing the new expiration date of September 7, 2019.

**2019-2022:** Additional extensions were granted in association with Executive Orders relating to Hurricane Dorian and COVID-19. The final date of expiration was established as May 8, 2022.

**2022:** On January 28, 2022, an extension due to Executive Orders for Hurricane Dorian and COVID-19, Section 252.363, F.S. was issued establishing the new expiration date of July 6, 2022.

**On April 20, 2022:** an extension due to Executive Orders for Freezing Temperatures, Section 252.36(1)(a), F.S. was issued establishing the new expiration date of March 24, 2023.

**On November 4, 2022:** an extension due to Executive Orders for Tropical Depression Nine, section 252.363 F.S. was issued establishing the new expiration date of November 4, 2023.

**On February 21, 2023,** staff administratively approved the Site Plan Modification and COA, (2022-284) request associated with landscape modifications to an approved site plan. (Note: This approval did not grant an extension of time for the project, which were technically still valid due to Executive Orders per Florida Statutes.)

**On March 2, 2023:** an extension due to Executive Orders for Hurricane Nicole, section 252.363(1)(b) F.S was issued establishing the new expiration date of July 4, 2024.

**On June 3, 2024:** an extension due to Executive Orders for Tropical Storm Ian and Tropical Storm Nicole, section 252.363 F.S was issued establishing the new expiration date of March 4, 2027.

It is noted that the applicants have been working for the last couple of years to resolve all conditions of approval in order to execute the approved plan of record. However, the applicant has been unable to locate a site where the required twenty off-site parking spaces could be situated.

On November 1, 2024, the applicants submitted a Level 1 Site Plan and COA 2025-042 to modify the site to include 16 parking spaces on site to the rear alley (west) of the property. As the proposal only included 16 spaces, the request was still deficient of 4 required parking spaces and Technical Advisory Committee (TAC) comments were provided to the applicant requesting additional information as to how the proposal would be compliant with the approved plan of record.

Then, on December 10, 2024, the City Commission approved Resolution 14-24, which amended the In-Lieu of Parking regulations. The applicants submitted an application on February 18, 2025, to request the required twenty parking spaces be provided via the In-lieu of Parking regulations (these spaces were originally required as off-site parking spaces). Subsequently, the Level 1 Site Plan and COA application 2025-042 request was withdrawn.

Therefore, the subject proposal is for an In-Lieu of Parking request for 20 spaces of the required 53 parking spaces for the property.

## IN-LIEU OF PARKING ANALYSIS

### **PARKING:**

**Pursuant to LDR Section 4.4.24(I)(5)- If the required parking is not or cannot be provided on-site or off-site, or it is just inappropriate to provide it on site, the in-lieu fee option provided in Section 4.6.9(E)(3) may be collected. For the purpose of this provision, "inappropriateness" may be considered in relationship to the historic character of this zone district.**

The intent of the in-lieu program is to assist with new development, redevelopment, and adaptive reuse of buildings throughout the downtown. The approved site plan of record included 7 parking spaces within the main portion of the site, 26 spaces within the approved valet parking lot at 104 SE 1<sup>st</sup> Avenue, and an additional 20 parking spaces were to be provided in an additional off-site valet parking lot (location was to be determined). The property owners have not been able to identify a site where the additional 20 parking spaces could be located. Therefore, the subject request is to provide the 20 parking spaces via the In-Lieu of Parking program/regulations.

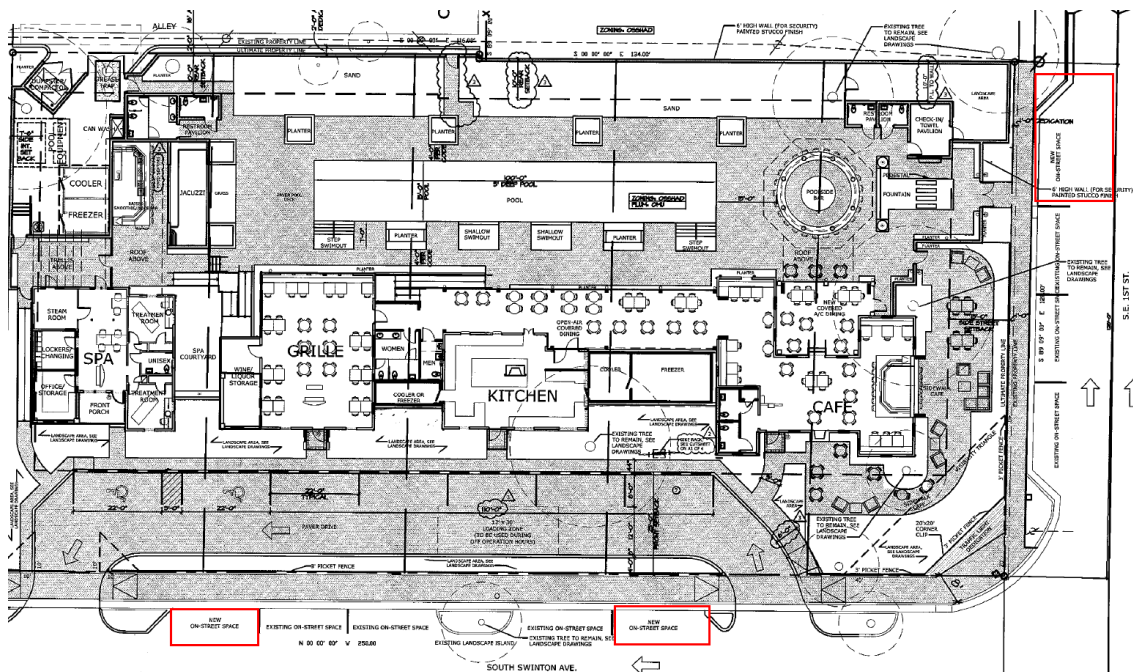
**Pursuant to LDR Section 4.6.9(E)(2)- Location of Parking Spaces- Required off-street parking shall generally be provided on the same lot or parcel as the building and uses for which it is required.**



Construction of new on-street public parking spaces directly and wholly abutting the lot, or parcel, shall be credited toward the off-street parking requirement of the lot or parcel it is intended to serve on a one-to-one basis, provided:

- (a) The parking spaces are identified on the site plan and designed in accordance with applicable City, County or State standards.
- (b) The parking spaces shall be publicly accessible and cannot be reserved or restricted by the owner(s) or tenant(s) of the lot or parcel, unless approved by the City Commission for special events or valet parking.
- (c) The parking spaces shall not extend past a side property line of the lot it serves.
- (d) Parking spaces located on the opposite side of the right-of-way, and within the property lines, as extended to the opposite side of the right-of-way, may be counted toward fulfilling the off-street parking requirement when the adjacent lot is a railroad or waterway, and does not warrant parking.
- (e) In the event the City, County, or State removes the parking spaces at any time for a public purpose, the property shall be considered legally nonconforming with respect to parking.

The subject request includes the use of the three (3) newly constructed on-street parking spaces to be credited to their required parking requirements. Below is a screenshot of the certified site plan depicting the new parallel parking spaces, two which are located on the west side of the property on S. Swinton Ave, with the third located on the southeast corner of the property on S.E 1<sup>st</sup> Street. These spaces are abutting the existing property and are publicly accessible. If these spaces were to be removed in the future, the property's required parking would be considered legally nonconforming.



*Approved Site plan for 27 S. Swinton Ave showing the 3 new on-street parking spaces (in red).*

Pursuant to LDR Section 4.6.9(G)(2)(b) - In-lieu of parking fee is an incentive to promote historic preservation, to maintain the moderate scale of the downtown, and to encourage revitalization and adaptive reuse by providing an alternative method to meet off-street parking requirements.

Historic Sites and Districts. Individually designated properties or structures, contributing structures, or non-contributing structures at least 35 years in age located within an historic district with Central Business (CBD) District or Old School Square Historic Arts District (OSSHAD) Zoning.

**Pursuant to LDR Section 4.6.9(G)(3)(d)- As defined in Subsection (G)(2)(b) above, all nonresidential required parking can be provided by in-lieu of parking fees for use conversions, expansion of outdoor use areas, and additions resulting in buildings that are not more than a total of two stories in height.**

The subject property consists of four (4) structures that are within the OSSHAD zoning district and are contributing resources within the Old School Square Historic District. The single-family structures were approved for adaptive reuse to be converted and enlarged to commercial use as restaurant and spa. It is noted that the Federspiel Parking Garage exists east of the site and a second garage, the Sundry Village Block 69 Public/Private Garage, which is approved and planned directly east of the site (not yet constructed). The subject In-Lieu of Parking request could facilitate a low-scale (one-story), adaptive reuse of contributing, historic structures and could create more walkability within the downtown area.

**Pursuant to LDR Section 2.4.11(F)- An in-lieu of parking fee is a payment to the City's Parking In-Lieu Fund as an alternative to providing required on-site parking. Fees shall be used for parking or pedestrian/bicycle infrastructure.**

**The following information must be submitted for an in-lieu of parking fee request:**

- (a) Site plan illustrating the current and proposed building square footage and site improvements, including parking, lighting, landscaping, etc.**
- (b) Description of the proposed project (i.e. expansion of use, change of use, new construction, etc.).**
- (c) Calculations for the required on-site parking and the amount provided on-site and/or on-street.**
- (d) Additional information necessary to support the required findings of Subsection**

The submittal includes the 2011 certified/approved site plan, which illustrates the approved alterations to the contributing structures, parking, landscaping, lighting, etc. Also included with the submittal is a description of the proposal, and calculations for parking are included within the site data table of the approved plans. There has been no significant changes to the approved plans for the property. Should the request be approved the site data table on the site plan will need to be revised to note 20 parking spaces as "Approved In-Lieu of Parking Fee Spaces". This item has been attached as a Site Plan Technical Item.

**Pursuant to LDR Section 2.4.11(F)(5) Findings. Prior to approving an in-lieu of parking fee request, the approving body shall make the following findings:**

- (a) Public parking options, including on-street parking, public parking lots, and public parking garages are available within 1,320 feet measured along a pedestrian route to the building entrance. Parking with utilization rates higher than 80 percent in the 12 months preceding the request is not considered to be available. Historic properties, as defined in Section 4.6.9(G)(2)(b) are exempt from this finding.**

As the subject property is a contributing site within the Old School Square Historic District, the request is exempt from this finding. However, it is noted that the approved certified set of plans for the property includes three (3) on-street parking spaces and an additional valet lot located approximately 357 feet to the south, within the required measured pedestrian route on the property located at 104 SE 1<sup>st</sup> Street.

- (b) The in-lieu of parking fee request supports at least one of the following City policy-driven goals:**
  - 1. Preservation of a historic structure by allowing its use, adaptive reuse, or expansion while maintaining the character of the property or historic district by avoiding excessive use of historic properties for parking; or**



2. **Investment in the West Atlantic Neighborhood Sub-district consistent with the West Atlantic Master Plan; or**
3. **Adaptive reuse or expansion of an existing building resulting in a building not more than a total of two stories in height.**

The subject request would facilitate execution of an approved plan of record that involves the adaptive reuse and expansion of 4 existing one-story historic structures. As the structures were originally used as single-family residences, the approved plan included a change of use to commercial for restaurant and personal services uses. Finally, the proposal would facilitate preservation and rehabilitation of the historic structures while maintaining the character of the property and the Old School Square Historic District by limiting the amount of parking located on the site.

**(c) The in-lieu of parking fee request does not facilitate development that will demolish the following types of structures with Central Business (CBD) District or Old School Square Historic Arts District (OSSHAD) zoning:**

1. **An individually designated or contributing historic structure in a historic district;**
2. **A non-contributing structure that is at least 35 years old in a historic district, unless the Historic Preservation Board makes a finding the building should not be reclassified to contributing; or**
3. **Any structure that has been identified for potential designation through a resource survey**

The approved request for the property includes the rehabilitation, expansion, and adaptive reuse of the four (4) historic wood framed structures that contribute to the authenticity of the Old School Square Historic District. There is no demolition proposed nor approved for the structures.

**The applicant has submitted a justification statement addressing the In-Lieu of Parking Findings.**

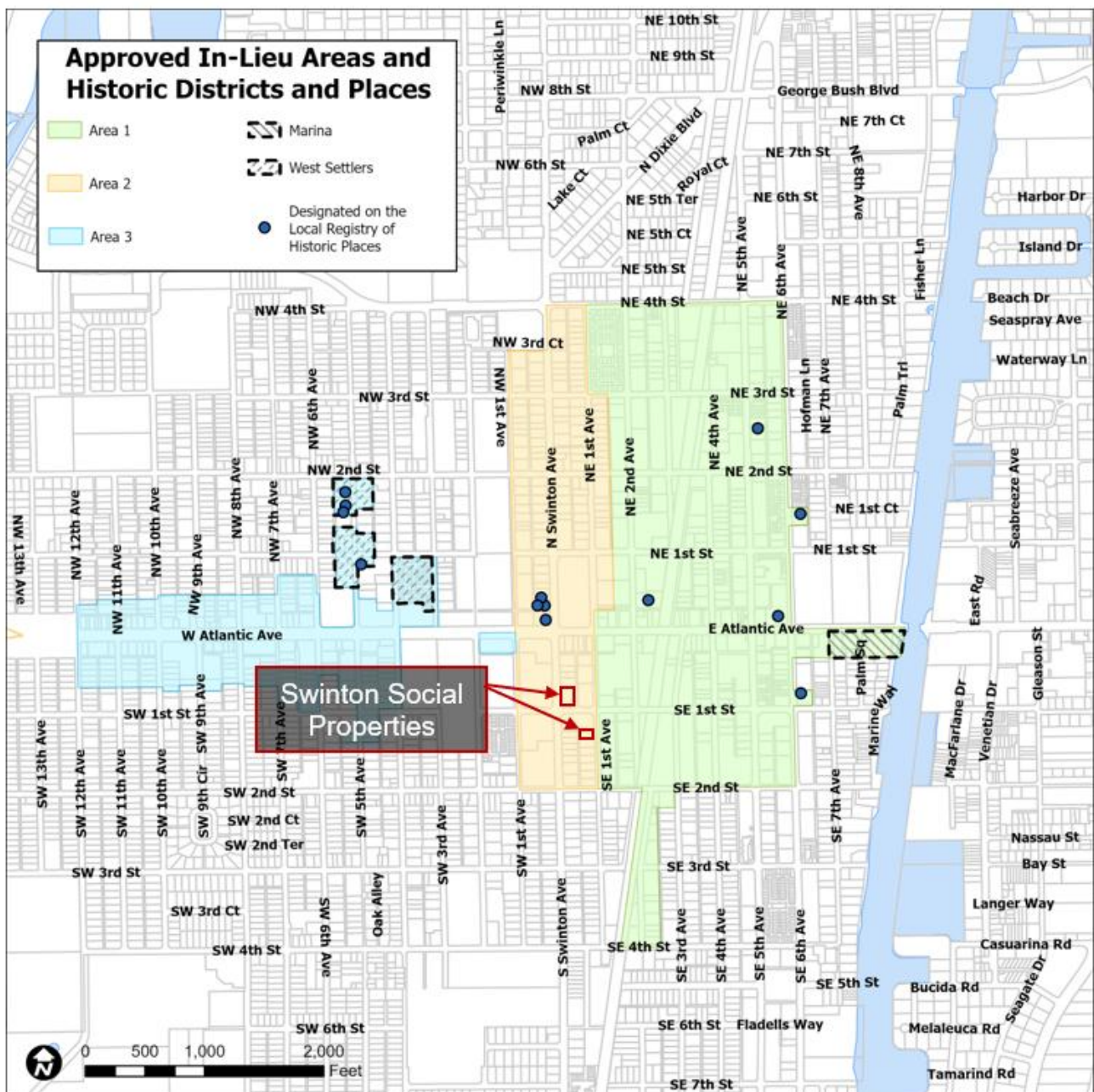
Parking Type	# Spaces
Parallel (On-Site Off-Street) - 27 S Swinton	5
Parallel ADA (On-Site Off-Street) - 27 S Swinton	2
Head In (On-Site Off-Street) - 104 SE 1st Ave	26
Fee in Lieu - Proposed	20
Required Spaces	53

The current approval for the site includes the adaptive reuse of four single-family contributing structures to commercial uses (restaurant and personal services). Based upon the above, 53 parking spaces are required for the Swinton Social project – with 33 parking spaces are proposed within the two properties, and 20 parking spaces that were to be located within a parking area that was to be identified at a later date. The applicant has attempted to find an appropriate site within the adjacent area, but one could not be identified. Therefore, those 20 parking spaces are now proposed as In-Lieu of Parking spaces (see In-Lieu of Parking Fee Schedule and Map below). Based upon the above, the 20 In-Lieu of Parking Fee spaces will cost \$263,600. **Per Resolution 80-24, the In-Lieu Parking Fee within Area 2 is \$13,180 per space.**

### In-Lieu of Parking Fee Schedule

The fee per parking space is set forth for each Area. A fee reduction is applied to specific areas based on policy goals identified in the LDR and Comprehensive Plan, historic status, and adopted redevelopment and neighborhood plans.

Area	Fee Per Space
1	\$30,000
2	\$13,180
3	\$6,000



## REVIEW BY OTHERS

The **Parking Management Advisory Board (PMAB)** recommended approval of the In-Lieu of Parking Fee request at their meeting of April 29, 2025.

## SITE PLAN TECHNICAL ITEMS

1. That the site data table on the site plan be revised to note 20 parking spaces as “Approved In-Lieu of Parking Fee Spaces”.

## ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Recommend approval to the City Commission for In-Lieu Parking (2025-134) request, for the project known as **Swinton Social – 27 S. Swinton Avenue, Old School Square Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Recommend approval to the City Commission for In-Lieu Parking (2025-134) request, for the project known as **Swinton Social – 27 S. Swinton Avenue, Old School Square Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to the following conditions:
  - 1.
- D. Recommend denial to the City Commission for In-Lieu Parking (2025-134) request, for the project known as **Swinton Social – 27 S. Swinton Avenue, Old School Square Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

## PUBLIC AND COURTESY NOTICES

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Courtesy Notices are not applicable to this request | <input checked="" type="checkbox"/> Agenda was posted on (4/30/25), 5 working days prior to meeting. |
|---|--|

## TAC Timeline Table

Review No.	Submittal Date	TAC Comments Transmitted	Fee Due with Next Submittal?:
1	2/18/2025	N/A	No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Amount: <input type="text"/>
2	3/21/2025	N/A Board Ready 4/10/2025	No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Amount: <input type="text"/>