



Cover Memorandum/Staff Report

File #: 25-1653

Agenda Date: 2/3/2026

Item #: 6.E.1.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: February 3, 2026

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM JANUARY 10, 2026, THROUGH JANUARY 26, 2026.

Recommended Action:

By motion, receive and file this report for actions on development application requests from January 1, 2026, through January 26, 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.

Planning and Zoning Board

Meeting Date: January 26, 2026

1. Delray Beach Water Treatment Plant, 200 SW 6th Street (2025-118)

Request: Level 3 Site Plan Application including Landscape Plans and Architectural Elevations for renovations and additions to the municipal water treatment plant facility including an approximately 26,000 square foot process building and 7,000 square foot administration building.

Public Comment: None

Board Comment: The Board was supportive of the application, commended the architecture, and appreciated the clear visual improvements to the site. Some questions were asked regarding technical capacity of the improved treatment facility.

Board Action: Approved 7 - 0

2. 109 SE 5th Avenue (2024-104)

Request: Level 3 Site Plan Application including Landscape Plans and Architectural Elevations for a four-story, approximately 98,000 square foot, 26-unit multi-family residential development.

Public Comment: None

Board Comment: The Board was supportive of the application, appreciated the improvements to the architectural design relative to prior versions, commended the amount of civic space provided, and viewed the project to have positive impact on the surrounding area.

Board Action: Approved 7 - 0

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Administrative Approval - Level 2 Site Plan Applications

1. Cooper's Hawk, 1400 South Federal Highway: Plaza at Delray (PZ-000055-2025)

Request: Level 2 Site Plan Application to demolish the existing 10,040 square-foot structure (Duffy's) and construct an 11,537 square-foot one-story structure (restaurant) and minor parking space adjustments to relocate the ADA spaces closer to the primary entrance. The approval includes approval of a determination to eliminate the two required off-street loading spaces given the adjacent drive aisle can be used for loading without interfering with the plaza circulation and parking.