



City of Delray Beach

100 N.W. 1st Avenue
Delray Beach, FL 33444

Advisory Board Agenda Planning and Zoning Board

Monday, May 18, 2026

5:01 PM

Commission Chamber or Watch on YouTube:
<https://www.youtube.com/@cityofdelraybeachfl/>
streams

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

None.

5. SWEARING IN OF THE PUBLIC

6. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

7. PRESENTATIONS

None.

8. QUASI-JUDICIAL HEARING ITEMS

- A. Delray Swan (PZ-283-2025): Consideration of a Level 3 Site Plan application with Architectural Elevations and Landscape Plan for Delray Swan, a 36-unit, fee-simple townhouse development, including a request for relief to the minimum loading berth requirement.

Address: 118 SE 2nd Street; 240, 258, 264, and 280 SE 2nd Avenue; and 215, 219, 223, 227, 231, 237, 243, 251, and 253 SE 1st Avenue

PCNs: 12-43-46-16-01-079-0010; 12-43-46-16-01-079-0210; 12-43-46-16-01-079-0200; 12-43-46-16-01-079-0190; 12-43-46-16-01-079-0170; 12-43-46-16-01-079-0060; 12-43-46-16-01-079-0080; 12-43-46-16-01-079-0090; 12-43-46-16-01-079-0100; 12-43-46-16-01-079-0110; 12-43-46-16-01-079-0120; 12-43-46-16-01-079-0130; 12-43-46-16-01-079-0141; 12-43-46-16-01-079-0142

Applicant / Property Owner: Delray HMH, LLC; Delray Residences, LLC; Delray Swan Holdings, LLC; and SM-CDR Assemblage Delray, LLC

Agent: Jeffrey Costello, AICP, FRA-RP, JC Planning Solutions

Planner: Alexis Rosenberg, Senior Planner

Attachments: [Staff Report, Delray Swan Level 3 Site Plan](#)

[Site Plan](#)

[Architectural Plans](#)

[Renderings](#)

[Survey](#)

[Photometric Plan](#)

[Civil Plans and Composite Utility Plan](#)

[Landscape and Irrigation Plans](#)

[Arborist Report](#)

[Tree Disposition Chart](#)

[Applicant Justification Statement](#)

[Loading Demand Statement](#)

[TPS Letter](#)

[Traffic Statement](#)

- B.** 2419 North Federal Highway (File No. 2025-213 and 2025-214): Provide a recommendation to the City Commission for a Level 4 Site Plan Application, including a Landscape Plan, Architectural Elevations, Four Waivers, an Internal Adjustment, and a Loading Determination, to construct a 47-unit multiple-family townhouse-type condominium development with a mix of two- and three-story buildings; and a Conditional Use to allow free-standing multiple-family development in the General Commercial (GC) zoning district.

Address: 2419, 2507, 2515, 2519, 2601, 2605 and 2613 North Federal Highway

PCN: 12-43-46-04-08-000-0351, 12-43-46-04-08-000-0352, 12-43-46-04-08-000-0340, 12-43-46-04-08-000-0340, 12-43-46-04-08-000-0320, 12-43-46-04-08-000-0310, and 12-43-46-04-08-000-0300

Owner: Ultra Luxury Townhomes LLC

Agent: Jeffrey Costello, FRA-RP

Planner: Susana Rodrigues, Senior Planner; Ross Einsteder, Senior Planner

Attachments:

[Staff Report, 2419 North Federal Highway](#)

[Project Narrative & Justification Statements \(Level 4 Site Plan\), 2419 North Fed](#)

[Project Narrative \(Conditional Use\), 2419 North Federal Highway](#)

[Survey, 2419 North Federal Highway](#)

[Site Plan, Architectural Plans and Elevations, 2419 North Federal Highway](#)

[Civil Plans, 2419 North Federal Highway](#)

[MOT Plan, 2419 North Federal Highway](#)

[Photometric Plans, 2419 North Federal Highway](#)

[Landscape Plans, 2419 North Federal Highway](#)

[Tree Disposition Plan, 2419 North Federal Highway](#)

[Arborist Report, 2419 North Federal Highway](#)

[Project Relief Request Form, 2419 North Federal Highway](#)

[Loading Demand Statement, 2419 North Federal Highway](#)

[Stacking Distance Reduction Request, 2419 North Federal Highway](#)

[TPS Letter, 2419 North Federal Highway](#)

[SCAD Letter, 2419 North Federal Highway](#)

[Waste Management Letter, 2419 North Federal Highway](#)

9. LEGISLATIVE ITEMS

- A. Amendment to the Land Development Regulations, Pet Services (PZ-592-2026): Provide a recommendation to the City Commission on Ordinance No. 11-26, a City-initiated amendment to establish Pet Grooming as a principal use instead of a conditional use in the General Commercial (GC) District, Neighborhood Commercial (NC) District, Planned Commercial (PC) District, Central Business (CBD) District, Mixed Industrial and Commercial (MIC) District, Industrial (I) District, Light Industrial (LI) District, and the Mixed Residential, Office, and Commercial District (MROC), and to establish pet hotels, shelters, training, and daytime boarding as a principal use instead of a conditional use in the MIC, I, and LI zoning districts.

Applicant: City-initiated request.

Planner: Alexis Rosenberg; Senior Planner

Attachments: [Staff Report, Pet Services LDR Amendment](#)
[Ordinance No. 11-26, Pet Services LDR Amendment](#)

10. REPORTS AND COMMENTS

- A. Staff Comments
- B. Board Attorney Comments
- C. Board Comments

11. ADJOURN

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the Human Resources Department at (561) 243-7125 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers. If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting or hearing, such persons will need a record of these proceedings, and for this purpose such persons may need to ensure that a verbatim record of the proceedings is made. Such record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record. Two or more City Commissioners may be in attendance.