



## Cover Memorandum/Staff Report

---

**File #:** 26-0485

**Agenda Date:** 6/2/2026

**Item #:** 6.I.1.

---

**TO:** Mayor and Commissioners  
**FROM:** Anthea Giannotes, Development Services Director  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**DATE:** June 2, 2026

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM May 11, 2026, THROUGH MAY 21, 2026.

**Recommended Action:**

By motion, receive and file this report for actions on development application requests from May 11, 2026, through May 21, 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:** May 18, 2026

**1. Delray Swan, 118 SE 2<sup>nd</sup> Street; 240, 258, 264, and 280 SE 2<sup>nd</sup> Avenue; and 215, 219, 223, 227, 231, 237, 243, 251, and 253 SE 1<sup>st</sup> Avenue (283-2025)**

**Request:** Level 3 Site Plan Application including Landscape Plans and Architectural Elevations for a 36-unit townhouse development, including a determination of adequacy to provide zero loading berths instead of three loading berths.

**Public Comment:** None

**Board Comment:** The Board was supportive of the application and commended the architecture and civic open space design. Some questions were asked regarding darkening the base colors; however, there was overall support for the neutral, light color palette. Questions were also asked about the possibility of keeping select native trees, including fruit trees, with a health rating above 50 percent.

**Board Action:** Approved 7 - 0