



Cover Memorandum/Staff Report

File #: 25-464

Agenda Date: 5/20/2025

Item #: 6.G.1.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: May 20, 2025

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM APRIL 28, 2025 THROUGH MAY 07, 2025.

Recommended Action:

By motion, receive and file this report for actions on development application requests from April 28, 2025, through May 07, 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.

Public Arts Advisory Board

Meeting Date: April 28, 2025 (One seat vacant, James Amedeo and Daniel Cianciotto absent)

1. 1880 Dr. Andre's Way, (2025-16, 2025-17, 2025-20, 2025-141.)

Request: Mural Permit Applications for existing murals located at 1880 Dr. Andre's Way.

Public Comment: No public comment.

Board Comment: The Board was supportive of the request.

Board Action: **Approved 4-0** for Files No.: 2025-16, 2025-120, 2025-141.

Approved as amended 4-0 for File No.: 2025-17 to remove the word "Impala."

2. 1878 Dr. Andre's Way, (2025-126, 2025-128, 2025-123, 2025-131.)

Request: Mural Permit Applications for existing murals located at 1878 Dr. Andre's Way.

Public Comment: No public comment.

Board Comment: The Board was supportive of the request.

Board Action: **Approved 4-0** for Files No.: 2025-126, 2025-128, 2025-123, 2025-13.

Historic Preservation Board

Meeting Date: May 7, 2025 (Carol Perez and Vlad Dumitrescu absent, Peter Dwyer absent after item 8.D)

3. 108 NW 4th Avenue, (2025-159)

Request: Consideration of a Certificate of Appropriateness for exterior modifications to a contributing one-story single-family residence.

Public Comment: No public comment.

Board Comment: The Board was supportive of the request.

Board Action: **Approved 5-0**

4. 403 N. Swinton Avenue, (2025-153)

Request: Consideration of a Certificate of Appropriateness and Level 1 application for exterior modifications to a contributing commercial structure.

Public Comment: One public comment that was inquiring about the proposed use of the property.

Board Comment: The Board expressed concerns regarding the proposed window configuration (no muntins), which was added as a condition of approval.

Board Action: **Approved with conditions 5-0**

5. 2 Dixie Boulevard, (2024-257)

Request: Consideration of a Certificate of Appropriateness, Relocation, and Variances for exterior modifications and one-story addition associated with an existing contributing one-story single-family residence.

Public Comment: Majority of the public was in support of the project and 2 comments had concerns with the request.

Board Comment: The Board expressed concerned regarding the transom windows on the addition and the east setback variance request. The variance was approved, and the concerns regarding the transom windows were addressed as a condition of approval.

Board Action: **Approved with conditions 4-1**

6. 103 NW 5th Avenue, (2024-164)

Request: Consideration of a Level 2 Site Plan Modification, Certificate of Appropriateness, and Waiver request associated with alterations and construction of an addition to an existing one-story non-contributing commercial structure.

Public Comment: No public comment.

Board Comment: The Board was supportive of the request.

Board Action: **Approved with conditions 4-0**