



Cover Memorandum/Staff Report

File #: 25-071

Agenda Date: 2/4/2025

Item #: 6.E.1.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: February 4, 2025

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM JANUARY 6, 2025, THROUGH JANUARY 24, 2025.

Recommended Action:

By motion, receive and file this report for actions on development application requests from January 6, 2025, through January 24, 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.

Historic Preservation Board

Meeting Date: January 15, 2025

1. 310 NE 1st Avenue, Old School Square Historic District (2025-083)

Request: Certificate of Appropriateness request for and after-the-fact window installation on a contributing single-family structure.

Public Comment: No public comment.

Board Comment: The Board was generally supportive of the request.

Board Action: Approved 6-0 (Perez stepped down)

2. 236 N. Dixie Boulevard, Del-Ida Park Historic District (2024-236)

Request: Certificate of Appropriateness and Waiver request for the construction of a two-story addition to the rear of an existing contributing one-story single-family residence. structure.

Public Comment: One public comment in support of the project.

Board Comment: The Board was generally supportive of the request.

Board Action: Approved 7-0

Site Plan Review and Appearance Board

Meeting Date: January 22, 2025 (Christina Morrison and Jose Alvarez absent, one seat pending appointment)

1. 1215 Milfred Street, Milfred Industrial (2023-206)

Request: Level 2 Site Plan to construct a 5,597 square foot warehouse and office building associated with Architectural Elevations, Landscape Plan and a parking reduction request.

Public Comment: No public comment.

Board Comment: The Board was generally supportive of the request inclusive of the parking reduction request.

Board Action: Approved 4-0

Administrative Approval - Level 2 Site Plan Applications

1. 251 NW 18th Avenue (2024-075)

Request: Level 2 Site Plan Application, including a Landscape Plan and Architectural Elevations, for the construction of a new 8,469 sq. ft. flex industrial building with office and warehouse.