



# City of Delray Beach

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

## Advisory Board Agenda Planning and Zoning Board

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Monday, July 20, 2026

5:01 PM

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

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### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. APPROVAL OF AGENDA

### 4. MINUTES

#### A. March 16, 2026 Minutes

Attachments:     [Minutes \(DRAFT\)](#)

### 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. Street Naming, Lucaya Delray (File No. PZ-000747-2026): Provide a recommendation to the City Commission on Resolution No.119-26, a city-initiated request to rename three private rights-of-way within the Lucaya Delray community, currently addressed as Catherine Drive, as Jayda Court, Tali Trace, and Emma Lane. Applicant / Requesting Entity: City of Delray Beach Planner: Sean Adams, Planner In Training

Attachments:     [Staff Report, Lucaya Delray Street Renaming](#)  
                          [Resolution No. 119-26, Lucaya Delray Street Renaming](#)  
                          [Map of Proposed Street Renaming](#)

- B.** Variance Request, 1207 S. Swinton Avenue (File No. PZ-000512-2026): Consideration of a variance request from Land Development Regulation (LDR) Table 4.3.4(K), Development standards matrix for residential zoning districts, to allow for the reduction of the front setback from 30 feet to 10 feet, 7 inches and the reduction of the rear setback from 10 feet to 7 feet, 7 inches.

Address: 1207 S Swinton Ave

PCN: 12-43-46-20-13-003-0010

Applicant/ Owner: 1207 Swinton LLC

Agent: James Johnston

Planner: Ross Einsteder, Senior Planner

**Attachments:**      [Staff Report, 1207 S. Swinton Ave](#)  
[Variance Justification Statement, 1207 S. Swinton Avenue](#)  
[Site Plans, 1207 S. Swinton Avenue](#)  
[Survey, 1207 S. Swinton Avenue](#)

- C.** Outdoor Dining at Night Use, Sundy Village (File PZ-000492-2026): Provide a recommendation to the City Commission regarding a Conditional Use request to allow outdoor dining at night associated with restaurants within the five existing historic structures along South Swinton Avenue (Block 61) of the project known as Sundy Village. (PUBLIC HEARING)

Address: Sundy Village

PCN: 12-43-46-16-Q6-001-0020

Applicant/Owner: Sundy Village West, LLC.

Agent: Mike Covelli, Covelli Design Associates

Planner: Katherina Paliwoda

**Attachments:**      [Staff Report, Sundy Village Outdoor Night Time Dining Conditional Use](#)  
[Sundy Village Project Approval History](#)  
[Justification Statement, Sundy Village](#)  
[Photographs, Sundy Village](#)  
[Plans, Sundy Village](#)  
[Resolution No. 117-26, Sundy Village Outdoor Use](#)  
[Legal Review, Resolution No. 117-26](#)

## 9. LEGISLATIVE ITEMS

## 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.