



Cover Memorandum/Staff Report

File #: 26-0198

Agenda Date: 2/24/2026

Item #: 6.K.1.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: February 24, 2026

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM JANUARY 28, 2026, THROUGH FEBRUARY 10, 2026.

Recommended Action:

By motion, receive and file this report for actions on development application requests from January 28, 2026, through February 10, 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.

Site Plan Review and Appearance Board

Meeting Date: January 28, 2026

1. 1640 South Federal Highway, Plaza at Delray (PZ-215-2025)

Request: Amendment of the Master Sign Program to accommodate a sign for Bagels with Deli that does not meet the current Master Sign Regulations.

Public Comment: None

Board Comment: The Board discussed a concern regarding an increase in the allowable sign height from 21 inches to 40 inches. The Board agreed that the sign should be larger due to the expansion of the bay.

Board Actions: Approved 4 - 1

2. 5030 Linton Boulevard, Wells Fargo Bank - Linton (PZ-000291-2025)

Request: Level 1 Site Plan Application for a color change from a soft yellow to a neutral color palette consisting of the following: Sherwin Williams (SW) Dorian Grey, SW Original White, and SW Cocoa Whip for the facade, and SW Black Magic for the storefront windows and door frames.

NOTE: A similar request was denied by SPRAB on July 23, 2025.

Public Comment: None

Board Comment: The Board appreciated the applicant returning with a new color palette that aligns with the vision for Delray Beach, replacing the previously denied dark grey color palette.

Board Actions: Approved 5-0

3. 14743 South Military Trail, Wells Fargo Bank - Military (PZ-000295-2025)

Request: Level 1 Site Plan Application for a color change from a soft yellow to a neutral color palette consisting of the following: Sherwin Williams (SW) Original White, and SW Cocoa Whip for the facade, and SW Black Magic for the storefront windows and door frames.

NOTE: A similar request was denied by SPRAB on July 23, 2025.

Public Comment: None

Board Comment: The Board appreciated the applicant returning with a new color palette that aligns with the vision for Delray Beach, replacing the previously denied dark grey color palette.

Board Actions: Approved 5-0

Historic Preservation Board

Meeting Date: February 4, 2026

1. 53 Palm Square (HP-311-2026)

Request: Variance request to maintain the existing finish floor elevation associated with a one-story, contributing, single-family residence.

Public Comment: None

Board Comment: The Board was in support of the request.

Board Actions: Approved 7-0

2. 170-176 SE 1st Avenue, Lot 1 - Magnolia Place (HP-424-2026)

Request: Certificate of Appropriateness, Variance, and Waiver request for the installation of artificial turf in association with the construction of a new two-story duplex structure.

Public Comment: One public comment in support of the request

Board Comment: The Board was generally in support of the request. There were comments regarding long-term effects of artificial turf itself, and the after-the-fact installation.

Board Actions: Approved 6-1

3. 160-166 SE 1st Avenue, AKA Lot 2 - Magnolia Place (HP-423-2026)

Request: Certificate of Appropriateness, Variance, and Waiver request for the installation of artificial turf in association with the construction of a new two-story duplex structure.

Public Comment: One public comment in support of the request

Board Comment: The Board was generally in support of the request. There were comments regarding long-term effects of artificial turf itself, and the after-the-fact installation.

Board Actions: Approved 6-1

4. 150-156 SE 1st Avenue, AKA Lot 3 - Magnolia Place (HP-422-2026)

Request: Certificate of Appropriateness, Variance, and Waiver request for the installation of artificial turf in association with the construction of a new two-story duplex structure.

Public Comment: One public comment in support of the request

Board Comment: The Board was generally in support of the request. There were comments

regarding long-term effects of artificial turf itself, and the after-the-fact installation.

Board Actions: Approved 6-1

5. 140-146 SE 1st Avenue, AKA Lot 4 - Magnolia Place (HP-421-2026)

Request: Certificate or Appropriateness, Variance, and Waiver request for the installation of artificial turf in association with the construction of a new two-story duplex structure.

Public Comment: One public comment in support of the request

Board Comment: The Board was generally in support of the request. There were comments regarding long-term effects of artificial turf itself, and the after-the-fact installation.

Board Actions: Approved 6-1

6. 130-136 SE 1st Avenue, AKA Lot 5 - Magnolia Place (HP-420-2026)

Request: Certificate or Appropriateness, Variance, and Waiver request for the installation of artificial turf in association with the construction of a new two-story duplex structure.

Public Comment: One public comment in support of the request

Board Comment: The Board was generally in support of the request. There were comments regarding long-term effects of artificial turf itself, and the after-the-fact installation.

Board Actions: Approved 6-1