



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

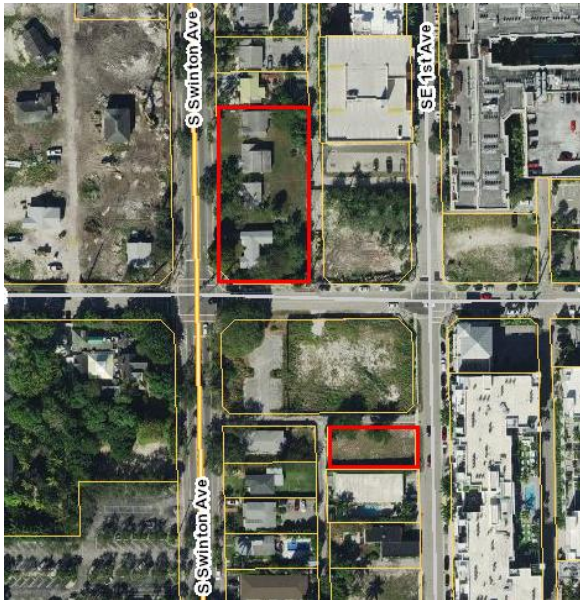
## Swinton Social – 2025-162

The subject 0.74-acre property located at 27 S. Swinton Avenue consists of Lots 11, 12, 13, 14, and 15, Block 69, Town of Delray Beach and contains four (4) one-story, frame vernacular, single-family residences constructed between 1937 and 1950. An additional .18-acre property consisting of Lot 11, Block 70, Town of Delray is a vacant lot located at 104 SE 1<sup>st</sup> Ave, which was approved for use as a valet parking lot for the property known as Swinton Social.

The Class V Site Plan, COA, and Waiver approvals for the property were initially granted on November 16, 2011, by the Historic Preservation Board (HPB). At their meeting of December 7, 2011, the HPB approved a variance (2012-031) to reduce the open space requirement from 25% to 14.9% on the property located at 104 SE 1st Avenue. The variance was approved in association with the approved valet parking lot. The City Commission subsequently approved additional Waivers on December 6, 2011, and a Conditional Use for outdoor dining on February 7, 2012.

The request before the board is an In-Lieu of Parking Fee Request for the property located at 27 S. Swinton Avenue, known as Swinton Social. **Pursuant to LDR Section 2.4.11(F)** the subject request is for 20 of the 53 parking spots required for the property to be paid as in-lieu.

Location Map

**Application Type:**

In-Lieu Parking Fee Request

**Address/Location:**

27 S. Swinton Avenue & 104  
SE 1<sup>st</sup> Avenue (Valet lot)

**Zoning District/ Historic Overlay:**

OSSHAD Zoning District/  
Old School Square Historic District

**Property Owner:**

Icon Development Holdings II, LLC  
Anthony Shafer  
908.596.1000  
[anthony@iconrecapital.com](mailto:anthony@iconrecapital.com)

**Project Planner:**

Katherina Paliwoda  
Senior Historic Planner  
[paliwodak@mydelraybeach.com](mailto:paliwodak@mydelraybeach.com)

**Advisory Board Review**

PMAB: April 22, 2025  
HPB: May 7, 2025

**Final Action Review Date:**

CC: TBD

**Attachments:**

Certified plan set

**NOTE:** This item is under review and is subject to changes upon further analysis based on comments made by Staff according to the City's Land Development Regulations (LDR) and other department technical reviews. Any comments or objections shall be presented to the approving body during the scheduled meeting or discussed with the project planner in advance.

**Memo Date:** April 2, 2025

--	--