



Cover Memorandum/Staff Report

File #: 25-1493

Agenda Date: 11/18/2025

Item #: 6.J.1.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: November 18, 2025

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM OCTOBER 25, 2025 TO NOVEMBER 5, 2025.

Recommended Action:

By motion, receive and file this report for actions on development application requests from October 25, 2025, to November 5, 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: November 5, 2025

1. 170-176 SE 1st Avenue - Magnolia Place (HP 168-2025 & HP 257-2025)

Request: Certificate of Appropriateness for an after-the-fact waiver for a free-standing sign at a non-contributing duplex structure.

Public Comment: One public comment in favor of the request.

Board Comment: The Board was in support of the waiver for the proposed signage and had no concerns with regard to the existing wall height.

Board Actions: Approved, 6-0 (Baffer absent).