



City of Delray Beach

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

Cover Memorandum/Staff Report

File #: 25-720

Agenda Date: 7/15/2025

Item #: 6.I.1.

TO: Mayor and Commissioners
FROM: Anthea Giannotes, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: July 15, 2025

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM JUNE 30, 2025, THROUGH JULY 3, 2025.

Recommended Action:

By motion, receive and file this report for actions on development application requests from June 30, 2025, through July 3, 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: July 2, 2025 (Peter Dwyer absent)

1. 49 Palm Square, (2025-176)

Request: Consideration of a Certificate of Appropriateness for an after-the-fact siding replacement from wood to a synthetic material on a contributing single-family structure.

NOTE: The COA was submitted in response to a code enforcement violation (24-8146) for work without an approved COA nor a building permit. The request was previously considered on June 4, 2025; the Board voted to continue the COA for clarification. The Board expressed concerns regarding the amount and location of siding (i.e., front façade vs entire structure) that was replaced with synthetic material without Board approval.

Public Comment: No public comment.

Board Comment: The Board overall was supportive of request if the front façade is changed back to authentic wood material.

Board Action: Approved with conditions 5-0.