



## Cover Memorandum/Staff Report

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**File #:** 23-1161

**Agenda Date:** 9/18/2023

**Item #:** 6.Q.1.

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**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Director  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**DATE:** September 18, 2023

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM AUGUST 21, 2023 THROUGH SEPTEMBER 8, 2023.

**Recommended Action:**

By motion, receive and file this report for actions on development application requests from August 21, 2023 through September 8, 2023.

**Background:**

This report is the method of informing the City of Delray Beach ("City") City Commission of the land use actions, which may be appealed, by the City Commission. During the specified period, the following Boards acted on the noted requests. Section 2.4.7(E), Appeals, of the Land Development Regulations (LDR) applies. The Staff Report, which includes a thorough description and analysis of the request, along with the associated exhibits and/or plans are provided as attachments for each listed item. Note: Items that appear 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 (SPRAB)**

**Meeting Date:** August 23, 2023 (Alison Thomas absent)

**Quasi-Judicial Hearing Items**

**1. Virginia Philip Wine, 75 SE 4<sup>th</sup> Avenue (2023-143)**

Request: Class I Site Plan Modification associated with modifications to the architectural elevations of the one-story building, including removal of the mural.

Board Comment: The Board thought it was a great project and will be an asset to Delray Beach.

Board Action: 6 - 0, approve

**2. Ciao, 411 East Atlantic Avenue (2023-091)**

Request: Class I Site Plan Modification for the alterations to the front building façade including a new awning, color change, increase of parapet height, and the addition of storefront windows to accommodate a retail store.

Board Comment: Overall support; concerns about color difference with adjacent tenant bay; applicant confirmed both facades will be painted white.

Board Action: 5 - 1, approve

**3. Valhalla Condominiums, 235 SE 5<sup>th</sup> Avenue (2022-189)**

Request: Class V Site Plan, Landscape Plan, and Architectural Elevations, including relief for the tower to be 11 feet from the front property line, whereas a minimum 20 feet is required above the third story, for the construction of a four-story, mixed-use development, including ground floor non-restaurant commercial space and seven residential units (This item was previously heard at the June 28, 2023 SPRAB Meeting).

Board Comment: Overall support; positive feedback on the changes made since the June 28, 2023 SPRAB meeting.

Board Action: 6 - 0, approve

**Historic Preservation Board (HPB)**

**Meeting Date:** September 6, 2023 (Kristin Finn absent)

**Quasi-Judicial Hearing Items****1. Seaboard Airline Railway Station, 80 Depot Avenue (2023-242)**

Request: Class II Site Plan Modification and Certificate of Appropriateness for the modification of an approved landscape plan.

Board Comment: The Board was in support of the modifications. Comments were made in regard to adding back some of the approved landscaping over time to the site.

Board Action: 6 - 0, approve