



Cover Memorandum/Staff Report

File #: 25-1652

Agenda Date: 1/6/2026

Item #: 6.K.1.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: January 6, 2026

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM DECEMBER 1, 2025, THROUGH DECEMBER 31, 2025.

Recommended Action:

By motion, receive and file this report for actions on development application requests from December 1, 2025, through December 31, 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.

Planning and Zoning Board

Meeting Date: December 15, 2025

1. 202 NE 6th Avenue - The Link (2024-228)

Request: Level 3 Site Plan Application with Architectural Elevations and Landscape Plan.

Note: *The request was reviewed by the Planning and Zoning Board at its meeting on September 16, 2025. The Board voted 5-0 to continue the item, providing direction to address several design concerns, which include replacing the black and white marble with a more compatible material or color, adding awnings on the east and south elevations, increasing contrast within the color palette, further delineating the base, middle, and top, refining the building entrance, and revisiting the landscape plan to explore opportunities for preserving existing trees.*

Public Comment: None

Board Comment: The Board was satisfied with how the applicant addressed the Board's comments and concerns expressed during the original consideration. The Board brought up concerns regarding the loading demand statement but concluded that the project as a whole is a good addition to the area.

Board Actions: Approved 7-0

2. 19 NE 3rd Avenue - Silverball Museum, LLC (2025-203-USE-PZB)

Request: Modification of a Conditional Use request to allow the interior expansion of 874 square feet of Commercial Recreation to the second story.

Public Comment: None

Board Comment: The Board was satisfied with the interior improvements that were proposed. The Board commented that it agreed with the proposal to add more bathroom facilities through a proposed Level 1 site plan. Members agreed that the modification would add interior space which could improve the commercial recreational use to better serve customers in the Central Business District.

Board Actions: Approved 7-0

Administrative Approval

1. 2200 Highland Avenue - Delray Beach Golf Club (PZ-000008-2025)

Request: Level 2 Site Plan Application with Architectural Elevations and Landscape Plan for a new maintenance building and site improvements to the clubhouse parking lot.

2. 800 SW 8th Avenue - Delray Beach Memorial Gardens Municipal Cemetery (2025-106-SPR-LV2)

Request: Level 2 Site Plan Application with Architectural Elevations and Landscape Plan for the expansion of two new 1,913 square foot Mausoleum buildings and Columbarium plaza.