



## Cover Memorandum/Staff Report

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**File #:** 25-1215

**Agenda Date:** 11/4/2025

**Item #:** 6.F.1.

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**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Director  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**DATE:** November 4, 2025

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM OCTOBER 15, 2025 THROUGH OCTOBER 24, 2025.

**Recommended Action:**

By motion, receive and file this report for actions on development application requests from October 15, 2025 through October 24, 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:** October 15, 2025

**1. 250 Royal Court (HP117-2025)**

Request: Certificate of Appropriateness & Level 1 Site Plan application for exterior modifications on a non-contributing commercial structure.

Public Comment: No public comment

Board Comment: The Board made comments on the requested smooth stucco and how it would not match the exterior profile as the existing vertical wood siding. A simulated vertical stucco or a cementitious wood siding was preferred. The board also agreed that the muntins and navy window frame color should remain as staff had originally administratively approved.

Board Actions: Approved with conditions, 4-0

**Planning and Zoning Board**

**Meeting Date:** October 20, 2025

**1. Delray Hyundai Genesis (2025-065)**

Request: Level 3 Site Plan Application with Architectural Elevations and Landscape Plan for an approximately 167,000 sq. ft. full-service automotive dealership located at 2612-2650 N. Federal Highway

Public Comment: One public comment expressed general support for the application but concern over the potential impact of noise and lighting on residential properties.

Board Comment: The Board was generally supportive of the project. Discussion included solutions for mitigating the effects of noise, as well as questions regarding exterior lighting. The method of architectural treatment and screening of the garage was also discussed. The overall design of the project was complemented.

Board Actions: Approved with conditions, 7-0