



Cover Memorandum/Staff Report

File #: 24-1498

Agenda Date: 11/4/2024

Item #: 7.A.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: November 4, 2024

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTION FOR FIFTH AVENUE TOWNHOMES FROM OCTOBER 23, 2024.

Recommended Action:

By motion, receive and file this report for action on the development application request from October 23, 2024.

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.

Site Plan Review and Appearance Board

Meeting Date: October 23, 2024 (Keith Beal and Annette Gray absent)

1. Fifth Avenue Townhomes, 142-152 SE 5th Avenue (2024-056)

Request: Level 2 Site Plan to construct a five-unit townhouse development with detached garages, Architectural Elevations, and Landscape Plan with a landscape waiver and an internal adjustment to the side interior setbacks for swimming pools.

Public Comment: No public comments.

Board Comment: The Board was generally supportive of the development and design, noting that the building style is appropriate and compatible with the surrounding area. Some Board Members questioned the need for an internal adjustment to the pool side interior setback, suggesting that the pool size could be reduced to provide the necessary setback; however, the applicant was reluctant to shrink the pool size, noting that the pools were already compact and considered plunge pools. The Board was in support of the landscape waiver to allow a reduced landscape strip between the residential driveways.

Board Action: Approved 5-0

