CITY OF DELRAY BEACH
DEPARTMENT OF DEVELOPMENT SERVICES
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Delray Beach Florida
All-America City
1993 · 2001 · 2017

Sundy Village Development History
June 25, 2026

The Sundy Village development site is located at the southwest corner of W. Atlantic Avenue and S. Swinton Avenue. It is a unified development project containing 6.902 acres and spans four city blocks. The site includes all of Block 61, portions of Blocks 69 & 70, and a portion of the Sundy and Cromer block. The site is zoned Old School Square Historic Arts District (OSSHAD) and is located within the locally and nationally designated Old School Square Historic Districts and the Sundy House is also individually listed to the National Register of Historic Places. The portions of the project that front on West Atlantic Avenue and the parcels that front on SE 1st Avenue are subject to the development standards of the Central Business District (CBD). The site has a long and complex development history, which is summarized below:

The overall Sundy Village site contains many structures that are both contributing (historic) and non-contributing (non-historic) structures, as follows:

Block 61
Contributing structures
- Building A – The Rectory (formerly 14 S. Swinton Avenue)
- Building B – (20 W. Atlantic Avenue)
- Building C – (formerly 22 S. Swinton Avenue)
- Building E – The Cathcart House (formerly 38 S. Swinton Avenue)
- Building F – Peach House (formerly 40 S. Swinton Avenue)
- Building G – Yellow House (formerly 44 S. Swinton Avenue)

Non-contributing structures/new construction
- Buildings 1, 2 & 3 – Three-story structures fronting on W. Atlantic Avenue and S. Swinton Avenue
- Buildings 8 – Two 3-story structures fronting on SW 1st Avenue
- Buildings 9 – Three 3-story structures fronting on SW 1st Avenue and SW 1st Street

Block 69 – New Construction
- Four-story Public/Private Parking Garage and office uses

Block 70 – New Construction
- Three and four-story office building

Sundy House Block
- Nationally designated Sundy House
- Building D - contributing structure relocated from Block 61 (formerly 21 SW 1st Avenue)
- Building H – White House - reconstruction to be completed (formerly 6 or 10 SE 1st Street)
- Two 2-story residential-type inn structures
- Pond and gardens

Project History:

In 1998, a Conditional Use request was approved by the City Commission for Sundy House (Lots 1-3, Sundy Estates Subdivision) and included 11 Residential-Type Inn units. The Class V Site Plan for the Sundy House & Inn was approved by the HPB on March 18, 1998. Also approved by HPB in 1998, was relocation of a 1948 brick structure from the Sundy House and Inn property to a lot along 131 NW 4th Avenue in the West Settlers Historic District.

At its April 4, 2007, meeting, HPB considered a conditional use request to expand the residential-type inn use within the Sundy House property located on Block 62 and establish the residential-type inn use within Blocks 61 and 70, located to the north and east, respectively. The request would have placed a total of 87 units within the development. The City Commission approved the request at its meeting of May 1, 2007. However, the units were never built (not established), and the approval expired.

At their meeting of October 17, 2016, the Planning & Zoning Board recommended approval of Alley Abandonments (2016-080) within Block 61.

At their meeting of June 26 & 27, 2017, the Historic Preservation Board reviewed & approved a Conditional Use (2016-102) request to allow 39 additional Residential-type Inn units (11 existing associated with the Sundy House).

Also, at the meeting of June 27, 2017, the board denied a Class V Site Plan, Certificate of Appropriateness, Landscape Plan, Architectural Elevations, & Waivers (2016-073) for a project to be known as Swinton Commons that included: 35,049 square feet of retail; 22,525 square feet of restaurant; 21,872 square feet of office; 44 dwelling units; 39 residential-type inn units; and 109 hotel rooms. Specifically, the Waiver relief requests were to allow an increase in the 60' maximum building width fronting a street to 163', 135', and 71'. The project also included the relocation of seven of the existing contributing buildings, reconstruction of one existing building, and demolition of nine buildings. The board approved relocation of 3 structures (21 SW 1st Avenue; 44 S. Swinton Avenue - Bldg. G; and, 6 SE 1st Street - Building H) and approved demolition of 7 structures (52 W. Atlantic Avenue - Building T; 20 W. Atlantic Avenue - Building U; 35½ SW 1st Avenue - Building V; 14 SE 1st Street - Building W; 18 SE 1st Street - Building X; 18½ SE 1st Street - Building Y; and, 48 SE 1st Avenue - Building Z). The board denied relocation of 5 structures (14 S. Swinton Avenue - Building A (The Rectory); 20 W. Atlantic Avenue; 22 S. Swinton Avenue; 38 S. Swinton Avenue - Building E; and, 40 S. Swinton Avenue - Building F) and denied demolition of 2 structures (44 S. Swinton Avenue - Building G-ACC and 38½ S. Swinton Avenue - Building E1).

At their meeting of July 17, 2017, the Planning & Zoning Board recommended approval of the Conditional Use (2016-101) request for the addition of 39 Residential-type Inn units (50 total on-site including the 11 existing on the Sundy House portion of the site) subject to conditions and of the abandonment of an alley within Block 69 and subject to conditions.

A modified request to be known as Midtown Delray was submitted for a Class V Site Plan, COA, Landscape Plan, Elevations, Waiver, Demolitions, and Relocations and heard by the HPB at their meeting of December 19, 2017. The request also included waivers, to allow a reduced rear setback for Building 1 and to allow an increase to the maximum width of a building fronting a street for several structures. The proposal included 39,396 square feet of retail; 11,117 square feet of restaurant; 55,218 square feet of office; 45 dwelling units; and 39 residential-type inn units. The proposal included the relocation of seven of the existing contributing buildings & reconstruction of one existing Building A and demolition of 2 structures. The board ultimately denied the modified request.

Following HPB's December 2017 denial of the Midtown Delray application, the applicant appealed the denials to the City Commission. The request was heard at the February 6, 2018, City Commission meeting. Following a lengthy meeting, the applicant requested a postponement in order to make modifications to the development proposal and to address concerns including the elimination of requested waivers relating to building width and rear setbacks.

Then, at their meeting of March 6, 2018, the City Commission approved the modified Class V Site Plan, Certificate of Appropriateness, Landscape Plan, Architectural Elevations, Demolitions, Relocations, Waivers, Conditional Use, and alley abandonments within Block 69 and Block 61, subject to conditions. Specifically, the approval included the following:

- Conditional Use request to allow an additional 24 Residential-type Inn units in association with the Sundy House (1 additional unit at the Sundy House, 9 new units on Block 61, and 14 new units on Block 70 – overall project total of 35 residential-type inn units including the 11 existing units at the Sundy House);
- Construction of 38,160 square feet of retail; 11,117 square feet of restaurant; 70,597 gross square feet of office (60,594 net sq. ft.); 45 condominium dwelling units; and 24 additional residential-type inn units. Also, included in the approval are underground parking garages, the largest within the Block 61 portion of the site and a smaller garage within the Block 69 portion of the site.
- Waivers to LDR Section 4.4.24(F)(4) to allow building widths of 71' 6", and 81' 4", where a maximum width of 60' is permitted in the Old School Square Historic Arts District (OSSHAD) for Building 3 and the Building 6/7 within Block 70 (southeast corner of S. Swinton Avenue & SE 1st Street).
- Relocation of 7 existing contributing structures, with 6 of the relocations within Block 61 (along Swinton Avenue) and the 7th structure being moved from Block 61 to the Sundy House property:
  - 14 S. Swinton Avenue – Building A "The Rectory"
  - 20 W. Atlantic Avenue – Building B
  - 22 S. Swinton Avenue – Building C
  - 21 SW 1st Avenue – Building D
  - 38 S. Swinton Avenue – Building E "Cathcart House"
  - 40 S. Swinton Avenue – Building F "Peach House"
  - 44 S. Swinton Avenue – Building G "Yellow House"
- Demolition of 9 structures, including the reconstruction of one structure from Block 70 on the Sundy House portion of the site to the west:
  - 38 1/2 S. Swinton Avenue – Building E-1
  - 44 1/2 S. Swinton Avenue – Building G-ACC
  - 10 SE 1st Street – Building H "White House" (Reconstruction)
  - 52 W. Atlantic Avenue – Building T
  - 20 W. Atlantic Avenue – Building U
  - 35 1/2 SW 1st Avenue – Building V
  - 14 SE 1st Street – Building W
  - 18 SE 1st Street – Building X
  - 18 1/2 SE 1st Street – Building Y
  - 48 SE 1st Avenue – Building Z
- Abandonment of an improved east/west alley within Block 69.
- Abandonment of an improved east/west and north/south alley in Block 61.
- Construction of a pedestrian plaza within Block 61, replacing the abandoned north/south alley.
- Construction of a vehicular drop-off area.
- Installation of new landscaping and hardscaping.

The approved/certified plan included conditions of approval:

1. That the locations of the generators are provided on the plans together with the source of fuel prior to certification of the site plan.
2. That the site plan be revised to correctly note the required parking of 379 parking spaces prior to certification of the site plan.
3. That the fourth floor of buildings #1 and #2 be eliminated, that the third floor can be moved forward 12 feet. The applicant may add a third floor to building #3.
4. That the applicant enter into a community benefits agreement with the City of Delray Beach that includes items such as a jobs program/fair, mentorship, and a $100,000 funding for a city historic preservation grant prior to issuance of the first vertical building permit.
5. That the applicant submit a restrictive covenant to commence construction within two years of approval for Block 61 to be approved by the City Attorney prior to issuance of the first building permit. That the restrictive covenant include a performance bond of $1,000,000 for this requirement for Block 61, which is to be forfeited for failure to commence construction.
6. That the applicant provide significant evidence that the use operate as a residential-type inn.

The property was later sold to Sundy Village West, LLC (Pebb Capital, LLC), who submitted a site plan modification in 2020 (File No. 2020-080). The new owner planned to build the project but needed to make alterations to the approved plans and fine-tune the details of the approval.

At its meeting of April 19, 2022, the City Commission approved a final plat (File No. 2020-112-FSP) for the four-parcel subdivision known as Sundy Village. The Resolution No. 43-22 was recorded on May 5, 2022.

At its January 5, 2022, meeting, the Historic Preservation Board (HPB) made a recommendation of approval (File No. 2021-184) to the Planning and Zoning Board for a Conditional Use request to allow 2,000 sq. ft. of outdoor dining at night for restaurants within Buildings 1 & 2 within Lots 1-4, Block 61 of the Sundy Village Project. The HPB also recommended approval of a Waiver (File No. 2020-080) to the City Commission for the CBD Frontage Type standards to allow the use of the Porch frontage type instead of a Storefront frontage type, along W. Atlantic Avenue, which is a required retail frontage street. At their January 24, 2022, meeting the Planning and Zoning Board recommended approval of the Conditional Use to City Commission. The City Commission approved the Conditional Use (Resolution No. 03-22) and the Waiver (File No. 2020-080) to the CBD Frontage Type standards (Resolution No. 04-22) at their meeting of February 8, 2022. The City Commission also approved Resolution No. 25-22 which established a sequence of events in the development process to meet current conditions of approval for the approved/certified project in a workable framework. Specifically, relating to the construction of an alley, platting, and demolition of a structure within Block 69. The combination of conditions of approval and code direction did not allow for the plat to be recorded until the new alley in Block 69 is built. Specifically, building the alley requires demolition of Building Z and Building Z cannot be demolished without a building permit for new construction, which cannot be issued without the plat being recorded. Resolution No. 25-22 resolved these conflicts.

At its meeting of March 2, 2022, HPB approved a Class III Site Plan Modification, Certificate of Appropriateness, Landscape Plan, Architectural Elevations, Variances, & Relocations request (File No. 2020-080) as follows:

- Construction of 14,230 sq. ft. retail use, 21,375 sq. ft. restaurant use (2,000 sq. ft. - outdoor dining), 105,027 gross sq. ft.(69,850 net sq. ft.) office use, 45 residential condominium units, 15 Residential-type Inn units (26 units total - 12 within the Sundy House portion of the site and 14 within Building 6/7 located on Block 70), an underground parking garage (Block 61). The total project contained 253,336 sq. ft. gross square foot of Building A area including existing structures and common

areas/net square foot areas. Below is a table summarizing the approved and proposed use intensity/density changes:

USE	UNIT	APPROVED/ CERTIFED PLAN	PROPOSED	CHANGE
RETAIL	SF	38,160	14,230	**(23,930)**
RESTAURANT	SF	11,117	21,375	**10,258**
OFFICE	SF	70,597 Gross 60,694 Net	105,027 Gross 69,850 Net	**34,465 Gross** **9,156 Net**
RESIDENTIAL	DU SF	45 80,990 SF	45 80,990 SF	**NO CHANGE**
RESIDENTIAL TYPE INN	UNITS SF	35 (24 New & 11 Existing) 46,444	26 (15 New & 11 Existing) 29,074	**(9)** **(17,370)**
MECH. BLDG. ELEVATORS	SF	UNKNOWN	2,640	**UNKNOWN**
TOTALS	**SF**	**247,308 Gross** **237,405 Net**	**253,336 Gross** **218,159 Net**	**6,028 Gross** **(19,246) Net**

- Modification of the approved architectural style of the new structures within Block 61.
- Construction of a 2,272 sq. ft. Mechanical Equipment Yard/Building A and other accessory structures such as elevator service buildings.
- Modification of the approved relocations of Building A, C, E, & F
- Variances to reduce the front yard setbacks from 25' to 20' for Buildings C & F
- Modification of the approved landscaping and hardscaping.
- Construction of a pedestrian plaza within Block 61, replacing the abandoned north/south alley.
- Construction of a vehicular drop-off area.
- Construction of new on-street public parking spaces.

At its meeting of January 4, 2023, HPB approved a Certificate of Appropriateness (File No. 2023-015) request for exterior modifications to the Sundy House. The specific requests are listed below:

- Removal of the existing non-contributing open-air gazebo, covered walkway, and reception area additions.
- Change the material of the existing vinyl/canvas awning to steel and glass for the non-contributing addition to the rear of the original structure.

At its meeting of November 1, 2023, HPB approved a Certificate of Appropriateness and Relocation (File No. HP-446-2026) request for the Cathcart House, primarily for structure stability purposes, as follows:

- Temporary Relocation of the existing structure vertically by 5' in place in order to install a new stem wall foundation;
- Construction of a new foundation;
- Installation of new 1st floor support joists;
- Removal of the existing, non-original concrete wrap around first floor porch deck; and
- Construction of a new first-floor, wood wrap around porch deck.

On December 6, 2023, HPB approved a Level 1 Site Plan Modification and Certificate of Appropriateness request for architectural modifications, landscape, and hardscape alterations (File No.

2023-181) to Buildings 9-North (9N), 9-South (9S), 8-North (8N), 8-West (8W), and 8-South (8S) located on Block 61. These included the following modifications:

Buildings 8N, 8W, and 8S

- Enlargement of buildings on the east/west sides from the approved 42'2" to 44'2".
- Removal of the two Juliette style balconies with awnings on the west side of Building 8W and the east sides of Buildings 8S and 8N to be replaced with shutters.
- Change to the exterior stair orientations on the west sides of Buildings 8N and 8S, and the east side of Building 8W to accommodate the required Fire Code distance between stairs.
- Double doors on the third floor replaced with a single door on the east elevations of Buildings 8S and 8N.
- Double doors replaced with a single door on the ground floor west elevations of Buildings 8N and 8S.
- Shutters are added to the third-floor windows and doors on the north and south elevations of Buildings 8N, 8W, and 8S to be consistent with the other elevations.
- All operable windows changed to fixed on all Buildings 8N, 8W, and 8S elevations.
- Landscape and hardscape modifications to the southwest sides of Building 8W along SW 1st Avenue and SW 1st Street.

Buildings 9N and 9S

- Grille removed from the ground floor stair exit doors on the north and south elevations of Building 9S.
- The arch design removed from the top of door on southwest elevation of Building 9S and the northeast elevation of Building 9N with an awning to match the door on the north elevation of Building 9S.
- Doors and windows on the ground floor of the north elevation of Building 9N to match changes with Building 9S.
- All operable windows changed to fixed on all Building 9N and 9S elevations.
- Landscape and hardscape modifications to the west side of Buildings 9N and 9S along SW 1st Avenue.

Mechanical Yard Building

- Increase the height and width of the overhead door on the west elevation of the mechanical yard building to accommodate enlargement of the trash compactor.
- Generator door on the south elevation of the mechanical yard building removed due to the relocation of the generator.
- Change in roof style on the south and east elevations of the mechanical yard building to accommodate the relocation of the generator and enlargement of the trash compactor.

At its meeting of January 31, 2024, HPB approved the Level 3 Site Plan, Certificate of Appropriateness, Landscape Plan, Architectural Elevations, Variance, and Waivers (File No. 2023-253) request for a change of use and exterior modifications to structures within Blocks 61, 69, and 70.

At its meeting of March 6, 2024, a temporary relocation was approved by HPB (File No. 2024-083) for the existing structure, known as Building G, vertically elevated by 5' in place in order to install a new stem wall foundation, for the structure to then be lowered back onto the new foundation.

On May 1st, 2024, the HPB approved a Level 1 Site Plan and Certificate of Appropriateness (File No. 2024-093) request for landscape modifications and a hardscape modification to the previously approved

fountain/water feature located in the civic plaza located between Buildings 1 and 2 on Block 61 of the Sundy Village site.

At its meeting of September 4, 2024, the HPB approved the Certificate of Appropriateness (File No. 2024-162) request to establish a Master Sign Program. The proposed Master Sign Program included 20 free standing signs, at least 21 projecting signs, 9 directional signs, 2 directory, 9 historic signage, at least 32 nameplates, at least 18 wall signs, and at least 12 instructional signs, for the Sundy Village development. The program incorporated two different font types between those classified as historic signage and those not. The color and material palate included Cast Bronze, Flower White colors with Coquina/Coralina stone, stucco, and vinyl materials.

At its meeting of November 6, 2024, the HPB approved the Level 1 Site Plan Modification and COA (File No. 2024-233) request for the installation of new hood vents on all historic structures within Block 61, construction of ADA ramps in association with the historic structures within Block 61, an after-the-fact replacement of wood siding & removal of the existing chimney on Building A (The Rectory), and repair and replacement of wood siding in association with the historic structures that are wood sided within the Block 61 portion of the site.

On October 29, 2025, staff administratively approved the Level 1 Site Plan Certificate of Appropriateness (File No. HP-201-2025) request for exterior modifications to windows and doors on Buildings B and F for Maman within the Block 61 portion of the project. As the project went to permit, there was a change to the location of window and door modification request. The COA was amended and administratively approved with the new changes on March 19, 2026.

At its meeting of May 6, 2026, the HPB approved Level 1 Site Plan modification and Certificate of Appropriateness request (File No. HP-446-2026) for the modification to the approved rooftop mechanical equipment locations & screening, and an exterior alteration to change the appearance of approved windows on the northwest elevation of Building A, known as the Rectory. Specifically, the modifications included:

- Addition of two chimneys to screen rooftop mechanical equipment.
- Modification of the existing rooftop terrace on the rear (west) side of the structure to place mechanical equipment on the rooftop terrace, and to include new screening.
- Installation of ground mounted mechanical equipment on the north side of the structure to be screened with existing landscaping.
- Modification of two windows on the northwest side of the structure, by adding blinds and closing the windows from the interior of the structure in order to accommodate back of house areas for restaurant use.

On June 3, 2026, the HPB approved the Level 1 Site Plan and Certificate of Appropriateness (File No. HP-540-2026) request for exterior modifications to an existing historic structure known as Buildings B and F for the restaurant Maman within the Block 61 portion of Sundy Village project, with the following condition:

1. That the vents be stained or painted to match the roof as close as possible with the approval of staff.