Cover Memorandum/Staff Report

File #: 26-0917 **Agenda Date:** 8/18/2026 **Item #:** 6.H.1.

TO: **Mayor and Commissioners**
FROM: **Anthea Gianniotes, Development Services Director**
THROUGH: **Terrence R. Moore, ICMA-CM**
DATE: **August 18, 2026**

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM JULY 15, 2026, THROUGH AUGUST 7, 2026.

Recommended Action:
By motion, receive and file this report for actions on development application requests from July 15, 2026, through August 7, 2026.

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: August 5, 2026

1. 303 SE 7th Avenue (HP-392-2025)
Request: Certificate of Appropriateness and Variance of a non-contributing single-family structure.
Public Comment: There was one public comment in support of the request.
Board Comment: The Board was supportive of the proposal but had questions regarding the floor material of the rooftop deck and placement of the landscape boxes outside of railings on the roof.
Board Actions: Approved 7-0.

2. 516 N. Swinton Avenue (HP-526-2026)
Request: Certificate of Appropriateness, Demolition, Variance and Waiver requests for a second-floor addition to an existing non-contributing one-story garage for use as a guest cottage.
Public Comment: None.
Board Comment: The Board was supportive of the proposal with comments about blank walls.
Board Actions: Approved 7-0.

3. 160 Marine Way (HP-417-2026)

Request: Certificate of Appropriateness and Waiver in association with exterior modifications to an existing contributing structure and 3rd story addition to the existing, contributing, single-family residence.

Public Comment: None.

Board Comment: The Board was supportive of the ground floor improvement but had concerns with the modifications regarding the third-floor addition.

Board Actions: Approved 4-2; one member had to step down from this item.