Legislation Details

File #:	26-0930	**Version:**	1	**Name:**	
Type:	Resolution			**Status:**	Passed
File created:	7/23/2026			**In control:**	City Commission
On agenda:	8/18/2026			**Final action:**	8/18/2026

Title: RESOLUTION NO. 96-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING A CONDITIONAL USE TO ALLOW FREE-STANDING MULTIPLE-FAMILY HOUSING IN THE GENERAL COMMERCIAL ZONING DISTRICT; APPROVING A WAIVER REQUEST TO SECTION 4.3.3(O)(4)(a) OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW AN OFFSET OF ZERO FEET BETWEEN TOWNHOMES; APPROVING A WAIVER REQUEST TO SECTION 4.3.4(H)(6)(b) OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW DECORATIVE FENCING IN THE SPECIAL LANDSCAPE SETBACK; APPROVING A WAIVER REQUEST TO SECTION 4.6.9(D)(6)(d) OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW A 22-FOOT WIDE DRIVE AISLE; APPROVING A WAIVER REQUEST TO SECTION 4.6.16(H)(3)(d) OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW A THREE-FOOT BUFFER BETWEEN DRIVEWAYS; APPROVING AN INTERNAL ADJUSTMENT REQUEST TO SECTION 4.6.2(B) OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW A MINIMUM SEPARATION DISTANCE OF 25 FEET AND 12 FEET 4 INCHES BETWEEN RESIDENTIAL BUILDINGS; APPROVING THE ADEQUACY OF THE PROPOSED LOADING ACCOMMODATIONS PURSUANT TO SECTION 4.6.10(C) OF THE LAND DEVELOPMENT REGULATIONS; AND APPROVING A LEVEL 4 SITE PLAN, LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS FOR THE PROJECT LOCATED AT 2419, 2507, 2515, 2519, 2601, 2605, AND 2613 NORTH FEDERAL HIGHWAY, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (QUASI-JUDICIAL HEARING)

Sponsors: Development Services Department

Indexes:

Code sections:

Attachments: 1. Agenda Cover Report, 2. Resolution No. 96-26, 2419 North Federal Highway, 3. Staff Report, 2419 North Federal Highway, 4. Project Narrative & Justification Statements (Level 4 Site Plan), 2419 North Federal Highway, 5. Project Narrative (Conditional Use), 2419 North Federal Highway, 6. Survey, 2419 North Federal Highway, 7. Site Plan, Architectural Plans and Elevations, 2419 North Federal Highway, 8. Civil Plans, 2419 North Federal Highway, 9. MOT Plan, 2419 North Federal Highway, 10. Photometric Plans, 2419 North Federal Highway, 11. Landscape Plans, 2419 North Federal Highway, 12. Tree Disposition Plan, 2419 North Federal Highway, 13. Arborist Report, 2419 North Federal Highway, 14. Project Relief Request Form, 2419 North Federal Highway, 15. Loading Demand Statement, 2419 North Federal Highway, 16. Stacking Distance Reduction Request, 2419 North Federal Highway, 17. TPS Letter, 2419 North Federal Highway, 18. SCAD Letter, 2419 North Federal Highway, 19. Waste Management Letter, 2419 North Federal Highway, 20. Simple Legal Review Approval 96-26

Date	Ver.	Action By	Action	Result
8/18/2026	1	City Commission	approved as amended	Pass

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