



## Cover Memorandum/Staff Report

**File #:** 21-520

**Agenda Date:** 6/1/2021

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

**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Director  
**THROUGH:** Jennifer Alvarez, Interim City Manager  
**DATE:** June 1, 2021

REPORT OF APPEALABLE LAND USE ITEMS FROM APRIL 5, THROUGH MAY 14, 2021.

**Recommended Action:**

By motion, receive and file this report.

**Background:**

Section 2.4.7(E), Appeals, of the Land Development Regulations applies. This report is the method of informing the City of Delray Beach ("City") City Commission of the land use actions which may be appealed to the City Commission.

During the specified period the Historic Preservation Board ("HPB") and the Site Plan Review and Appearance Board ("SPRAB") considered the projects noted below. For the items below, a project report including the Board Staff Report is attached for each item. No other Boards took actions on any appealable applications during this period.

**Historic Preservation Board (HPB)**  
**April 7, 2021**

Item A.: 105 NE 7th Street, Del-Ida Park Historic District

Request: Certificate of Appropriateness request associated with the construction of a two-car garage adjacent to the existing, contributing residence and a 143 square foot addition to the rear of the existing two-story non-contributing structure.

PCN: 12-43-46-09-29-001-0080

Board Action: Approved on a 4-0 vote

**Site Plan Review and Appearance Board (SPRAB)**  
**April 28, 2021**

Item B.: The Ray Hotel and the Shops at the Ray

Request: Amendment to an existing sign program

PCN: 12-43-46-16-01-082-0010

Board Action: Approved on a 6-0 vote.

Item C.: The Ray Hotel and the Shops at the Ray

Request: Consideration of a Class II Site Plan Modification associated with changes of use to the existing bays, minor façade changes and with new painting, the removal of three parking spaces

along NE 3rd Street and plaza changes that will interconnect the Ray Hotel and the Shops at the Ray.  
PCN: 12-43-46-16-01-082-0010

Board Action: Approved on a 4-2 vote (Carol Perez and Price Patton dissenting; Andreka Youngblood absent).

Item D.: 250 North Congress Avenue

Request: Consideration of a Class I Site Plan Modification associated with architectural changes to the east and south facades to add trellises over the window openings, and minor landscaping.

PCN: 12-43-46-18-65-000-0000

Board Action: Approved on a 6-0 vote.

Item E.: SOFA Apartments

Request: Consideration of a color change.

PCN: 12-43-46-16-N1-001-0000

Board Action: Approved on a 4-2 vote (Andrea Sherman and Dana Post Adler dissenting).

Item F.: 5th Avenue Suites

Request: Consideration of a color change.

PCN: 12-43-46-17-06-029-0300

Board Action: Approved on a 6- 0 vote.

Item G.: Environment I Condominium

Request: Consideration of a color change.

PCN: 12-43-46-30-17-001-1010

Board Action: Approved on a 4-2 vote (Andrea Sherman and Dana Post Adler dissenting).

Item H.: Renaissance Village

Request: Consideration of a color change.

PCN: 12-43-46-16-F3-000-01040

Board Action: Approved on a 6- 0 vote.

## **Historic Preservation Board (HPB)**

**May 5, 2021**

Item I.: 531 North Swinton Avenue, Del-Ida Park Historic District

Request: Certificate of Appropriateness request associated with the construction of a one-story, 233 square foot addition and exterior alterations to the rear of and existing contributing residence.

PCN: 12-43-46-09-29-003-0011

Board Action: Approved with conditions on a 5-0 vote

### **City Attorney Review:**

Approved as to form and legal sufficiency.

### **Funding Source/Financial Impact:**

N/A

### **Timing of Request:**

Action must be taken by the City Commission at the next available meeting following the Board's

actions.