



# City of Delray Beach

100 N.W. 1st Avenue  
Delray Beach, FL 33444

## Advisory Board Agenda

### Site Plan Review and Appearance Board

---

Wednesday, February 27, 2019

6:00 PM

Commission Chambers

---

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. MINUTES

- A. Motion to approve the following Site Plan Review and Appearance Board meeting minutes:  
January 9, 2019

**Attachments:**     [January 9, 2019 SPRAB Regular Meeting Minutes](#)

#### 4. APPROVAL OF AGENDA

#### 5. SWEARING IN OF THE PUBLIC

#### 6. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

#### 7. QUASI-JUDICIAL HEARING ITEMS

- A. **215 NE 7th Avenue(2019-001)** Approve a Class V Site Plan, Landscape Plan and Architectural Elevations associated with the construction of three fee simple townhomes.

**Address:** 215 NE 7th Avenue

**Applicant:** Jeffrey Silberstein, Jeffrey Silberstein, [js@silbersteinarchitect.com](mailto:js@silbersteinarchitect.com)

**Planner:** Jennifer Buce, Assistant Planner, [buce@mydelraybeach.com](mailto:buce@mydelraybeach.com)

Please note that the hard copy of plans are the most recent submittal as a few sheets were exchanged to reflect staff comments.

**Attachments:**     [215 NE 7th Avenue](#)

[Architecture Plans](#)

[Landscape Plans](#)

[Civil Plans](#)

[Justification Internal Adjustment](#)

[products being used](#)

[photos](#)

**B. 7-Eleven #34798 (2018-071):** Consideration of a Class V Site Plan, Landscape Plan and Architectural Elevations for the 7-Eleven located at 16000 S. Military Trail.

**Address:** 16000 S. Military Trail

**Applicant:** Shane Laakso, Keith and Associates, [slaakso@keithteam.com](mailto:slaakso@keithteam.com)

**Planner:** Christine Stivers, Senior Planner, [stiversc@mydelraybeach.com](mailto:stiversc@mydelraybeach.com)

- Attachments:**
- [7-Eleven Staff Report](#)
  - [7-Eleven Location Map](#)
  - [7-Eleven Site Plan and Survey](#)
  - [7-Eleven Architectural Elevations](#)
  - [7-Eleven Landscape Plans](#)
  - [7-Eleven Engineering Plans](#)

**C. Ocean Delray (2019-020):** Consideration of a Class V Site Plan, Landscape Plan and Architectural Elevations associated with the construction of a 19-unit, three-story, luxury condominium building with an underground parking garage, and associated site improvements

**Address:** 1901 S. Ocean Blvd

**Applicant/Agent:** Thomas F. Carney, Jr., Carney Stanton P.L., [tfc@carneystanton.com](mailto:tfc@carneystanton.com)

**Planner:** Kent Walia, Senior Planner, [waliak@mydelraybeach.com](mailto:waliak@mydelraybeach.com)

- Attachments:**
- [SPRAB Report - Ocean Delray - w. attachments](#)
  - [Ocean Delray - Site Plan and Architectural Plans](#)
  - [Ocean Delray - Location Map](#)
  - [Ocean Delray - Civil Plans](#)
  - [Ocean Delray - Landscape Plans](#)
  - [Ocean Delray - Renderings](#)
  - [Ocean Delray - Boundary Survey](#)
  - [Ocean Delray - Photometric Plan](#)
  - [Ocean Delray - Structural Design for V Zone](#)
  - [Ocean Delray - Flood Damage Pervation Analysis](#)

## 8. REPORTS AND COMMENTS

- A. Staff
  - Meeting Dates
  - Project Updates
- B. Board Comments

## 9. ADJOURN

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City . Please contact the City Manager at (561) 243-7015 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers. If a person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at this meeting or hearing, such persons will need a record of these proceedings, and for this purpose such persons may need to ensure that a verbatim record of the proceedings is made. Such record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record. Two or more City Commissioners may be in attendance.