



# City of Delray Beach

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

## Cover Memorandum/Staff Report

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File #: 23-180

Agenda Date: 3/6/2023

Item #: 6.J.1.

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**TO:** Mayor and Commissioners  
**FROM:** Anthea Giannotes, Development Services Director  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**DATE:** March 6, 2023

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM FEBRUARY 1, 2023  
THROUGH FEBRUARY 24, 2023.

**Recommended Action:**

By motion, receive and file this report for actions from February 1, 2023 through February 24, 2023.

**Background:**

This report is the method of informing the City of Delray Beach ("City") City Commission of the land use actions, which may be appealed, by the City Commission. During the specified period, the following Boards acted on the noted requests. Section 2.4.7(E), Appeals, of the Land Development Regulations (LDR) applies. The staff report, which includes a thorough description and analysis of the request, along with associated exhibits and/or plans are provided as attachment for each listed item.

Note: Items that appear 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, as applicable.

**Historic Preservation Board (HPB)**

**Meeting Date:** February 1, 2023.

NOTE: This meeting was not held due to lack of quorum; the agenda items were scheduled on the HPB meeting agenda of March 1, 2023.

**Site Plan Review and Appearance Board (SPRAB)**

**Meeting Date:** February 8, 2023

**Quasi-Judicial Hearing Items**

**1. The North Edge; 1405 N Federal Highway & 716 N Lake Avenue (2022-238)**

**Request:** Class V Site Plan Application, including a Landscape Plan, Architectural Elevations, and Landscape Waiver associated with the front wall, for a 9-unit multi-family residential development located at the southeast corner of North Federal Highway and North Lake Avenue. A Conditional Use for the stand-alone residential development was approved by the City Commission prior to SPRAB's consideration of the site plan.

**Board Comments:** The Board was generally supportive of the project.

Board Action: Approved, 6-0 (Carol Perez stepped down)

**2. Regions West Atlantic, 4760 West Atlantic Avenue (2022-201)**

Request: Class V Site Plan, Landscape Plan, and Architectural Elevations for the construction of a 1,904 square foot Regions Bank with a drive thru facility at the southeast corner of West Atlantic Avenue and Whatley Road.

Board Comments: The Board was generally supportive of the project. A suggestion was made for the applicant to apply for a mural on the wall facing West Atlantic Avenue.

Board Action: Approved, 7-0

**Site Plan Review and Appearance Board (SPRAB)**

**Meeting Date:** February 22, 2023

**Quasi-Judicial Hearing Items**

**1. H Greg Nissan, 2200 South Federal Highway (2023-070)**

Request: Color Change from light grey aluminum panels to BSX Sliver Metallic and BGY Grey aluminum panels and from beige to Sherwin Williams Cyberspace and Dustblu on the existing stucco walls on the north and south façade of the structure.

General Comments: The Board supported the color change. A suggestion was made that the applicant consider a mural along the rear of the site, adjacent, which faces the railroad corridor.

Board Action: Approved, 7-0

**2. Growl Enterprises, 950 SW 15<sup>th</sup> Avenue (2022-269)**

Request: Class I Site Plan Modification associated with the color change of the building to Benjamin Moore Thundercloud Gray, the removal of one swing door and overhead garage door on both the east and west façades, the addition of shed-style awnings above the existing doors, and a building height increase from 15 feet to 22 feet.

General Comments: The Board supported the request. A suggestion was made that the applicant consider a mural on the building.

Board Action: Approved with an amendment to add banding trim at the top of the required parapet, 7-0

**3. Popstroke, 1314 North Federal Highway (2023-048)**

Request: Class II Site Plan Modification and Landscape Plan for Popstroke, associated with revisions to the certified site plan that include an updated dumpster layout, walkway around a golf kiosk, and retaining wall, in addition to a new emergency access gate between North Federal Highway and the putting green, and revised landscaping.

General Comments: The Board supported the request.

Board Action: Approved, 7-0