



Cover Memorandum/Staff Report

File #: 24-1059

Agenda Date: 9/16/2024

Item #: 6.N.1.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: September 16, 2024

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM AUGUST 12, 2024 THROUGH SEPTEMBER 6, 2024.

Recommended Action:

By motion, receive and file this report for actions on development application requests from August 12, 2024 through September 6, 2024.

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.

Site Plan Review and Appearance Board

Meeting Date: August 28, 2024

1. Restaurant Conversion, 101 SE 2nd Avenue (2023-253)

Request: A Level 1 Site Plan, Landscape Plan, and Architectural Elevations for a change of use to establish a restaurant within the existing approximate 6,600 sq. ft. building footprint.

Public Comment: No public comments.

Board Comment: The Board was generally supportive and overall discussion focused on utilizing the proposed drive aisle as a loading solution for the restaurant. Some Board members had concern over the loading area within the drive-aisle obstructing access to the ADA spaces.

Board Action: Approved 6-1, with the condition that the middle drive-aisle within the parking lot be utilized for loading rather than the northern drive-aisle where the ADA spaces are located.

Historic Preservation Board

Meeting Date: September 4, 2024 (Peter Dwyer absent, one seat pending appointment)

1. 228 NE 5th Street, Del-Ida Park Historic District (2024-172)

Request: Certificate of Appropriateness for the replacement of windows on a contributing single-family structure.

Public Comment: No public comments.

Board Comment: The Board was not in favor of the request.

Board Action: Denied 5-0

2. 824 E. Atlantic Avenue, Marina Historic District (2024-180)

Request: Certificate of Appropriateness for a partial exterior color change on a contributing commercial structure.

Public Comment: No public comments.

Board Comment: The Board had concerns about the overall request.

Board Action: Approved 5 - 0 with conditions that all portions to the west above the 1st story be painted consistent with the proposed wall and accent colors or by colors approved by staff. The 1-story part of the structure may remain painted as is.

3. 142 S. Ocean Boulevard, Individually Designated to the Local and National Register (2024-145)

Request: Level 1 Site Plan Modification and Certificate of Appropriateness request for exterior improvements to the existing contributing structure.

Public Comment: One public comment was in support of the project.

Board Comment: The Board was generally supportive in the overall discussion.

Board Action: Approved 5-0

4. Sundy Village, Old School Square Historic District (2024-162)

Request: Certificate of Appropriateness and Master Sign Program for the development known as Sundy Village.

Public Comment: One public comment was in support of the request.

Board Comment: The Board had concerns regarding the monument, railing, tenant, and digital signage.

Board Action: Approved 5 - 0 with conditions that they remove the digital and railing signage (a more appropriate digital sign to be reviewed by the Board at a later date).