



## Cover Memorandum/Staff Report

File #: 24-796

Agenda Date: 7/16/2024

Item #: 6.L.1.

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

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM JUNE 10, 2024 THROUGH JUNE 28, 2024.

### **Recommended Action:**

By motion, receive and file this report for actions on development application requests from June 10, 2024 through June 28, 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:** June 26, 2024 (Dana Adler and Annette Gray absent)

#### **1. Drutau Retail, 2 NW 18<sup>th</sup> Avenue (2021-002)**

**Request:** Level 2 Site Plan Modification, Landscape Plan, and Architectural Elevations for the construction of a 1,360 square foot, one-story retail building with associated site improvements.

**NOTE:** This item was previously considered by the Board at its meeting of August 23, 2023; Direction was given to provide more architectural detailing on the building, introduce a more welcoming color palette, add glazing on the north façade to further pronounce the front entrance, and apply architectural treatments that create a better-defined storefront. The applicant revised the elevations to address the concerns.

**Public Comment:** No public comments.

**Board Comment:** The Board was generally supportive of the request.

**Board Action:** Approved 5-0

### **Administrative Approvals - Level 2 Site Plan Applications**

**1. 319 Restaurant, 319 NE 3<sup>rd</sup> Avenue (2022-268)**

Request: Level 2 Site Plan Modification, Landscape Plan, and Architectural Elevations for an 850 sq. ft. second-floor addition and change of use to establish a restaurant. The City Commission reviewed and approved several aspects of the project, including an in-lieu of parking request, the architectural style, the rear setback, and a shared dumpster agreement. The project has satisfied all other code requirements for administrative approval.