



City of Delray Beach

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

Advisory Board Agenda Site Plan Review and Appearance Board

Wednesday, September 27, 2023

5:01 PM

Commission Chambers

Regular Meeting

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

None

5. SWEARING IN OF THE PUBLIC

6. COMMENTS FROM THE PUBLIC

NOTE: Limited to comments on items that are listed under "Consent Agenda" or items that are NOT on the Agenda. Speakers will be limited to 3 minutes.

7. PRESENTATIONS

None

8. CONSENT AGENDA

Items listed under "Consent Agenda" have been reviewed by City Staff and deemed to meet the applicable criteria for the request. By approving the requests listed in the "Consent Agenda," the Board is making positive findings for each item listed. If a Board Member would like a full presentation for consideration of an application on the "Consent Agenda," the item can be moved to "Quasi-Judicial Hearing Items" as part of the "Approval of Agenda" action.

- A. Stanley Building (2023-208):** Consideration of a color change on the one-story office building from pale yellow to Benjamin Moore OC-65 Chantilly Lace and for the blue columns on the west façade (front) of the building to be repainted Benjamin Moore Bermuda Blue 2091-30.

Address: 29 NE 4th Avenue

PCN: 12-43-46-16-01-100-0200

Applicant/Authorized Agent: Thomas M. Stanley, Esq. (MacMillan & Stanley, PLLC); tom@macmillanstanley.com

Property Owner: Carol M. Stanley and Cecil O. Stanley

Planner: Ophelia Carter, Planning Intern; cartero@mydelraybeach.com

Attachments: [Stanley Building: Staff Report](#)
[Stanley Building: Existing Photos](#)
[Stanley Building: Proposed Color Rendering](#)

9. QUASI-JUDICIAL HEARING ITEMS

- A. 310 E Atlantic Avenue (2023-199):** Provide a recommendation to the City Commission for a waiver request to allow the new storefront, associated with a Class III Site Plan Modification, to encroach into the required 10-foot front setback at 3.3 feet to align with the balance of the front wall plane adjacent stores.

Address: 310 East Atlantic Avenue

PCN: 12-43-46-16-01-093-0021

Property Owner/Applicant: Lelyn Delray Properties 1, LLC; leo@lelyngroup.com

Authorized Agent: Steven E. Myott, Architect; smyott@semarchitecture.com

Planner: Susana Rodrigues; rodriguess@mydelraybeach.com

Attachments: [310 East Atlantic Avenue: Staff Report](#)
[310 East Atlantic Avenue: Site Plan and Elevation](#)
[310 East Atlantic Avenue: Justification Statement](#)
[310 East Atlantic Avenue: DDA Recommendation letter](#)

- B. Delray Townhomes (2021-025):** Consideration of a Class V Site Plan Application, including a Landscape Plan and Architectural Elevations, for a 25-unit multi-family development.

Address: 4652 133rd Road S.

PCN: 12-42-46-12-00-000-3200

Applicant / Property Owner: Ocean Ridge Rentals LLC

Agent: Kimley Horn and Associates

Planner: Julian Gdaniec, Senior Planner; gdaniecj@mydelraybeach.com

Attachments: [Delray Townhomes: Staff Report](#)
 [Delray Townhomes: Justification Statement](#)
 [Delray Townhomes: Architectural Plans](#)
 [Delray Townhomes: Landscape Plan](#)
 [Delray Townhomes: Civil Plans](#)
 [Delray Townhomes: Survey](#)
 [Delray Townhomes: TPS Letter](#)
 [Delray Townhomes: SCAD Letter](#)

- C. Delray Town Villas (2023-092):** Consideration of a Class V Site Plan Application, including a Landscape Plan and Architectural Elevations, for a three-story, 5-unit townhouse development.

Address: 307 NE 5th Avenue

PCN: 12-43-46-16-05-105-0160

Applicant / Property Owner: Sir 1 Development LLC

Agent: David Karam / Gregory Jones

Planner: Julian Gdaniec, Senior Planner; gdaniecj@mydelraybeach.com

Attachments: [307 NE 5th Ave: Staff Report](#)
 [307 NE 5th Ave: Architectural Plans](#)
 [307 NE 5th Ave: Rendering](#)
 [307 NE 5th Ave: Landscape Plans](#)
 [307 NE 5th Ave: Civil Plan](#)
 [307 NE 5th Ave: Composite Utility Plan](#)
 [307 NE 5th Ave: Survey](#)
 [307 NE 5th Ave: Color and Materials](#)
 [307 NE 5th Ave: TPS Letter](#)
 [307 NE 5th Ave: SCAD Letter](#)

10. REPORTS AND COMMENTS

- A. City Staff

B. Board Attorney

C. Board Members

11. 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 Site Plan Review and Appearance 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.