



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

## SITE PLAN REVIEW AND APPEARANCE BOARD MEMORANDUM

Meeting: November 19, 2020 | File No: 2019-266-SPM-SPR-CLV | Application Name: Pierre Delray II

### General Data:

Applicant: Pierre Delray One, LLC.

Agent: Bonnie Miskel, Esq., Dunay, Miskel & Backman, LLP

Location: 298 E. Atlantic Avenue

PCN: 12-43-46-16-01-085-0040

Property Size: 0.4245 Acres

FLUM: Commercial Core (CC)

Zoning: Central Business District – Central Core (CBD)

### Adjacent Zoning:

- North: CBD
- East: CBD
- South: CF
- West: CBD

Existing Land Use: Parking Lot

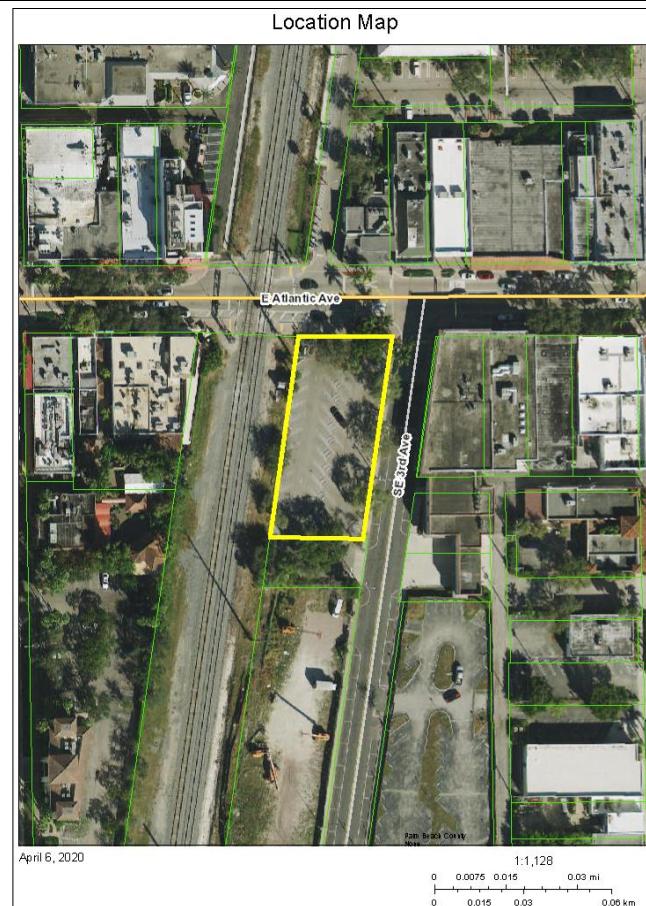
Proposed Land Use: Office/Retail/Restaurant

Floor Area Ratio: 2.6

### Item before the Board:

The action before the Board is for the approval of a Class V Site Plan application for Pierre Delray II pursuant to LDR section 2.4.5 (F)(3), including the following:

- Site Plan
- Landscape Plan
- Architectural Plan



### Optional Board Motions for Action Items:

1. Move to continue with direction
2. Move approval of the Class V (2019-266) Site Plan, Landscape Plan, and Architectural Elevations for Pierre Delray II located at 298 E. Atlantic Avenue as amended, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
3. Move denial of the Class V (2019-266) Site Plan, Landscape Plan, and Architectural Elevations for Pierre Delray II located at 298 E. Atlantic Avenue, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

Project Planner:  
Kent Walia, AICP, Senior Planner;  
[waliak@mydelraybeach.com](mailto:waliak@mydelraybeach.com)  
561-243-7365

Review Dates:  
SPRAB Board:  
November 19, 2020

Attachments  
1. Site Plans  
2. Landscape Plans  
3. Architecture Plans

**Technical Notes:**

1. Provide a recorded pedestrian clear zone easement agreement for the portions of the pedestrian clear zone on the private property prior to building permit issuance.
2. Provide a recorded arcade agreement prior to building permit issuance.
3. Provide a recorded landscape maintenance agreement for plantings in the public right-of-way prior to building permit issuance.
4. Provide a recorded offsite parking agreement prior to site plan certification.
5. Apply for a conditional use application per LDR Section 4.4.21 (D)(4) for the private operated off-site parking lot prior to certificate of occupancy.
6. Apply for a site plan modification for the off-site property for the 9 paved parking spaces at the off-site location and construct them prior to certificate of occupancy.
7. Provide Traffic Circulation and Access Point analysis prior to site plan certification.
8. Provide the 100% cost for the installation of the bus shelter in accordance with LDR Section 2.4.3 (D)(7), prior to building permit issuance.
9. Provide a recorded 20'x20' corner clip dedication prior to building permit issuance.
10. Provide an updated survey prior to building permit issuance.
11. Provide the laser scan and section details demonstrating compliance with FPL and OSHA separation requirements between the building and powerlines prior to site plan certification.
12. Provide the updated civil sheet (s) showing the correct location of the backflow preventer complying with the City Engineering comments prior to site plan certification.
13. Provide IESNA or ASHRAE cut sheets demonstrating higher or lower foot candle requirements for the building entrance, property line and in the stairwell prior to site plan certification. Or provide revised photometric plans adjusting the light levels to be in compliance with the minimum and maximum light requirements in LDR Section 4.6.8 prior to site plan certification.
14. Provide \$17,500.00 to the City's Tree Trust fund as indicated on sheet TDP1 for the tree canopy lost prior to building permit issuance.
15. Provide a Transportation Demand Management plan prior to site plan certification.

**Project Description:**

The proposed Pierre Delray II Class V Site Plan application (2019-266) is associated with the construction of a 49,282 gross square foot (g.s.f), three-story office/restaurant building with three arcades, an internal garage, and a rooftop parking area located at 298 E. Atlantic Avenue (subject site) with adjacent landscaping, utility, and paving improvements in the public Right-Of-Way (R-O-W).

**Background:**

At its meeting on November 18, 2020, the Site Plan Review and Appearance Board considered the Class V site plan application (2019-266) for the Pierre Delray II project located at 298 E. Atlantic Avenue. At the meeting, the SPRAB postponed the site plan application to a date certain of November 19, 2020, with the direction that the "Faux Green Screen" wall panels on the garage be replaced with mosaic wall tile panels. The applicant has submitted a revised building elevation showing Seafoam green mosaic glass wall tile panels replacing the Faux Green Screen wall panels. A full analysis of the Class V site plan can be found in the attached staff report dated November 18, 2020.