



City of Delray Beach

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

Advisory Board Agenda Site Plan Review and Appearance Board

Wednesday, November 29, 2023

5:01 PM

Commission Chambers

Regular Meeting - Rescheduled from November 8, 2023

1. CALL TO ORDER

2. ROLL CALL

3. ELECTION OF OFFICERS

A. Chair

B. Vice Chair

C. 2nd Vice Chair

4. APPROVAL OF AGENDA

5. MINUTES

A. **October 25, 2023**

Attachments: [Minutes \(DRAFT\)](#)

6. SWEARING IN OF THE PUBLIC

7. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes.)

8. PRESENTATIONS

None

9. QUASI-JUDICIAL HEARING ITEMS

- A. 310 East Atlantic Avenue (2023-199):** Consideration of a Level 2 Site Plan Modification to alter the façade of the existing building located at 310 East Atlantic Avenue, including updating the storefront frontage, providing each bay individual entrance doors, replacing the existing canopy with a metal awning, and achieving an overall Main Street Vernacular Style.

Address: 310 East Atlantic Avenue

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

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

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

Project Planner: Susie Rodrigues, Planner; rodriguess@mydelraybeach.com

Attachments: [310 East Atlantic Avenue - Staff Report](#)
 [310 East Atlantic Avenue - Site Plan and Elevation](#)
 [310 East Atlantic Avenue - Storefront Section and Plan](#)
 [310 East Atlantic Avenue - Elevation](#)
 [310 East Atlantic Avenue - Rendering](#)
 [310 East Atlantic Avenue - Color and Material Form](#)
 [310 East Atlantic Avenue - Survey](#)
 [310 East Atlantic Avenue - Res. No. 189-23](#)
 [310 East Atlantic Avenue - DDA Recommendation](#)
 [310 East Atlantic Avenue - Canopy Hold Harmless Agreement](#)

- B. 354 SE 5th Avenue (2022-151):** Consideration of a Level 3 Site Plan Application, including a Landscape Plan, Landscape Waiver, and Architectural Elevations, for a three-story, 8-unit townhouse development.

Address: 354 SE 5th Avenue

PCN: 12-43-46-21-01-104-0070

Applicant / Property Owner: Delport Limited Partnership

Agent: Jeffrey Silberstein, Silberstein Architecture; js@silbersteinarchitect.com

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

Attachments:

[354 SE 5th Ave: Staff Report](#)

[354 SE 5th Ave: Applicant Design Narrative](#)

[354 SE 5th Ave: Applicant Justification Statement](#)

[354 SE 5th Ave: Architectural Plans](#)

[354 SE 5th Ave: Civil Plans](#)

[354 SE 5th Ave: Landscape Plans](#)

[354 SE 5th Ave: Survey](#)

[354 SE 5th Ave: TPS Letter](#)

[354 SE 5th Ave: Revised Rendering 1](#)

[354 SE 5th Ave: Revised Rendering 2](#)

[354 SE 5th Ave: Revised Rendering 3](#)

[354 SE 5th Ave: Revised Rendering 4](#)

[354 SE 5th Ave: Revised Rendering 5](#)

[354 SE 5th Ave: Revised Rendering 6](#)

- C. Delray Townhomes (2021-025):** Consideration of a Level 3 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: Updated TPS Letter](#)
 [Delray Townhomes: Updated Traffic Study](#)
 [Delray Townhomes: SCAD Letter](#)

- D. Edge of Pineapple Grove (2022-008):** Provide a recommendation to the City Commission for waiver requests to the requirements of the Central Business District (CBD) associated with a Level 4 Site Plan for an eight-unit townhouse development; the relief is to allow vehicular access from a Primary Street (NE 2nd Street) and to reduce the front setback requirement from ten feet to approximately three feet and six inches for the second and third floors and limited to the corner at the intersection of NE 6th Avenue and NE 2nd Street.

Address: 605 NE 2nd Street

PCN: 12-43-46-16-01-114-0090

Applicant: Downtown Second Street, LLC

Property Owner: 215 NE 6th Ave, LLC

Authorized Agent: Dunay, Miskel & Backman, LLP; bmiskel@dmbblaw.com, cbilenki@dmbblaw.com

Project Planner: Susie Rodrigues, Planner; rodriguess@mydelraybeach.com; Amy Alvarez, Assistant Director; alvarez@mydelraybeach.com

Attachments: [Edge at Pineapple Grove - Staff Report](#)
 [Edge of Pineapple Grove - Waiver Justification Statement](#)
 [Edge at Pineapple Grove - Site Plan and Elevations](#)
 [Edge of Pineapple Grove - Landscape Plan](#)

10. REPORTS AND COMMENTS

- A. Staff

B. Board Attorney Comments

C. Board Comments

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 Planning and Zoning 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.