



City of Delray Beach

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

Advisory Board Agenda

Site Plan Review and Appearance Board

Wednesday, November 18, 2020

5:01 PM

Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. 10-28-2020 SPRAB Minutes - Draft

Attachments: [10-28-2020 SPRAB Minutes - DRAFT](#)

5. SWEARING IN OF THE PUBLIC

6. COMMENTS FROM THE PUBLIC

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

7. QUASI-JUDICIAL HEARING ITEMS

A. Ocean City Lofts Condominium (2021-023): Consideration of a color change from green and yellow to Peacock Plume Green, Site White, Argos Gray, and Grizzle Gray. PCN: 12-43-46-16-H6-001 (1010-3180) Applicant/Agent: Richard Jones, Richard Jones Architecture; rich@rjarchitecture.com Planner: Rachel Falcone, Planner; FalconeR@mydelraybeach.com

Attachments: [Ocean City Lofts \(2021-023\) - Staff Report](#)
[Ocean City Lofts \(2021-023\) - Elevations](#)
[Ocean City Lofts \(2021-023\) - Color Samples](#)

- B.** 905 SW 14th Street (2020-266): Consideration of a Class I Site Plan Modification associated with minor modifications to the architectural elevations such as the introduction of new windows, doors, and stairs and the addition of office space by creating a second floor within the existing structure.

PCN: 12-43-46-20-59-002-0000

Applicant/Agent: James Drago, Architect; jpdrago@bellsouth.net

Planner: Rachel Falcone, Planner; FalconeR@mydelraybeach.com

Attachments: [905 SW 14th Ave - Staff Report](#)

[905 SW 14th Ave - Site Plan](#)

[905 SW 14th Ave - Elevations](#)

- C. Parks At Delray (2020-096): Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevation associated with a residential development with 600 dwelling units at the southwest corner of Congress Avenue and Germantown Road
Location: Southwest corner of Congress Avenue and Germantown Road
PCN: 12-43-46-30-37-000-0010
12-43-46-30-15-001-0000
12-43-46-30-37-000-0020
12-43-46-30-39-001-0010
Agent: Covelli Design Associates, Inc., mike@covellidesign.com
Planner: Scott Pape, Principal Planner, pape@mydelraybeach.com

- Attachments:** [SPRAB Reconsideration Report Class V](#)
[SPRAB Report Class V](#)
[1890-TH-2.1.1](#)
[1890-TH-2.1A.1](#)
[1890-TH-2.2.1](#)
[1890-TH-3.1.1C](#)
[1890-TH-3.1A.1](#)
[1890-TH-3.2.1](#)
[1890-TH-4.1](#)
[1890-A-2.1.1](#)
[1890-A-2.1.2](#)
[1890-A-2.2.1](#)
[1890-A-2.2.2](#)
[1890-A-2.3.1](#)
[1890-A-2.3.2](#)
[1890-A-3.1.1](#)
[1890-A-3.2.1](#)
[1890-A-3.3.1](#)
[1890-A-4.1.1](#)
[1890-A-2.4.1](#)
[1890-A-2.4.2](#)
[1890-A-2.4.3](#)
[1890-A-2.5.1](#)
[1890-A-2.5.2](#)
[1890-A-3.4.1C](#)
[1890-A-3.4.2C](#)
[1890-A-3.5.1C](#)
[1890-A-3.5.2C](#)
[1890-A-4.2.1](#)
[1890-A-4.2.2](#)
[1890-CH-2.1](#)
[1890-CH-2.2](#)
[1890-CH-3.1 C](#)
[1890-3.6.1](#)
[1890-A-2.6.1](#)
[1890-CP-A-2.1](#)
[1890-TC-A-2.1](#)
[1 Parks at Delray Civil Plans](#)

[2_Parks at Delray Composite Plans](#)

[Class II Certified Plan Set 11-25-19](#)

[PARKS PAR A LAND](#)

[Photometric Plan](#)

[PARKS PAR A SITE](#)

[Survey 8-20-2020](#)

[1890-TH-3.1.1C from October 28, 2020 meeting](#)

[1890-TH-3.1A.1 - from October 28, 2020 meeting](#)

[1890-TH-3.2.1 - from October 28, 2020 meeting](#)

[1890-A-3.1.1 - from October 28, 2020 meeting](#)

[1890-A-3.2.1 - from October 28, 2020 meeting](#)

[1890-A-3.3.2 - from October 28, 2020 meeting](#)

[1890-A-3.4.1C - from October 28, 2020 meeting](#)

[1890-A-3.4.2C - from October 28, 2020 meeting](#)

[1890-A-3.5.1 C - from October 28, 2020 meeting](#)

[1890-A-3.5.2 C - from October 28, 2020](#)

[Parks PAR A LAND - from October 28, 2020 meeting](#)

[Parks PAR A SITE - from October 28, 2020 meeting](#)

- D. Pierre Delray II (2019-266): Consideration of a Class V Site Plan application, Landscape Plan and Architectural Elevations for a 49,282 gross square foot, three-story office/restaurant/retail building with three arcades, an internal parking garage, and roof top parking area located at 298 E. Atlantic Avenue with adjacent landscaping, utility and paving improvements in the public right-of-way.

Address: 298 E. Atlantic Avenue

Applicant/Agent: Bonnie Miskel, Esq., bmiskel@dmbblaw.com

Planner: Kent Walia, Senior Planner, waliak@mydelraybeach.com

Attachments:

[Pierre Delray II - Location Map](#)

[Pierre Delray II - SPRAB Staff Report](#)

[Pierre Delray II - Architectural Plans 1 of 2](#)

[Pierre Delray II - Architectural Plans 2 of 2](#)

[Pierre Delray II - Landscape Plans](#)

[Pierre Delray II - Civil Plans](#)

[Pierre Delray II - Survey & Underground Storage Chambers](#)

[Pierre Delray II - Drainage Report](#)

[Pierre Delray II - Traffic Study](#)

[Pierre Delray II - TPS Letter](#)

[Pierre Delray II - Res No. 82-20 \(recorded reference\)](#)

[Pierre Delray II - Res No. 83-20 \(recorded reference\)](#)

[Pierre Delray II - Res No. 84-20 \(recorded reference\)](#)

8. REPORTS AND COMMENTS

A. Staff

- Meeting Dates
- Project Updates

B. Board Comments

9. 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.