



# City of Delray Beach

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

## Advisory Board Agenda Site Plan Review and Appearance Board

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Wednesday, September 22, 2021

5:01 PM

Commission Chambers

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### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. ELECTION OF OFFICERS

A. Chairperson

B. Vice Chairperson

C. Second Vice Chairperson

### 4. APPROVAL OF AGENDA

### 5. MINUTES

A. 07-14-2021 SPRAB Minutes - Draft

**Attachments:**     [07-14-2021 SPRAB 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. QUASI-JUDICIAL HEARING ITEMS

A. Atlantic Crossing Master Sign Program (2021 - 230): The action before the Board is the approval of a Master Sign Program for Buildings one, three and six for the Atlantic Crossing Project.  
Address: 615 E. Atlantic Avenue  
PCN: 12-43-46-16-P7-001-0010  
Applicant/Agent: Mark Gregory; gregorymg1@aol.com  
Planner: Jennifer Buce; buce@mydelraybeach.com

**Attachments:**      [Atlantic Crossing - SPRAB Report](#)  
[Atlantic Crossing MSP program Package 7-21-21](#)  
[Atlantic Crossing MSP Presentation Sizing](#)  
[Atlantic Crossing MSP Presentation LTR](#)  
[Atlantic Crossing MSP Merchandising Plan](#)  
[Atlantic Crossing MSP Building I elevations](#)  
[Atlantic Crossing MSP Building III Elevations](#)  
[Atlantic Crossing MSP Building VI South Elevation](#)  
[Atlantic Crossing MSP Survey](#)  
[9.13.21 - 615 E. Atlantic Avenue Atlantic Crossing Master Sign Program Phase](#)

- B.**      269 SE 5th Avenue (2021-249): The item before the board is a color change from yellow office building with terra cotta colored roof and green awnings to Decorator's White with a Caviar Black Roof, The railings, columns and trim in Bronze/Black and the awnings in Black.

Address: 269 SE 5th Avenue  
PCN: 12-43-46-16-01-111-0151  
Applicant/Owner: Tukul Properties;uf@tukel.com  
Planner: Jennifer Buce; buce@mydelraybeach.com

**Attachments:**      [269 SE 5th Ave - Cover Page](#)  
[269 SE 5th Avenue Before and After Pictures](#)  
[269 SE-5th-Ave Survey](#)  
[updated color sample](#)

- C.**      100 MacFarlane Dr. (2021-252): The item before the board is a color change from a pale yellow and the trim, railings, and shutters white to the body of the building in Crushed Ice, trim in Snowbound and the shutters and awnings in Inky Blue. The Railings and roof in Chelsea Grey.

Address: 100 McFarlane Dr.  
PCN: 12-43-46-12-D2-000-0044  
Applicant: The Yacht Club Residence, A condominium Association, Inc;  
BTgolf@gmail.com  
Planner: Jennifer Buce; buce@mydelraybeach.com

**Attachments:**      [Staff Report - 100 McFarlane Dr](#)  
[100 MacFarlane Dr. Before and After Pictures](#)  
[100 MacFarlane Dr. - Colors](#)

- D.**      Holey Donuts (2021-227): Consideration of a material change from a teal awning with a white wave trim to black and white striped awnings.

Address: 1214 E. Atlantic Avenue  
PCN: 12-43-46-16-28-002-0031  
Applicant/Agent: Blanca Reyes; blanca.reyes004@yahoo.com  
Planner: Rachel Falcone, Planner; FalconeR@mydelraybeach.com

**Attachments:**      [HoleyDonuts - Staff Report](#)  
                                 [Holey Donuts - Existing Photos](#)  
                                 [Holey Donuts - Renderings](#)  
                                 [Holey Donuts - DDA Recommendation](#)

- E.**      Grosvenor House (2021-231): Consideration of a color change from a primary wall color of yellow to "Grey Screen" and "Regatta" blue, and "Extra White" on the trim.  
Address: 120 N. Ocean Blvd  
PCN: 12-43-46-16-A1-000-0000  
Applicant/Agent: Melissa Prado; mprado@sharpeproj.com  
Planner: Rachel Falcone, Planner; FalconeR@mydelraybeach.com

**Attachments:**      [120 N. Ocean Blvd - Staff Report](#)  
                                 [120 N. Ocean Blvd - Existing Photos](#)  
                                 [120 N. Ocean Blvd - Rendering](#)

- F.**      Tesla (2021-197): Consideration of a Class I Site Plan Modification associated with façade and site improvements such as painting of the two structures; modifications to the mansard roof; updating ADA compliance; addition of a freestanding canopy covering six parking spaces; and the addition of vehicle charging stations for service use only.  
Address: 3000 S. Federal Highway  
PCN: 12-43-46-29-23-000-0010  
Applicant/Agent: Joanie Godsey, ArcVision; jgodsey@arcv.com  
Planner: Rachel Falcone, Planner; FalconeR@mydelraybeach.com

**Attachments:**      [Tesla - Staff Report](#)  
                                 [Tesla - Survey](#)  
                                 [Tesla - Site Plan](#)  
                                 [Tesla - Proposed Elevations](#)  
                                 [Tesla - Existing Conditions](#)  
                                 [Tesla - Supercharger Detail](#)

- G.**      189 NE 2nd Avenue (2021-228): Consideration of a Class I Site Plan Modification associated with the expansion of the existing fabric patio awning to provide additional covered outdoor seating area from the proposed restaurant.  
Address: 189 NE 2nd Avenue  
PCN: 12-43-46-16-01-083-0010  
Applicant/Agent: Donald Day, Delray Awning; don@delrayawning.com  
Planner: Rachel Falcone, Planner; FalconeR@mydelraybeach.com

- Attachments:**      [189 NE 2nd Ave - Staff Report](#)  
[189 NE 2nd Ave - Survey](#)  
[189 NE 2nd Ave - Existing](#)  
[189 NE 2nd Ave - Proposed](#)  
[189 NE 2nd Ave - Awning Detail](#)  
[189 NE 2nd Ave - Color Swatch](#)  
[189 NE 2nd Ave - DDA Recommendation](#)

- H. Delray Ridge (2020-237): Consideration of a Tree Disposition Plan for compliance with the requirements of LDR Section 4.6.19, Tree Preservation, Protection, Enforcement and Maintenance, associated with the review of the Delray Ridge Plat, to establish 14 single-family residential properties.

Address: NE Corner of Swinton Avenue and NE 22nd Street

PCN: 12-43-46-04-00-000-7290/7101/7090/7400

Applicant/Agent: Allan Hendricks, RLA; allan@cwiasoc.com

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

- Attachments:**      [Delray Ridge - Staff Report](#)  
[Delray Ridge - Arborist Report](#)  
[Delray Ridge - Tree Disposition Plans](#)  
[Delray Ridge - Landscape Plans](#)  
[Delray Ridge - Proposed Plat](#)

## 9. REPORTS AND COMMENTS

- A. Staff
- Meeting Dates
  - Project Updates
- B. Board Comments

## 10. 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.