



City of Delray Beach

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

Advisory Board Agenda Site Plan Review and Appearance Board

Wednesday, August 26, 2026

5:01 PM

Commission Chambers or Watch on YouTube:
<https://www.youtube.com/@cityofdelraybeachfl/>
streams

Regular Meeting

1. ROLL CALL

2. APPROVAL OF AGENDA

3. MINUTES

3.A May 27, 2026

Attachments: [2026-05-27-Draft](#)

3.B September 24, 2025 (Amended)

Attachments: [09-24-2025-SPRAB Minutes-Draft-ammended](#)

4. SWEARING IN OF THE PUBLIC

5. COMMENTS FROM THE PUBLIC

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

6. PRESENTATIONS

None

7 QUASI-JUDICIAL HEARING ITEMS

- 7.A The Ray Master Sign Program- Campi Italian (PZ-000566-2026):** Consideration of an Amendment of the Master Sign Program for The Ray Hotel and Shops at The Ray to accommodate the addition of two wall signs for a corner tenant, Campi Italian, for a total of five types of wall signs specific to the entire project.

Address: 233 NE 2nd Avenue, 245 NE 2nd Avenue

PCN: 12-43-46-16-01-082-0060, 12-43-46-16-01-082-0010

Property Owner: Delray Hotel Owner LLC

Authorized Agent: Max Lennon

Project Planner: Darwin Laguerre, Planner in Training

Attachments: [The Ray MSP: Staff Report](#)
 [The Ray MSP: Proposed Master Sign Program](#)
 [The Ray MSP: Proposed Signs](#)
 [The Ray MSP: Building Material and Color Form](#)

- 7.B Alexan Delray - Master Sign Program (PZ-777):** Consider the establishment of a Master Sign Program for Alexan Delray to accommodate a monument sign for the front entrance of the development.

Address: 1231 S. Congress Avenue

PCN: 12-43-46-19-49-001-0000

Property Owner: Delray Apartments Venture, LLC

Authorized Agent: Thomas Kurian, Development Manager

Project Planner: Alexia Howald, Senior Planner

Attachments: [Alexan Delray: Staff Report](#)
 [Alexan Delray: Master Sign Program](#)
 [Alexan Delray: Sign Plan](#)
 [Alexan Delray: Site Photos MSP](#)

7.C SW 3rd Avenue Townhomes (File No. 2025-116): Consideration of a Level 2 Site Plan application to construct five, two-story fee-simple townhomes, including Architectural Elevations, a Landscape Plan, and an associated waiver from the required street tree location and a reduction in the number of required street trees along SW 3rd Avenue.

Address: 120 SW 3rd Avenue

PCN: 12-43-46-16-01-038-0111 and; 12-43-46-16-01-038-0112

Owner: VF Realty OZ Business, LLC

Agent: Mike Covelli, Covelli Design Associates, Inc.

Planner: Alexia Howald, Senior Planner

Attachments: [3rd Ave Townhomes: Staff Report](#)
 [3rd Ave Townhomes: Survey](#)
 [3rd Ave Townhomes: Site Plan](#)
 [3rd Ave Townhomes: Architecture](#)
 [3rd Ave Townhomes: Landscape Plan](#)
 [3rd Ave Townhomes: Irrigation](#)
 [3rd Ave Townhomes: Photometric Plan](#)
 [3rd Ave Townhomes: Waiver Justification](#)
 [3rd Ave Townhomes: SCAD Letter](#)
 [3rd Ave Townhomes: PBC Wellfield Affidavit Signed](#)
 [3rd Ave Townhomes: Palm Beach County TPS Letter](#)
 [3rd Ave Townhomes: Drainage Narrative](#)
 [3rd Ave Townhomes: Photos](#)

8. REPORTS AND COMMENTS

- A. Staff
 - Meeting Dates
 - Project Updates
- B. Board Attorney
- 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 Human Resources Department at (561) 243-7125 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.

