



# 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, March 22, 2023

5:01 PM

Commission Chambers

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#### Regular Meeting

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF AGENDA

#### 4. MINUTES

##### A. February 8, 2023

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

##### B. February 22, 2023

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

#### 5. SWEARING IN OF THE PUBLIC

#### 6. COMMENTS FROM THE PUBLIC

NOTE: Limited to comments on items that are listed under "Consent Agenda" or items that are NOT on the Agenda. Speakers will be limited to 3 minutes.

#### 7. PRESENTATIONS

None

#### 8. CONSENT AGENDA

None

#### 9. QUASI-JUDICIAL HEARING ITEMS

- A. Cube Smart (2023-058):** Consideration of a color change for the Cube Smart located at 2512 North Federal Highway.  
**Address:** 2512 North Federal Highway  
**PCN:** 12-43-46-04-08-000-0130  
**Applicant/Agent:** Jennifer Ronneburger; jen@gopermit.us  
**Planner:** Jennifer Buce; buce@mydelraybeach.com
- Attachments:**     [Cube Smart - Staff Report](#)  
                          [Cube Smart - Before and After Renderings](#)  
                          [Cube Smart Color Color and Materials](#)
- B. Parks at Delray (2023-044):** Consideration of a Class I Site Plan Modification to reduce the amount of Workforce Housing Units provided within Phase 3 & 4 (Parcel A South and Parcel B) of the Parks at Delray development from 34 to 33.  
**Location:** Southwest corner of South Congress Avenue and Germantown Road  
**Authorized Agent:** Covelli Design Associate, Inc. / Mike Covelli; mike@covellidesign.com  
**Project Planner:** Amy Alvarez, Principal Planner; alvarez@mydelraybeach.com
- Attachments:**     [Parks at Delray: Staff Report](#)  
                          [Parks at Delray: SP-1, Redlined of approved](#)  
                          [Parks at Delray: SP-1, Proposed WFH unit revision](#)  
                          [Parks at Delray: Declaration of Restrictive Covenant](#)  
                          [Parks at Delray: Restrictive Covenant Master Agreement](#)  
                          [Parks at Delray: Master Dev. Plan](#)  
                          [Parks at Delray: Phasing Plan](#)
- C. 318 SE 5th Avenue (2022-013):** Continuation of a request for a Class V Site Plan, Landscape Plan, and Architectural Elevations for the construction of a four-story, mixed-use development located at the properties currently addressed as 302, 318, 338, and 346 SE 5th Avenue.  
**Address:** 302, 318, 338, and 346 SE 5th Avenue  
**PCNs:**     12-43-46-21-01-104-0010;     12-43-46-21-01-104-0030;  
              12-43-46-21-01-104-0050; and 12-43-46-21-01-104-0060  
**Applicant / Agent:** Jerrod Purser of WGI; Jerrod.Purser@wginc.com  
**Planner:** Alexis Rosenberg, Senior Planner; rosenberga@mydelraybeach.com
- Attachments:**     [318 SE 5th Avenue - SPRAB Report](#)  
                          [318 SE 5th Avenue - Site Plan, Architecture Plans, Survey](#)  
                          [318 SE 5th Avenue - Applicant Justification Statement](#)  
                          [318 SE 5th Avenue - Landscape Plan, Arborist Report](#)  
                          [318 SE 5th Avenue - Photometric Plan](#)  
                          [318 SE 5th Avenue - Traffic Impact Statement](#)  
                          [318 SE 5th Avenue - TPS Letter](#)

**D. Delray Central (2021-137):** Consideration of a Class IV Site Plan Modification, Landscape Plan, and Architectural Elevations for Delray Central, located at 1615 & 1625 South Congress Avenue, associated with the addition of an eight-story building containing 1,095 square feet of non-restaurant, commercial use and 271 residential units, including amenities and an attached eight-level parking structure.

**Location:** 1615 and 1625 South Congress Avenue

**Authorized Agent:** Bonnie Miskel, Esq., Dunay, Miskal and Backman; bmiskel@dmbblaw.com

**Project Planner:** Amy Alvarez, Principal Planner; alvarez@mydelraybeach.com

- Attachments:**
- [Delray Central: Staff Report](#)
  - [Delray Central: Applicant Justification Statement](#)
  - [Delray Central: Site Plans, Photometric Plans, Floor Plans](#)
  - [Delray Central: Elevations, Sections, Renderings](#)
  - [Delray Central: Landscape Plans](#)
  - [Delray Central: TPS Letter](#)
  - [Delray Central: Traffic Impact Study 04-06-2022](#)
  - [Delray Central: Engineering Plans](#)
  - [Delray Central: Survey](#)
  - [Delray Central: Res. No. 203-22, Approved MDP](#)

## 10. REPORTS AND COMMENTS

- A. City Staff
- B. Board Attorney
- C. Board Members

## 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 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.