



City of Delray Beach

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

Advisory Board Agenda Site Plan Review and Appearance Board

Wednesday, February 8, 2023

5:01 PM

Commission Chambers

Regular Meeting

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

None

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. The North Edge (2022-238):** Consideration of a Class V Site Plan Application, including a Landscape Plan, Architectural Elevations, and Landscape Waiver, for a 9-unit multi-family residential development.

Address: 1405 North Federal Highway and 716 North Lake Avenue

PCN: 12-43-46-09-11-004-0012; 12-43-46-09-11-004-0011; 12-43-46-09-11-004-0050

Applicant / Agent: Lake Ave Federal LLC / Jeffrey A. Costello, JC Planning Solutions; jcostello@jcplanningsolutions.com

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

Attachments: [The North Edge: Staff Report](#)
[The North Edge: Applicant Project Narrative](#)
[The North Edge: Waiver Justification Statement](#)
[The North Edge: Survey](#)
[The North Edge: Architectural Plans](#)
[The North Edge: Civil Plans](#)
[The North Edge: Landscape Plans](#)
[The North Edge: Photometric Plans](#)
[The North Edge: Rendering](#)
[The North Edge: Colored Elevations](#)
[The North Edge: Color and Material Sample](#)

- B. Regions West Atlantic (2022-201):** Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevations for the construction of a 1,904 square foot Regions Bank with a drive thru facility.

Address: 4760 West Atlantic Avenue

PCN: 12-42-46-13-01-000-0080

Property Owner: 4760 West Atlantic Avenue, LLC

Designated Agent: Andrew Savage, Bohler Engineering FI, LLC, asavage@bohlereng.com

Planner: Amy Alvarez, alvarez@mydelraybeach.com; Susana Rodrigues, rodrigues@mydelraybeach.com

Attachments: [Regions West Atlantic - Staff Report](#)
[Regions West Atlantic - Site Plan, Landscape Plan](#)
[Regions West Atlantic - Elevations \(West & North\)](#)
[Regions West Atlantic - Elevations \(South & East\)](#)
[Regions West Atlantic - Survey](#)
[Regions West Atlantic - Stacking Letter \(City Engineer\)](#)

- C. 318 SE 5th Avenue (2022-013):** Consideration of 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

P C N s : 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 - Staff Report](#)
 [318 SE 5th Avenue - Applicant Justification Statement](#)
 [318 SE 5th Avenue - Site Plan, Architectural Plans, Survey](#)
 [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](#)

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.