



# 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, April 10, 2019

6:00 PM

Commission Chambers

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### Regular Meeting

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF AGENDA

#### 4. MINUTES

A February 13, 2019

Attachments: [02-13-19 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. PRESENTATIONS

#### 8. QUASI-JUDICIAL HEARING ITEMS

A. 301 NE 1st Street (2019-141): Color Change from a Pink to Pure White on exterior of the structure.

Address: 301 NE 1st Street

PCN: 12-43-46-16-01-091-0040

Applicant: Shai Mashiach; shashy79@gmail.com

Planner: Jennifer Buce; Assistant Planner; buce@mydelraybeach.com & Rachel Falcone;

Planner in Training; falconer@mydelraybeach.com

Attachments: [301 NE 1ST AVE - STAFF REPORT](#)

[301 NE 1ST - COLOR ELEVATIONS](#)

- B.** 2500 SW 22nd Avenue (2019-143): Color Change from White walls and Grey railings to Grey walls and White railings and columns.

Address: 2500 SW 22nd Avenue

PCN: 12-43-46-30-01-014-1417

Applicant: Jacob Van Wageningen; managerfn@g.mail.com

Planner: Jennifer Buce; Assistant Planner; buce@mydelraybeach.com

**Attachments:**      [2500 SW 22nd Ave Cover Sheet](#)  
                                 [pictures](#)

- C.** Lucky's Market (2019-070): Approve a Class I Site Plan Modification associated with minor facade changes.

Address: 5030 W. Atlantic Avenue

PCN: 12-42-46-14-00-000-5010

Applicant: Lucky's Market Operating Company, LLC, danielc@luckysmarket.com

Planner: Jennifer Buce, Assistant Planner, buce@mydelraybeach.com

**Attachments:**      [Lucky's - SPRAB Report](#)  
                                 [Lucky's 17e A2-1 EXTERIOR ELEVATIONS](#)  
                                 [Lucky's 17e A2-2 EXTERIOR ELEVATIONS](#)  
                                 [Lucky's 17f I1-1 FIXTURE PLAN](#)  
                                 [Lucky's PC101 Exterior Photometric Calculations](#)  
                                 [Lucky's 17a G0-2 LIFE SAFETY PLAN](#)  
                                 [Lucky's Market Delray Beach \(LM-DB\)](#)

- D.** Delray Chevrolet (2019-079): Consideration of a Class III Site Plan Modification, Landscape Plan, and Architectural Elevations associated with the modification of the approved site plan for a full service automobile dealership.

Address: 2605 S. Federal Highway and associated parcels

PCN: 12-43-46-28-07-024-0230

Applicant: Sax, Sachs, and Caplan, PL, Michael Weiner, mweiner@ssclawfirm.com

Planner: Christine Stivers, Senior Planner, stiversc@mydelraybeach.com

**Attachments:**      [Delray Chevrolet Class III Staff Report](#)  
                                 [Delray Chevrolet Site Plan](#)  
                                 [Delray Chevrolet Existing Conditions](#)  
                                 [Delray Chevrolet Landscape Plan](#)  
                                 [Delray Chevrolet Architectural Elevations](#)  
                                 [Delray Chevrolet Color Renderings](#)  
                                 [Delray Chevrolet Engineering](#)  
                                 [Delray Chevrolet Floor Plans](#)  
                                 [Delray Chevrolet Photometrics](#)

- E. 405 South (2018-158): Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevations associated with the construction of a mixed-use building consisting of three residential units and three office units.

Address: 405 SE 6th Avenue

PCN: 12-43-46-21-01-001-0092

Applicant: Stephen Albanese, Albanese Home Builders, gatorsa@aol.com

Planner: Christine Stivers, Senior Planner, stiversc@mydelraybeach.com

**Attachments:**      [405 SOUTH STAFF REPORT](#)  
                              [405 SOUTH SITE PLAN AND DETAILS](#)  
                              [405 SOUTH LANDSCAPE PLANS](#)  
                              [405 SOUTH ARCHITECTURAL ELEVATIONS](#)  
                              [405 SOUTH FLOOR PLANS](#)  
                              [405 SOUTH COLOR RENDERING](#)  
                              [405 SOUTH ENGINEERING PLANS](#)  
                              [405 SOUTH SURVEY](#)  
                              [405 SOUTH PHOTOMETRIC STUDY](#)

- F. Murphy Oil (2018-201): Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevations associated with the construction of a convenience mart (gas station with food sales) for Murphy Oil.

Address: 16211 S, Military Trail

PCN: 12-42-46-26-28-000-0030

Applicant: GreenbergFarrow, Jillian Janovsky, jjanovsky@greenbergfarrow.com

Planner: Christine Stivers, Senior Planner, stiversc@mydelraybeach.com

**Attachments:**      [Murphy Oil Staff Report](#)  
                              [Murphy Oil Survey](#)  
                              [Murphy Oil Site Plan](#)  
                              [Murphy Oil Landscape Plan](#)  
                              [Murphy Oil Architectural Elevations and Color Renderings](#)  
                              [Murphy Oil Engineering](#)  
                              [Murphy Oil Lighting Plan](#)

## 9. LEGISLATIVE ITEMS - CITY INITIATED

## 10. REPORTS AND COMMENTS

### A. Staff

- Meeting Dates
- Project Updates

### B. 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 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 Planning and Zoning 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.