



City of Delray Beach

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

Advisory Board Agenda Site Plan Review and Appearance Board

Wednesday, October 23, 2019

6:00 PM

Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. 06-12-19 SPRAB Minutes - Draft

Attachments: [06-12-19 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. QUASI-JUDICIAL HEARING ITEMS

A. **Delray Commons (2019-298):** Class I Site Plan Modification associated with architectural elevation changes to the existing building, on the north and east sides of the property.

PCN: 12-42-46-14-24-001-0000

Address: 5024 W Atlantic Ave

Applicant/Agent: Seth Dorman; seth.dorman@wdpartners.com

Planner: Anne Clerisse Gaisha Volcy; Planner-in-Training;
volcya@mydelraybeach.com

Attachments: [Staff Report, Existing Conditions and Proposed Elevations](#)

- B. 1690-2350 South Congress Avenue (2019-214):** Consideration of a Class II Site Plan Modification associated with the installation/relocation of existing landscaping to the perimeter buffer areas and street trees.
Address: 1690-2350 South Congress Avenue
PCN: 12-43-46-30-37-000-0010
Agent: Mike Covelli, mike@covellidesign.com
Planner: Scott Pape, Principal Planner, pape@mydelraybeach.com
Attachments: [class II report](#)
[Landscape Plans](#)
[Composite Utility Plans](#)
- C. Tzikas Medical Center (2019-035):** Consideration of a Class III Site Plan Modification application, pursuant to LDR Section 2.4.5 (G)(1)(c), to accommodate a two-story, 5,464 sf. expansion of an existing medical office.
Address: 518/526 SE 5th Avenue
PCN: 12-43-46-21-01-003-0020
Agent: Albert Wadsworth, Albert@wadsworthdevelopers.com
Planner: Debora Slaski, Planner, SlaskiD@mydelraybeach.com
Attachments: [Tzikas Medical Center - Staff Report \(2019-035\)](#)
[Tzikas Medical Center - Site Plans \(2019-035\)](#)
[Tzikas Medical Center - Landscape Plan \(2019-035\)](#)
[Tzikas Medical Center - Architectural Plans \(2019-035\)](#)
[Tzikas Medical Center - Renderings \(2019-035\)](#)
[Tzikas Medical Center - Internal Adjustment Request \(2019-035\)](#)
[Tzikas Medical Center - Special Documentation/ Parking Reduction Analysis \(2019-035\)](#)
- D. 325 Parking/Lofts (2019-050):** Consideration of a Class V Site Plan application, pursuant to LDR Section 2.4.5 (F), for 325 Parking/Lofts for the construction of a 3,759 sf. three-story building and a freestanding, 52 spaces automated parking garage.
Address: 325 NE 3rd Avenue
PCN: 12-43-46-16-01-089-0040
Agent: George Brewer Architecture, George@brewerarchitecture.com
Planner: Debora Slaski, Planner, SlaskiD@mydelraybeach.com
Attachments: [325 Parking/Lofts - Staff Report \(2019-050\)](#)
[325 Parking/Lofts - Site Plans \(2019-050\)](#)
[325 Parking/Lofts - Landscape Plan \(2019-050\)](#)
[325 Parking/Lofts - Architectural Plans \(2019-050\)](#)
[325 Parking/Lofts - Redenrings \(2019-050\)](#)

8. REPORTS AND COMMENTS

- A. Staff
- Meeting Dates
 - Project Updates

B. Board Comments

9. 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.