



City of Delray Beach

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

Advisory Board Agenda Site Plan Review and Appearance Board

Wednesday, November 13, 2019

6:00 PM

Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. 06-26-19 SPRAB Minutes - Draft

Attachments: [06-26-19 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. **Downtown Lofts Condominium Association (2020-026):** Class I Site Plan Modification associated with a color change to the architectural elevations.

PCN: 12-43-46-16-H5-000-1010 - 3010

Address: 103 SE 4th Ave

Applicant/Agent: Tom Perry; SecurePropMgmt@gmail.com

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

Attachments: [Staff Report -103 SE 4th Ave \(2020-026\)](#)
[103 SE 4th Ave - Existing Conditions](#)

- B. Fourth and Fifth (2020-020):** Consideration of an amendment to the Master Sign Program for the IPIC and Fourth and Fifth building.

PCN: 12-43-46-16-N9-001-0000

Address: 53 SE 4th Ave

Applicant: Fourth and Fifth Avenue, LLC; sscheffel@samuelsre.com

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

Attachments: [Fourth and Fifth Sign Program](#)
[4th 5th Delray - Master Sign Plan Amendment Signs](#)

- C. KHO Space (2020-017):** Amendment to the existing Master Sign Program for Downtown Professional Center.

PCN: 12-43-46-21-85-000-0020

Address: 530 SE 6th Avenue

Applicant/Agent: KHO Space/Crown Construction Group; chris.kirby@fastsigns.com

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

Attachments: [KHO Amnendment to sign program](#)
[Downtown Professional Center](#)
[2019-09-04 KHO Therapy Rooms \(Delray\), Cabinet \(1\)](#)
[Existing signs on site](#)

- D. 100 Gleason Street (2020-029):** Consideration of a Class II Site Plan Modification for an approved duplex site plan to allow rooftop appurtenances that exceed the maximum height.

Address: 100 Gleason Street

PCN: 12-43-46-16-14-004-0132 and 12-43-46-16-14-004-0133

Agent: Richard Jones Architecture, Rich Jones, rich@rjarchitecture.com

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

Attachments: [100 Gleason Street Staff Report \(2020-029\)](#)
[100 Gleason Site Plan \(2020-029\)](#)
[100 Gleason Elevations \(2020-029\)](#)
[100 Gleason Roof Terrace and Roof Plan \(2020-029\)](#)
[100 Gleason Front Rendering \(2020-029\)](#)
[100 Gleason Full Architectural Set \(2020-029\)](#)

- E. Atlantic Crossing (2019-273):** Consideration of a Class II Site Plan Modification associated with hardscape modification, landscaping, trellis, and aerial art piece

Address: 615 East Atlantic Avenue.

PCN: 12-43-46-16-P7-001-0010

Agent: Paul Campbell, paulc@kephart.com

Planner: Scott Pape, Principal Planner, pape@mydelraybeach.com

Attachments: [class II report](#)
 [Site Plans Reduced](#)
 [Architectural Plans Reduced](#)
 [Atlantic Crossings Reduced Size Elevations](#)
 [Landscape Plans Reduced](#)
 [Art Piece](#)
 [Atlantic Crossing Trellis Connector](#)

- F. Gasland (2016-128):** Consideration of a Class III Site Plan Modification for a convenience mart (gasoline station with food and convenience items sales) for the use conversion of the two automotive service bays to retail use to accommodate an interior expansion of the existing convenience store and associated site improvements.

Address: 398 NE 5th Avenue

PCN: 12-43-46-16-05-097-0012

Agent: Chad Herd; chadheard@outlook.com

Planner: Debora Slaski, Planner, SlaskiD@mydelraybeach.com

Attachments: [Gasland/ 398 NE 5th Avenue: Staff Report \(2016-128\)](#)
 [Gasland/ 398 NE 5th Avenue: Site Plans \(2016-128\)](#)
 [Gasland/ 398 NE 5th Avenue: Architectural Plans \(2016-128\)](#)
 [Gasland/ 398 NE 5th Avenue: Landscape Plans \(2016-128\)](#)
 [Gasland/ 398 NE 5th Avenue: Colored Rendering \(2016-128\)](#)

- G. Florida Medical Center of Delray (2019-234):** Consideration of a Class V Site Plan for the development of a vacant property into a 88,992 sf. Non- Residential Licensed Service Provider facility.

Address: 4575 Linton Blvd.

PCN: 12-43-46-24-27-001-0000

Agent: Coteleur & Hearing; Don Hearing/ David Milledge, dmilledge@coteleur-hearing.com

Planner: Debora Slaski, Planner, SlaskiD@mydelraybeach.com

Attachments: [Florida Medical Center/ 4575 Linton Blvd: Staff Report \(2019-234\)](#)
 [Florida Medical Center/ 4575 Linton Blvd: Site Plans \(2019-234\)](#)
 [Florida Medical Center/ 4575 Linton Blvd: Landscape Plans \(2019-234\)](#)
 [Florida Medical Center/ 4575 Linton Blvd: Architectural Elevations \(1\) \(2019-234\)](#)
 [Florida Medical Center/ 4575 Linton Blvd: Architectural Elevations \(2\) \(2019-234\)](#)
 [Florida Medical Center/ 4575 Linton Blvd: Renderings \(2019-234\)](#)
 [Florida Medical Center/ 4575 Linton Blvd: Waiver Request \(2019-234\)](#)

- H. **Pierre Delray I (Waiver Request):** Consideration of a waiver request from LDR Section 4.4.13 (E)(4)(e)1., a., Table 4.4.13(I) A, which sets forth a minimum 10' building setback for storefronts in the CBD, whereas a 7'-10" storefront front setback is being proposed.

Address: 302 E. Atlantic Avenue

Applicant/Agent: Bonnie Miskel, bmiskel@dmbblaw.com

Planner: Kent Walia, Senior Planner, waliak@mydelraybeach.com

Attachments: [Pierre Delray I \(Waiver\) - Location Map](#)
 [Pierre Delray 1 \(Waiver\) - SPRAB Staff Report](#)
 [Pierre Delray 1 \(Waiver\) - Site Plan Graphic](#)
 [Pierre Delray 1 \(Waiver\) - Request Letter](#)
 [Pierre Delray I \(Waiver\) - Request and Justification Statement](#)
 [Pierre Delray 1 CLIII Site Plan Mod. - Architectural Plans \(Reference Only\)](#)
 [Pierre Delray 1 CLIII Site Plan Mod.- Civil 1 of 2 \(Reference Only\)](#)
 [Pierre Delray 1 CLIII Site Plan Mod.- Civil 2 of 2 \(Reference Only\)](#)

8. REPORTS AND COMMENTS

A. Staff...

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.