



# 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, September 23, 2020

5:01 PM

Virtual Meeting

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Pursuant to Executive Order 20-69, during the COVID-19 State of Emergency, Advisory Board meetings may be held virtually. Members of the public wishing to view Advisory Board meetings should log into the City's website, <https://www.delraybeachfl.gov/i-want-to/watch/city-meetings>, where the meeting will be live-streamed for the public.

Due to the closure of City Hall, members of the public wishing to participate may do so by submitting their comments via voicemail. Any member of the public wishing to comment publicly on any matter, including public comment or public hearing items, may submit their comments for the Site Plan Review and Appearance Board meeting by dialing (561) 243-7558 and leaving a voicemail message that will be played during the Board meeting and made a part of the public record:

1. State your full name
2. State your address
3. Leave a comment no longer than 3 minutes.

Comments and Inquiries on Non-Agenda and Agenda Items (Excluding Quasi-Judicial Hearing and Public Hearing Items) from the Public:

Public comments will be accepted until 3:00 p.m. on the day of the meeting.

Quasi-Judicial and Public Hearing Items:

Public comment on quasi-judicial items and items that have been set for a formal public hearing shall only be made during the presentation of the item. After the Advisory Board has heard from the applicant and the City, the Advisory Board will take a recess in order to afford the public an opportunity to comment on the specific agenda item. After the recess, comments from the public will be played into the record for the Advisory Board's consideration.

General Rules:

All public comments must be addressed to the Advisory Board as a body and not to individual Board members or staff. Personal verbal attacks upon Board members and/or staff will not be tolerated. Members of the public shall refrain from making comments that are impertinent, obscene, personally insulting, defamatory, or slanderous remarks. If any member of the public requires additional information about making public comments, please contact:

Scott Pape, Principal Planner  
City of Delray Beach, Development Services Department  
100 NW 1st Avenue  
Delray Beach, Florida 33444  
[sprabagendacomment@mydelraybeach.com](mailto:sprabagendacomment@mydelraybeach.com)

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. ELECTION OF OFFICERS**

- A. Chairperson
- B. Vice Chairperson
- C. Second Vice Chairperson

**4. APPROVAL OF AGENDA**

**5. MINUTES**

02-26-2020 SPRAB Minutes - Draft  
03-11-2020 SPRAB Minutes - Draft  
06-24-2020 SPRAB Minutes - Draft  
08-26-2020 SPRAB Minutes - Draft

**Attachments:**      [02-26-2020 SPRAB Minutes](#)  
                              [03-11-2020 SPRAB Minutes](#)  
                              [06-24-2020 SPRAB Minutes](#)  
                              [08-26-2020 SPRAB Minutes](#)

**6. SWEARING IN OF THE PUBLIC**

**7. COMMENTS FROM THE PUBLIC**

**(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).**

**8. PRESENTATIONS**

- A. Sunshine Laws

**9. QUASI-JUDICIAL HEARING ITEMS**

- A. **Verano at Delray Condominium Association (2020-245):** Consideration of a Material Change application to change from a tile roof to asphalt shingles in the color Terra Cotta.  
**Address:** 1805-1825 Palm Cove Blvd  
**PCN:** 12-43-46-30-40

**Applicant/Agent:** Mark Molsbee, Molsbee Roofing, Inc.; mark@molsbeeroofing.com

**Planner:** Rachel Falcone, Planner, FalconeR@mydelraybeach.com

**Attachments:**      [Staff Report - 1805-1825 Palm Cove Blvd \(2020-245\)](#)

[Proposed Elevations - 1805-1825 Palm Cove Blvd \(2020-245\)](#)

- B.      415-417-419 E. Atlantic Ave (2020-214):** Consideration of a Class I Site Plan Modification associated with a color and material change to the facade and existing awnings, a replacement door and new awning on Unit 41, and the introduction of a new storefront on Unit 415.

**PCN:** 12-43-46-16-C6-000-0010 / -0020 / -0030

**Applicant/Agent:** Roy M. Simon, A.I.A., Architect; roy@roysimonarchitect.com

**Planner:** Rachel Falcone, Planner, FalconeR@mydelraybeach.com

**Attachments:**      [415-417-419 E. Atlantic Ave - Staff Report](#)

[415-417-419 E. Atlantic Ave - Site Plan & Building Elevations](#)

[415-417-419 E. Atlantic Ave - Storefront Specs](#)

- C.      522 E. Atlantic Ave (2020-212):** Consideration of a Class I Site Plan Modification associated with the addition of wood cladding, a color change to the facade, material change of the existing awning, new light fixtures and a color change of the door, window frames, and mullions.

**Address:** 522 E. Atlantic Avenue

**PCN:** 12-43-46-16-01-109-0050

**Applicant/Agent:** Jose Jaramillo, CSA Architects; jj@csa-architects.com

**Planner:** Rachel Falcone, Planner, FalconeR@mydelraybeach.com

**Attachments:**      [522 E. Atlantic Ave - Staff Report](#)

[522 E. Atlantic Ave - Site Plan](#)

[522 E. Atlantic Ave - Building Elevations](#)

[522 E. Atlantic Ave - Photometric Plan](#)

- D.      Lionfish (2020-252):** Consideration of a Class I Site Plan Modification associated with the installation of a retractable awning.

**PCN:** 12-43-46-16-01-092-0060

**Address:** 307 E. Atlantic Avenue

**Applicant/Agent:** Rosebud 307, LLC/ Jordana Jarjura

**Planner:** Jennifer Buce; Planner, buce@mydelraybeach.com

**Attachments:**      [Lionfish \(2020-252\)](#)

[survey](#)

[diagram](#)

[Exhibit B Modified to meet the FBC](#)

[Pictures](#)

- E. Delray City Market (2020-220):** Consideration of a Class III Site Plan Modification associated with minor site plan, landscape plan and architectural elevation changes.

**PCN:** 12-43-46-16-P3-001-0000

**Address:** 33 SE 3rd Avenue

**Agent/Applicant:** Rosebud 3rd Avenue, LLC/ Jordana Jarjura

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

**Attachments:** [Delray City Market Staff Report-Final](#)

[Delray Market set 1](#)

[Delray Market set 2](#)

[Delray Market set 3](#)

- F. Aura Delray Beach (2020-195-CLV):** Consideration of a Class V Site Plan application, Landscape Plan, and Architectural Elevations associated with the construction of two 3-story buildings, and four 5-story buildings containing a total of 292 multi-family apartment units, a clubhouse, a 1,635 square foot commercial out parcel building.

**Address:** located generally at the Northwest corner of W. Atlantic Avenue and N. Congress Avenue.

**Applicant/Agent:** Bonnie Miskel Esq., [bmiskel@dmblaw.com](mailto:bmiskel@dmblaw.com); Beth Schrantz, [bschrantz@dmblaw.com](mailto:bschrantz@dmblaw.com)

**Planner:** Kent Walia, Senior Planner, [waliak@mydelraybeach.com](mailto:waliak@mydelraybeach.com)

**Attachments:** [Aura Delray Beach - Location Map](#)

[Aura Delray Beach - Staff Report](#)

[Aura Delray Beach - Architectural Plans](#)

[Aura Delray Beach - Renderings](#)

[Aura Delray Beach - Landscape Plans](#)

[Aura Delray Beach - Flora & Fauna Analysis](#)

[Aura Delray Beach - Arborist Report](#)

[Aura Delray Beach - Civil Plans](#)

[Aura Delray Beach - Drainage Calculations](#)

[Aura Delray Beach - PBC TPS Review Letter](#)

[Aura Delray Beach - FDOT Letter](#)

[Aura Delray Beach - Traffic Study](#)

- G. Spice Office Building - (2020-115):** Consideration of Class V site plan associated with the construction of a 9,975 square foot office building.

**Address:** 325 - 343 NE 5th Avenue

**Applicant/Agent:** Covelli Design Associates, [mike@covellidesign.com](mailto:mike@covellidesign.com)

**Planner:** Scott Pape, Principal Planner, [pape@mydelraybeach.com](mailto:pape@mydelraybeach.com)

Attachments:      [SPRAB Report Class V](#)  
                              [Spice Office Site signed](#)  
                              [Spice Office Land signed](#)  
                              [A-01 \(REVISED 07-07-20\)](#)  
                              [A-02 \(REVISED 07-07-20\)](#)  
                              [Rendering](#)  
                              [19092-ENG-SET](#)  
                              [Photometrics 19158 ES1.1](#)  
                              [Survey 19-46](#)

## 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 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.