



City of Delray Beach

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

Advisory Board Agenda

Site Plan Review and Appearance Board

Wednesday, October 28, 2020

5:01 PM

Virtual Meeting

Regular Meeting

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
sprabagendacomments@mydelraybeach.com

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. 09-23-2020 SPRAB Minutes - Draft

Attachments: [09-23-2020 SPRAB Minutes](#)

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

A. Sunshine Laws

8. QUASI-JUDICIAL HEARING ITEMS

- A. 2655 W. Atlantic Avenue (2021-013):** Consideration of a material change from a seafoam green metal roof to a Certain Teed Dimensional Shingle in the color Sunrise Cedar.
PCN: 12-43-46-18-50-000-0000
Applicant/Agent: Pegasus Construction; permits@pegasusconstructionandroofing.com
Planner: Rachel Falcone, Planner, FalconeR@mydelraybeach.com

Attachments: [2655 W. Atlantic Avenue - Staff Report](#)
 [2655 W. Atlantic Avenue - Proposed Elevations](#)

- B. Collier Club (2020-279):** Consideration of an amendment to the Master Sign Program for the Collier Club located at 777 S. Congress Avenue.
Address: 777 S Congress Avenue
PCN: 12-43-46-19-00-000-1060
Applicant/Agent: Michael S. Weiner, Esq. at Sachs Sax Caplan PL;
mweiner@ssclawfirm.com
Planner: Jennifer Buce, buce@mydelraybeach.com

Attachments: [777 S Congress Ave - Collier Club](#)
[2020-09-11 Collier Car Care \(Delray\), South Elev Cabinets](#)
[CCC Signage South Elevation](#)

- C.** Delray Chevrolet (2020-196): Consideration of a Class I Site Plan Modification associated with addition of a 75 sq. ft. storage area which is screened with an 8' CMU wall; addition of glass storefronts; new canopy eyebrows; and a raised parapet on the front elevation.

Address: 2605 and 2703 S. Federal Highway

PCN: 12-43-46-28-99-001-0000

Applicant/Agent: Rebecca Zissel, Sax, Sachs, Caplan, PL; rzissel@ssclawfirm.com

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

Attachments: [Delray Chevrolet - Staff Report](#)
[Delray Chevrolet - Site Plan](#)
[Delray Chevrolet - Landscape Plans](#)
[Delray Chevrolet - Elevations](#)

- D.** 110 Building (2020-265): Consideration of a Class I Site Plan Modification for 110 E. Atlantic Avenue associated with minor modifications to the Architectural Elevations.

Address: 110 E. Atlantic Avenue

PCN: 12-43-46-16-01-077-0010

Applicant/Agent: Menin Development Inc./ Jordana Jarjura; jordana@menin.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Attachments: [110 E. Atlantic Avenue - Report](#)
[20-1015 110 Building CLASS I APP](#)

- E.** Banyan Court (2020-094): Consideration of a Class II Site Plan modification, Landscape Plan and Architectural Elevations for a Master Development Plan associated with the construction of a new 40-Unit single-family detach home development.

Address: 13132 & 13088 Barwick Road

Applicant/Agent: Ailish B. Villalobos, avillalobos@udsflorida.com, Bradley Miller, bmillier@udsflorida.com

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

- Attachments:** [Banyan Court - Location Map](#)
[Banyan Court - Staff Report](#)
[Banyan Court - Site Plans](#)
[Banyan Court - Floor Plans, Elevations, Renderings](#)
[Banyan Court - Material and color charts](#)
[Banyan Court - Landscaping Plans](#)
[Banyan Court - Photometric Plans](#)
[Banyan Court - Applicant Justification Statement](#)
[Banyan Court - Plat](#)
[Banyan Court - Engineering Plan Set](#)

- F.** Opal Grand (2020-263): Consideration of a Class II Site Plan Modification associated with the addition of new event deck, parking, and architectural features such as the addition of glass railings, stucco decorative panels (palm leaves), decorative architectural brackets, and decorative shutters; replacing decorative railings at existing parking garage; modification of the “Marriot Clock Tower;” addition of shutters to north tower; rebuilding the existing wooden roof top trellises out of aluminum and the removal of false windows on the tower feature.

Address: 10 N. Ocean Boulevard

PCN: 12-43-46-16-E3-003-0010

Applicant/Agent: Gary P. Eliopoulos, GE Architecture; gary@eliarch.com

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

- Attachments:** [Opal Grand - Staff Report](#)
[Opal Grand - Event Deck Plan](#)
[Opal Grand - Proposed Elevations](#)
[Opal Grand - Renderings](#)

- G.** Pour and Famous (2020-007): Consideration of a Class III Site Plan application for Pour and Famous associated with a change of use, site plan, landscape plan and architectural elevations.

Address: 524 W. Atlantic Avenue

PCN: 12-43-46-16-01-121-130

Agent: Neil Schiller, Esq.; Neil.Schiller@saul.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Attachments: [Pour and Famous Staff Report](#)
[SURVEY 10-2-2020](#)
[ARCH 10-2-2020](#)
[LANDSCAPE 8.19.20](#)
[CIVIL 08-20-2020](#)
[Updated photometric](#)
[Access Easment 9-24-20](#)
[Siteplan with SW easement](#)

- H.** Delray Park Plaza (2020-123): Consideration of a Class III Site Plan application, Landscape Plan, and Architectural Elevations associated with the addition of 130 sq. ft, partitioning of the existing floor plan to create four (4) new bays; modifications to the parking lot to decrease existing nonconformities; façade improvements and colors changes; landscaping and irrigation; site lighting; and a new dumpster enclosure.
PCN: 12-43-46-09-12-000-0050
Applicant/Agent: Louis Carbone, P.A.
Planner: Rachel Falcone, Planner, FalconeR@mydelraybeach.com

Attachments: [Delray Park Plaza - Staff Report](#)
[Delray Park Plaza - Survey](#)
[Delray Park Plaza - Site Plan](#)
[Delray Park Plaza - Landscape Plans](#)
[Delray Park Plaza - Photometrics Plan](#)
[Delray Park Plaza - Proposed Elevations](#)
[Delray Park Plaza - Color Elevations](#)

- I** Parks At Delray (2020-096): Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevation associated with a residential development with 600 dwelling units at the southwest corner of Congress Avenue and Germantown Road
Location: Southwest corner of Congress Avenue and Germantown Road
PCN: 12-43-46-30-37-000-0010
12-43-46-30-15-001-0000
12-43-46-30-37-000-0020
12-43-46-30-39-001-0010
Agent: Covelli Design Associates, Inc., mike@covellidesign.com
Planner: Scott Pape, Principal Planner, pape@mydelraybeach.com

- Attachments:**
- [SPRAB Report Class V](#)
 - [9.18.2020 Redline Development Standards-from original Signed SAD - Propose](#)
 - [1890-TH-3.1.1C](#)
 - [1890-TH-3.1A.1](#)
 - [1890-TH-3.2.1](#)
 - [2 Story Townhome Floor Plans](#)
 - [1890-A-3.1.1](#)
 - [1890-A-3.2.1](#)
 - [1890-A-3.3.2](#)
 - [3 Story Apartment Floor Plans](#)
 - [1890-A--3.7.1](#)
 - [1890-A-3.4.1C](#)
 - [1890-A-3.4.2C](#)
 - [1890-A-3.5.1 C](#)
 - [1890-A-3.5.2 C](#)
 - [5 Story Apartment Floor Plans](#)
 - [1890-A-3.7.2](#)
 - [1890-CH-3.1 C](#)
 - [Club House Floor Plan](#)
 - [1890-A-2.6.1](#)
 - [1890-A-3.6.1 C](#)
 - [1890-CP-A-2.1](#)
 - [1 Parks at Delray Civil Plans](#)
 - [2 Parks at Delray Composite Plans](#)
 - [3 Parks Photometric Plans](#)
 - [7678alta WITH PARCELS \(002\)_ds](#)
 - [Approved MASTER PLAN](#)
 - [Architectural Project Tabulations](#)
 - [Parks PAR A LAND](#)
 - [Parks PAR A SITE](#)

9 REPORTS AND COMMENTS

A. Staff

1. Rooftop Uses and Exceptions to Height Limitations (2020-144): Presentation by Staff regarding a City-initiated Land Development Regulations amendment proposal (Ordinance No. 54-20) to create regulations pertaining to "Rooftop uses" and updates to the existing "Exceptions to district height limitations" subsection, which includes standards associated with appurtenances.

Planner: Debora Slaski, Senior Planner; slaskid@mydelraybeach.com

Attachments: [Rooftop Uses and Exceptions to Height Limitations Ordinance No. 54-20_DRAF](#)
[Ord 54-20 Rooftop and Appurtenances- SPRAB Report](#)

2. 2021 SPRAB Meeting Dates

B. Board Comments

10. 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.