



City of Delray Beach

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

Advisory Board Agenda Site Plan Review and Appearance Board

Thursday, November 19, 2020

5:01 PM

Commission Chambers

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. SWEARING IN OF THE PUBLIC
5. COMMENTS FROM THE PUBLIC
(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).
6. QUASI-JUDICIAL HEARING ITEMS

- A.** Pierre Delray II (2019-266): Consideration of a Class V Site Plan application, Landscape Plan and Architectural Elevations for a 49,282 gross square foot, three-story office/restaurant/retail building with three arcades, an internal parking garage, and roof top parking area located at 298 E. Atlantic Avenue with adjacent landscaping, utility and paving improvements in the public right-of-way.

Address: 298 E. Atlantic Avenue

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

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

Attachments:

[Pierre Delray II - Board Memo](#)

[Pierre Delray II - Updated West Elevation and Cut Sheet](#)

[Pierre Delray II - Tile spec sheet](#)

[Pierre Delray II - Location Map](#)

[Pierre Delray II - Staff Report](#)

[Pierre Delray II - Architectural Plans 1](#)

[Pierre Delray II - Architectural Plans 2](#)

[Pierre Delray II - Landscape Plans](#)

[Pierre Delray II - Civil Plans](#)

[Pierre Delray II - Survey & Underground Storage Chambers](#)

[Pierre Delray II - Drainage Report](#)

[Pierre Delray II - Traffic Study](#)

[Pierre Delray II - TPS](#)

[Pierre Delray II - Res No. 82-20 \(recorded reference\)](#)

[Pierre Delray II - Res No. 83-20 \(recorded reference\)](#)

[Pierre Delray II - Res No. 84-20 \(recorded reference\)](#)

- B.** Sofa Apartments (2021-019): Consideration of the establishment of a Master Sign Program for Sofa Apartments.

Address: 151 SE 3rd Avenue

PCN: 12-43-46-16-N1-001-0000

Applicant/Agent: Karen Wilson, kwilson.wps@outlook.com

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

Attachments:

[151 SE 3rd Ave - Staff Report](#)

[Master Sign Package](#)

- C. Chcolato (2020-262): Consideration of a Class I Site Plan Modification associated with architectural elevations and awning.

Address: 418 E. Atlantic Avenue

PCN: 12-43-46-16-01-101-0030

Applicant/Agent: CVS Investment Corp.; Ciarra Ems, ciarra@buildwithsullivan.com

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

Attachments: [418 E. Atlantic Ave - Staff Report](#)
 [Chcolato Delray - 418 E Atlantic Avenue Property Survey 09.30.20](#)
 [Existing & Proposed Exterior Elevation - 1906-A500-00-Layout1](#)
 [Interior-Exterior Elevation Sealed](#)
 [Exterior Awning & Sign Section & Details - 1906-A700-00-Layout1](#)
 [Awning Shop Drawing - CHOCOLATOSIGN-Layout1](#)
 [Awning Shop Drawing - CHOCOLATOSIGN-Layout3](#)
 [Existing Storefront Photo - dr. Doodle's Gourmet Emporium](#)
 [Chcolato Delray - Proposed Storefront Finish Sample - Standard Bronze](#)

- D. Delray Ford (2020-198): Consideration of a Class II Site Plan Modification for Delray Ford which includes minor changes to the site plan, architectural elevations and the addition of a covered display area for specialty cars.

Address: 2501 S. Federal Hwy

PCN: 12-43-46-28-07-022-0120

Applicant/Agent: Michael S. Weiner, Esq. at Sachs Sax Caplan PL,
mweiner@ssclawfirm.com;

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

Attachments: [2501 S Federal Hwy - SPRAB Report](#)
 [02of19 Existing Conditions Plan](#)
 [03of19 Demolition Plan](#)
 [07of19 Site Plan](#)
 [REV6-161020-CD-A-1.0B-FORD-CM Specialty Car Display Recon Bldg-R3](#)
 [REV6-161020-CD-A-1.0D-FORD-CM Specialty Car Display Recon Bldg-R1](#)
 [REV6-161020-CD-A-2.1-FORD-Ground Floor Dimensional Control Plan-R2](#)
 [REV6-161020-CD-A-6.1-FORD-Exterior Building Elevations-R2](#)
 [REV6-161020-CD-A-6.2-FORD-Exterior Building Color Elevations-R1](#)
 [L-1of3 Landscape Plan](#)
 [L-2of3 Landscape Plan](#)
 [L-3of3 Landscape Plan](#)
 [REV6-161020-CD-PH-1-FORD-Photometric-R3](#)

- E. German Auto and Tiles by Vali (2018-074): Consideration of a Class III Site Plan Modification to address pending items associated with an approved Conditional Use, and to accommodate site and architectural changes.

Address: 2165 -2175 W. Atlantic Avenue

PCN: 12-43-46-61-80-000-5170

Agent: Linda Dascalu, lindadascalu@gmail.com

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

Attachments: [German Auto World - Staff Report](#)
 [German Auto World - Proposal Letter](#)
 [German Auto World - Demolition Plan](#)
 [German Auto World - Pavement Plan](#)
 [German Auto World - Details](#)
 [German Auto World - Site Plan](#)
 [German Auto World - Site Photos](#)
 [German Auto World - Proposed Elevations](#)
 [German Auto World - Proposed Elevations](#)
 [German Auto World - Proposed Colors and Materials](#)
 [German Auto World - Lighting Plan](#)
 [German Auto World - Landscape Plan](#)
 [German Auto World - Landscape Plan](#)
 [German Auto World - Survey](#)

7. PRESENTATIONS

- A. 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](#)
 [Rooftop Uses and Exceptions to Height Limitations - Staff Report](#)

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.