



# 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, January 13, 2021

5:01 PM

Virtual Meeting  
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  
[sprabagendacomments@mydelraybeach.com](mailto:sprabagendacomments@mydelraybeach.com)

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF AGENDA**

**4. MINUTES**

- A. 11-18-2020 SPRAB Minutes - Draft  
11-19-2020 SPRAB Minutes - Draft

Attachments:      [11-18-2020 SPRAB Minutes - DRAFT](#)  
                             [11-19-2020 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 Beach Market (2021-063): Consideration of a Master Sign Program for Delray Beach Market located at 33 SE 3rd Avenue.  
PCN: 12434616P30010000  
Address: 33 SE 3rd Avenue  
Applicant/Agent: Rosebud 3rd Ave./Jordana Jarjura;jordana@menin.com  
Planner: Jennifer Buce, Planner;buce@mydelraybeach.com

Attachments:      [Delray Beach Market](#)  
                             [20-1210 DBM Master Sign App SET](#)

- B. 110 Building (2021-036): Consideration of an Amendment to the existing Master Sign Program for the 110 Building for the Restaurant Avalon.  
Address: 110 E. Atlantic Avenue  
PCN: 12-43-46-16-01-077-0010  
Applicant/Agent: Rosebud 110, LLC; Jordana Jarjura; jordana@menin.com  
Planner: Jennifer Buce;buce@mydelraybeach.com

Attachments:      [110 E. Atlantic Avenue Report \(1\)](#)  
                             [Amendment to the Master Sign Program](#)  
                             [Approved Master Sign Program](#)

- C. Spanish Trail Condominium (2021-027): Consideration of a color and material change from beige to "Gray Marble" and "Cool Slate" gray on the structures, blue and white striped awning to "Black Magic" awning, and blue doors to "Gibraltar Gray" doors. The door trims

and window frames are proposed to be white.

PCN: 12-43-46-28-32

Applicant/Agent: Deborah Carman, revab@twgenterprises.com

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

**Attachments:**      [Staff Report - Spanish Trail Apartments \(2021-037\)](#)  
                              [Existing Elevations - Spanish Trail Apartments \(2021-037\)](#)  
                              [Proposed Elevations - Spanish Trail Apartments \(2021-037\)](#)

- D.**      Chateau Woods (2020-105): Consideration of a Class II Site Plan Modification for Chateau Woods with minor modifications to the site plan, landscape plan and photometrics.

Address: 3640 Village Dr.

PCN: 12-42-46-13-24-002-0000

Applicant/Agent: engenuity group inc./Kimberli Kile; KKile@engenuitygroup.com

Planner: Jennifer Buce; mydelraybeach.com

**Attachments:**      [3640 Village Dr SPRAB Report](#)  
                              [Chateau Wood site plan](#)  
                              [Chateau Woods LM-1](#)  
                              [Chateau Woods LM-2](#)  
                              [Chateau Woods LM-3](#)  
                              [Chateau Woods LM-4](#)  
                              [Chateau Wood - Photometric Plan](#)

- 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

<mailto:avillalobos@udsflorida.com>, Bradley Miller, bmiller@udsflorida.com

<mailto:bmiller@udsflorida.com>

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

**Attachments:**      [Banyan Court - Location Map](#)  
                              [Banyan Court - SPRAB Memo](#)  
                              [Banyan Court - Staff Report](#)  
                              [Banyan Court - Site Plans \(Updated\)](#)  
                              [Banyan Court - Architectural Plans \(Updated\)](#)  
                              [Banyan Court - Materials & Exterior Color Schemes](#)  
                              [Banyan Court - Landscape Plans](#)  
                              [Banyan Court - Photometric Plans](#)  
                              [Banyan Court - Plat](#)  
                              [Banyan Court - Engineering](#)  
                              [Banyan Court - Justification Statement](#)  
                              [Banyan Court - Site Plans \(Previously Reviewed\) REFERENCE ONLY](#)  
                              [Banyan Court - Architectural Plans \(Previously Reviewed\) REFERENCE ONLY](#)

- F.      290 SE 2nd Avenue: 2019-2020: Consideration of a Class III Site Plan Modification to the site plan, landscape plan and architectural elevations.

Address: 290 SE 2nd Avenue

PCN:12-43-46-16-01-079-0150

Applicant/Owner: Mark Ford/290 SE 2nd Avenue, LLC; Roger Cope;  
copearchitectsinc@gmail.com

Planner: Jennifer Buce; buce@mydelraybeach.com

**Attachments:**      [290 SE 2nd Avenue - SPRAB Report](#)  
                              [Survey](#)  
                              [A2.0GOVE - site plan](#)  
                              [A5.0GOVE - 1st floor floor plan](#)  
                              [A5.1GOVE - 2nd floor floor plan](#)  
                              [A6.0GOVE - exterior elevations](#)  
                              [A7.0GOVEFINAL - exterior elevations](#)  
                              [A8.0GOVEFINAL - west elevations](#)  
                              [CIVILPLANGOVE](#)  
                              [LP-1GOVE](#)  
                              [Rendering](#)  
                              [Rendering 2](#)  
                              [Rendering 3](#)  
                              [PERSPECTIVE4](#)

- G.      The George (2020-183): Consideration of a Class V Site Plan application, Landscape Plan and Architectural Elevations for a 18,387 gross square foot, four-story mixed-use residential/office building located at 655 George Bush Blvd.

Address: 655 George Bush Blvd

Agent: Richard Jones, AIA, Principal, rich@rjarchitecture.com

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

**Attachments:**      [The George - Location Map](#)  
                                 [The George - SPRAB Report](#)  
                                 [The George - Architectural Plans](#)  
                                 [The George - Color Chips](#)  
                                 [The George - Adjacent Building Elevations](#)  
                                 [The George - Engineering Plans](#)  
                                 [The George - Landscape Plans](#)  
                                 [The George - Survey](#)  
                                 [The George - Waiver Res. No. 182-20 \(Recorded\)](#)  
                                 [The George - Unit use Letter](#)  
                                 [The George - Traffic Study](#)  
                                 [The George - TPS Letter](#)  
                                 [The George - Sewage Calculations](#)  
                                 [The George - Surface Water Management Calculations](#)  
                                 [The George - Water Sewer Availability Letter](#)  
                                 [The George - Waiver Justification Letter](#)

- H. Frederick Isles Townhomes (2020-253): Consideration of a Class V Site Plan application, Landscape Plan and Architectural Elevations for a 2-story, 6-unit townhome development with associated landscape and parking located at 2621 Frederick Boulevard.

Address: 2621 Frederick Boulevard

Applicant/Agent: Miles Rich, milesrich@me.com

Planner: Elizabeth Eassa, AICP, Senior Planner, eassae@mydelraybeach.com

**Attachments:**      [Frederick Isles - Location Map](#)  
                                 [Frederick Isles - SPRAB Report](#)  
                                 [Frederick Isles - Plan Set](#)  
                                 [Frederick Isles - Survey](#)  
                                 [Frederick Isles - SCAD Form](#)  
                                 [Frederick Isles - TPS Letter](#)

## 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.