



# 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, February 10, 2021

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

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF AGENDA**

**4. MINUTES**

**A. 01-13-21 SPRAB Minutes - Draft**

Attachments:      [01-13-2021 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. Whit's Frozen Custard (2021-062): Consideration of an amendment to the existing Master Sign Program for Whit's Frozen Custard.**

PCN: 12-43-46-16-K5-000-1100

Applicant/Agent: Chris Kirby, [chris.kirby@fastsigns.com](mailto:chris.kirby@fastsigns.com)

Planner: Rachel Falcone, Planner; [FalconeR@mydelraybeach.com](mailto:FalconeR@mydelraybeach.com)

Attachments:      [Staff Report - Whit's Frozen Custard](#)

[Proposed Sign - Whit's Frozen Custard](#)

**B. Ollie's (2021-063): Consideration of an amendment to the existing Master Sign Program for Ollie's.**

PCN: 12-43-46-13-35-001-0010

Applicant/Agent: Donnie Bennett; [Lori@bennettlighting.com](mailto:Lori@bennettlighting.com)

Planner: Rachel Falcone, Planner; [FalconeR@mydelraybeach.com](mailto:FalconeR@mydelraybeach.com)

Attachments:      [Staff Report - Ollie's](#)

[Elevations - Ollie's](#)

**C. Duvall Place (2021-071): Consideration of a color change to the exterior of the building from Beige and Burnt Orange to Mega Greige, Natural Linen, Alabaster, and Marea Baja**

Address: 122 SE 6th Avenue

PCN: 12-43-46-16-J4-000-0020

Applicant/Agent: Munyan Painting/Baskin, Hamden H, III; [rudy@munyanpainting.com](mailto:rudy@munyanpainting.com)

Planner: Jennifer Buce; [buce@mydelraybeach.com](mailto:buce@mydelraybeach.com)

**Attachments:**     [Staff Report - Duvall Place Condominium \(2021-071  
before and after pictures of 122 SE 6th Avenue  
color chips](#)

- D.     SOFA Apartments (2021-048): Consideration of a color change from green, white, coral, and grey to "Pure White" and "Gray Clouds" on the body of the structure, "Peppercorn" accent columns, and "Dustblu" for the first floor columns.

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

Applicant/Agent: Richard Shannon; Richard@FCI-FLA.com

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

**Attachments:**     [Staff Report - SOFA \(2021-048\)  
color elevation](#)

- E.     Hatcher Building (2020-136): Consideration of a Class V Site Plan application, Landscape Plan and Architectural Elevations for two 3,556 square foot buildings and associated parking (including three on-street parallel parking spaces) located at 20 & 26 NW 6th Avenue.

Address: 20 & 26 NW 6th Avenue

Applicant/Agent: William Hatcher/ Jeffrey A. Costello AICP, FRA-RA

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

**Attachments:**     [Hatcher Building - SPRAB Report](#)  
[Hatcher Building - Location Map](#)  
[Hatcher Building - Survey](#)  
[Hatcher Building - Architectural Plans](#)  
[Hatcher Building - Landscape Plans](#)  
[Hatcher Building - Irrigation Plan](#)  
[Hatcher Building - Civil Plans](#)  
[Hatcher Building - Life Safety Plans](#)  
[Hatcher Building - Photometric Plan](#)  
[Hatcher Building - Drainage Calculations](#)  
[Hatcher Building - TPS Letter](#)

- F.     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 - Survey](#)
  - [Frederick Isles - Architectural Plans](#)
  - [Frederick Isles - Landscape Plan](#)
  - [Frederick Isles - Irrigation Plan](#)
  - [Frederick Isles - Civil Plan](#)
  - [Frederick Isles - Photometric Plan](#)
  - [Frederick Isles - TPS Letter](#)
  - [Frederick Isles - SCAD Form](#)

## 8. CONCEPT PLAN REVIEW

- A. 5th Avenue Square: Concept plan review for building elevations associated with a 10-unit townhouse project located on the west side of SE 5th Avenue, between SE 3rd Street and SE 4th Street.

Address: 354, 366, 374, and 380 SE 5th Avenue

PCN: 12-43-46-21-01-104-0070

Agent: Keith Chambers; keith@kcadesigngroup.com

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

- Attachments:**
- [AERIAL\\_v7](#)
  - [color sample](#)
  - [ELEVATION\\_v6](#)
  - [ELEVATIONS 4 REAR](#)
  - [ELEVATIONS 4 UNIT FRONT](#)
  - [ELEVATIONS 6 FRONT AND REAR](#)
  - [landscape plan](#)
  - [Modern Masonry](#)
  - [NORTHEYELEVEL\\_v3](#)
  - [Pivot Doors](#)
  - [SOUTHEYELEVEL\\_v6](#)
  - [SP\\_Site plan](#)
  - [white marble tile](#)
  - [windows](#)

## 9. REPORTS AND COMMENTS

- A. Staff
- Meeting Dates
  - Project Updates
- 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.