



## Advisory Board Agenda Site Plan Review and Appearance Board

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Wednesday, April 28, 2021

5:01 PM

Virtual Meeting

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Pursuant to the Home Rule powers of the City (s. 2(b), Art. VIII of the Florida Constitution and Chapter 166, Florida Statutes), Chapter 252, Florida Statutes (Emergency Management), any and all other applicable statutes, the City Charter and Chapter 95 of the City's Code of Ordinances, the City Commission and Advisory Boards of the City of Delray Beach shall conduct business at and through virtual meetings utilizing Communications Media Technology (CMT) in accordance with the rules of procedures promulgated by the City, during the COVID-19 public health emergency declared pursuant to Resolution No. 70-20, as extended. 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.

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 by dialing (561) 243-7558 and leaving a voicemail message that will be played during the Site Plan Review and Appearance 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 up to 1 hour before the start of the meeting on the meeting date.

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 Board has heard from both the applicant and the City, the Board will take a recess 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 Board's consideration.

General Rules: All public comments must be addressed to the 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  
pape@mydelraybeach.com

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF AGENDA**

**4. MINUTES**

**A. 03-24-2021 SPRAB Minutes - Draft**

**Attachments:**      [03-24-2021 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. PRESENTATIONS**

**A. Green Building Requirements (2020-150):** Consideration of a City-initiated request to amend the Land Development Regulations (LDR) for the purpose of requiring that all new construction over 5,000 square feet, whether public or private, obtain Leadership in Energy and Environmental Design (LEED) Certification of minimum Gold level or the equivalent of a nationally recognized certification standard.

Staff Contact: John Kent Edwards MS, MPH, Sustainability Officer;

EdwardsJ@mydelraybeach.com

Planner: Amy Alvarez, Principal Planner; alvarez@mydelraybeach.com

**Attachments:**      [Green Building Requirements: Staff Report](#)  
[Green Building Requirements: Ordinance No. 16-21](#)  
[GIAB Letter 2019](#)

**8. QUASI-JUDICIAL HEARING ITEMS**

**A. SOFA Apartments (2021-048):** Consideration of a color change from green, white, coral, and grey to "Extra White" on the body of the structure, the bump outs will be "Niebla Azul" blue, the grid accents will be "Rock Candy" gray, and the columns will be "Homburg Gray."  
PCN: 12-43-46-16-N1-001-0000  
Address: 151 SE 3rd Avenue

Applicant/Agent: Richard Shannon; Richard@FCI-FLA.com  
Planner: Rachel Falcone, Planner; FalconeR@mydelraybeach.com

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

- B.**      5th Ave Suites (2021-090): Consideration of a color change from orange to "Silver City" grey on the body of the structure and "Deep River" blue for the trim.

PCN: 12-43-46-17-06-029-0300

Address: 85 SW 5th Avenue

Applicant/Agent: Steve Michael; smichael@banyangroupe.com  
Planner: Rachel Falcone, Planner; FalconeR@mydelraybeach.com

**Attachments:**      [Staff Report - 5th Ave Suites \(2021-090\) v2](#)  
                                 [Elevations - 5th Ave Suites \(2021-090\)](#)

- C.**      Environment I Condominium (2021-122): Consideration of a color change from brown and beige to "Samovar Silver" on the first story walls, staircase stucco, and fascia; "Network Gray" second story walls and fence; "Cityscape" gray on the entrance doors; and "Tricorn Black" on the railings.

PCN: 12-43-46-30-17-001-1010

Address: 2300 Old Germantown Road

Applicant/Agent: Michael Berry, A-1 Tropic Painting & Waterproofing;  
mberry@a-1tropic.com

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

**Attachments:**      [Staff Report - Environment I Condos \(2021-122\)](#)  
                                 [Existing Elevations - Environment I Condos \(2021-122\)](#)  
                                 [Proposed Elevations - Environment I Condos \(2021-122\)](#)

- D.**      Renaissance Village (2021-141): Consideration of a color change from orange, yellow and beige to "Alpine White" walls and fence; "Plymouth Rock" taupe fascia, trim, columns and keystones; "Urbane Bronze" brown garage and balcony awnings; and Matte Black railings.

PCN: 12-43-46-16-F3-000-0140

Address: 610 Renaissance Way

Applicant/Agent: Richard Salvato; richsalvato@yahoo.com  
Planner: Rachel Falcone, Planner; FalconeR@mydelraybeach.com

**Attachments:**      [Staff Report - Renaissance Village \(2021-141\)](#)  
                                 [Color Renderings - Renaissance Village Association \(2021-141\)](#)  
                                 [Color Samples - Renaissance Village Association \(2021-141\)](#)

- E.**      Amendment to the Master Sign Program for The Ray Hotel and the Shops at the Ray (2021-118): The action before the Board is the consideration of an Amendment to the existing sign program for The Ray Hotel and Shops at The Ray located at 233-279 NE 2nd Avenue pursuant to LDR Section 4.6.7(F)(2)(b).

PCN: 12-43-46-16-01-082-0010

Applicant: Grove Rosebud Two, LLC; Jordana Jarjura; jordana@menin.com  
Planner: Jennifer Buce; Planner; buce@mydelraybeach.com

**Attachments:**      [The Ray Hotel and the Shops at the Ray - Staff Report](#)  
                                 [Proposed Sign Program](#)  
                                 [Existing Sign Program](#)

- F. 250 N. Congress Avenue (2021-114): Consideration of a Class I Site Plan Modification associated with architectural elevation changes to the east and south façade to add trellis systems over the window openings and minor landscaping.

PCN: 12-43-46-18-65-000-0010

Applicant/Agent: Arscott Cherie N Trust/Kris Havens; kris@adstudios.com

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

**Attachments:**      [250 N. CONGRESS AVENUE- STAFF REPORT \(2021-114\)](#)  
                                 [250 N CONGRESS SITE PLAN](#)  
                                 [250 N Congress Unit A Trellis engineer drawings](#)  
                                 [250 N Congress Unit A Landscape plan illustrations cost](#)

- G. The Ray Hotel and the Shops at the Ray (2021-119): Consideration of a Class II Site Plan Modification, Landscape Plan and Architectural Elevations.

PCN: 12-43-46-16-01-082-0010

Address: 233-279 NE 2nd Avenue

Applicant Agent: Grove Rosebud Two, LLC; Jordana Jarjura; jordana@menin.com

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

**Attachments:**      [The Shops at the Ray Class II](#)  
                                 [Shops at the Ray plan Set](#)  
                                 [SYNLawn SYNTipede 243 ST243](#)

- H. Delray Beach CRA Development - (2020-133) - The proposed waiver request seeks relief from LDR Sections 4.4.13 (D)(2)(a)1., which sets forth a minimum ten-foot and a maximum fifteen-foot front setback; whereas a minimum six-foot-six-inch front setback is proposed on the ground floor and a zero-foot-zero-inch front setback is proposed for the second floor.

Address: 95 SW 5th Avenue

Applicant/Agent: Tara Toto, Redevelopment Manager, Delray Beach CRA  
toto@mydelraybeach.com

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

**Attachments:**      [95 SW 5th Avenue - Waiver Staff Report](#)  
                                 [95 SW 5th Avenue - Resolution 74-21-Setback Waiver](#)  
                                 [95 SW 5th Avenue - Location Map](#)  
                                 [95 SW 5th Avenue - Waiver Justification Statement](#)  
                                 [95 SW 5th Avenue - Setback Waiver Diagrams](#)  
                                 [95 SW 5th Avenue - Architectural Plans \(REFERENCE ONLY\)](#)  
                                 [95 SW 5th Avenue - Landscape Plans \(REFERENCE ONLY\)](#)  
                                 [95 SW 5th Avenue - Civil Plan \(REFERENCE ONLY\)](#)  
                                 [95 SW 5th Avenue - PBC Traffic Concurrency Review Letter](#)  
                                 [95 SW 5th Avenue - Traffic Statement](#)  
                                 [95 SW 5th Avenue - Legal Review Form](#)

- I. Starbucks at the Bed Bath and Beyond Plaza (2021-056): consideration of a Class IV Site Plan Modification application for the Starbucks at the Bed Bath and Beyond Plaza including the site plan, landscape plan and architectural elevations.  
PCN: 12-42-46-13-000-7070  
Address: 14802 S. Military Trail  
Applicant/Agent: Kimley-Horn; Mark Rickards, AICP; mark.rickards@kimley-horn.com  
Planner: Jennifer Buce; Planner; buce@mydelraybeach.com

**Attachments:**      [Starbucks Class IV - Staff Report](#)  
                                 [Starbucks - Survey](#)  
                                 [Starbucks - Site plan and Civil](#)  
                                 [Starbucks - Arch](#)  
                                 [Starbucks - Landscape](#)  
                                 [Starbucks - Photometrics](#)

## 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.

