



# 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, July 14, 2021

5:01 PM

Commission Chambers

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#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF AGENDA

#### 4. MINUTES

##### A. 05-26-2021 SPRAB Minutes - Draft

Attachments: [05-26-2021 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).

#### PRESENTATIONS

##### A. Presentation of Board By-Laws by the City Attorney's Office

Attachments: [BYLAWS SPRAB Final](#)

#### 7. QUASI-JUDICIAL HEARING ITEMS

##### A. **Park Ten (2021-153):** Consideration of an Amendment to the Master Sign Program for Park Ten.

**PCN:** 12-43-46-20-37-000-0010 & 12-43-46-20-45-001-0000

**Address:** 1300 SW 10th Street, 1450 SW 10th Street, 1065 SW 10th Street, 1055 SW 15th Street, 1085 SW 15th Avenue, 1305 Poinsettia Drive, 1405 Poinsettia Drive and 1505 Poinsettia Drive

**Applicant/Agent:** Nichole Carosella; ncarosella@carmelre.com

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

**Attachments:**      [Park Ten SPRAB Report](#)  
[2021 Master Sign Program Park Ten](#)  
[Site Plan](#)  
[Current Master Sign Program Park Ten](#)

- B.** Ocean Hammock HOA (2021-172): Consideration of a material change from a Charcoal colored metal roof on units 1224, 1232, 1240, 1244, 1252, and 1260 to Boral Saxony 900 concrete tiles in the color Charcoal.  
Address: 1224-1260 Pelican Lane  
Applicant/Agent: John Mulleavy, RoofTec Consulting and Management Inc.;  
John@RoofTecCorp.com  
Planner: Rachel Falcone, Planner; FalconeR@mydelraybeach.com

**Attachments:**      [Staff Report - Ocean Hammock HOA \(2021-172\)](#)  
[Material Sample - Ocean Hammock HOA](#)  
[Aerial Image - Ocean Hammock HOA](#)  
[Existing Roof Images - Ocean Hammock HOA](#)

- C. Grand Bahama Professional Park Condo (2021-176):** Color Change from Tangerine to a Breathe of Fresh Air.  
**PCN:** 12-43-46-07-42-000-0040  
**Address:** 955 NW 17th Avenue  
**Applicant/Agent:** H & L Property Management Inc./Dave Healey;dave@handlpropertymanagement.com  
**Planner:** Jennifer Buce; buce@mydelraybeach.com

**Attachments:**      [Staff Report - 955 NW 17th Avenue](#)  
[Building Materials and Color](#)  
[Before Color](#)  
[After Color](#)

- D.** The Mark Downtown (2021-186): Consideration of a color change from white, light green and blue/gray to white on the body of the structure, "Shiitake" sand/beige on the accents, and "Iron Ore" gray on the garage doors.  
Address: 110 & 111 SE 2nd Street  
Applicant/Agent: Lars Heldre; lars@irenta.com  
Planner: Rachel Falcone, Planner; FalconeR@mydelraybeach.com

**Attachments:**      [Staff Report - The Mark Downtown](#)  
[Color Samples - The Mark Downtown](#)  
[Before & After Renderings - The Mark Downtown](#)  
[Adjacent Buildings - The Mark Downtown](#)

- E. Throw Social (2021-161):** Consideration of a Class I Site Plan Modification associated with architectural elevation changes including the installation of awnings and the painting

of the building.

**PCN:** 12-43-46-J9-001-0000

**Address:** 29 SE 2nd Avenue

**Applicant/Agent:** Ginger Flesher; ginger@thegingercompanies.com

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

**Attachments:**      [29 SE 2nd Ave SPRAB Report](#)  
[color before picture \(west elevation\)](#)  
[Color before picture rear \(east elevation\)](#)  
[Exterior Elevation Throw Social with colors](#)  
[Existing-New 2d Elevations](#)  
[Awning Dimensions Survey Overlay 1](#)  
[RETRACTABLE-A-1 rear- east elevation\)](#)  
[RETRACTABLE-A-2 \(rear - east elevation\)](#)  
[RETRACTABLE-A-3 \(rear east elevation\)](#)  
[RETRACTABLE-A-4 \(rear east elevation\)](#)  
[Retractable \(example\)](#)  
[Example of aluminum roof](#)

**F. The Ray Hotel (2021-192):** Consideration of a Class II Site Plan Modification for The Ray Hotel located at 233 NE 2nd Avenue.

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

**Address:** 233 NE 2nd Avenue

**Applicant/Agent:** Jordana Jarjura; jordana@menin.com

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

**Attachments:**      [The Ray SPRAB Report](#)  
[The Ray Class II Plans](#)

**G. Delray East Townhomes (2020-0202):** Consideration of a Class V Site Plan application, Landscape Plan and Architectural Elevations for a 2-story, 7-unit townhome development with associated landscape and parking located at 2800 - 2812 Florida Boulevard.

**Address:** 2800 - 2812 Florida Boulevard

**Owner:** Delray East Townhomes, LLC

**Applicant:** Lennie F. Smith, lsmith@lifestylehomes.com

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

- Attachments:**
- [Delray East Townhomes - SPRAB Report](#)
  - [Delray East Townhomes - Location Map](#)
  - [Delray East Townhomes - Architecturals](#)
  - [Delray East Townhomes - Civil Plans](#)
  - [Delray East Townhomes - Landscape Plans](#)
  - [Delray East Townhomes - Elevations](#)
  - [Delray East Townhomes - Color Samples](#)
  - [Delray East Townhomes - Survey](#)
  - [Delray East Townhomes - TPS Letter](#)
  - [Delray East Townhomes - SCAD 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.