



City of Delray Beach

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

Advisory Board Agenda

Site Plan Review and Appearance Board

Wednesday, December 8, 2021

5:01 PM

Commission Chambers

REVISED

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. October 2021 Meeting Minutes

Attachments: [10-13-2021 SPRAB Minutes-DRAFT](#)

[10-27-2021 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. Rove Salon (2022-047): Consideration of an Amendment to the existing Master Sign Program.

Address: 200 NE 2nd Avenue

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

Applicant/Agent: Sign Partners; Jb5307@yahoo.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Attachments: [Staff Report - 200 NE 2nd Avenue - Amendment to the Master Sign Program](#)

[Proposed Sign- Eng. Drawings - 200 NE 2nd Avenue](#)

B. Rove Salon (2022-042): Consideration of a color change to the existing dome awnings from orange to black.

Address: 200 NE 2nd Ave #112

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

Applicant/Agent: Don Day; don@delrayawning.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Attachments: [Staff Report 200 NE 2nd Avenue](#)
 [Color Sample - 200 NE 2nd Ave](#)
 [Existing - 200 NE 2nd Ave](#)
 [Proposed Awning Drawing - 200 NE 2nd Ave](#)
 [Proposed - 200 NE 2nd Ave](#)

- C. Atlantic Crossing (2021-230): Reconsideration of a Master Sign Program for Buildings one, three and six of the Atlantic Crossing Project.

Address: 615 Atlantic Avenue

PCN: 12-43-46-16-P7-001-0010

Applicant/Agent: Mark Gregory; gregorymg1@aol.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Attachments: [Atlantic Crossing - SPRAB Report \(December 8\)](#)
 [Survey](#)
 [Atlantic Crossing Original MSP Package 7-21-21](#)
 [Atlantic Crossing - Re Submittal](#)

- D. Delhaven Condominium (2022-046): Consideration of a material change from a grey tile roof to a "Interstate Blue" standing seam 1.75" aluminum roof.

Address: 1700 S. Ocean Blvd

Applicant/Agent: William Russo, Florida One Management; wrusso@floridaonemgt.com

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

Attachments: [Delhaven Condo - Staff Report](#)
 [Delhaven Condo - Existing Condition](#)
 [Delhaven Condo - Proposed Rendering](#)
 [Delhaven Condo - Proposed Color](#)

- E. Churchill Condominium (2022-049): Consideration of a color change to a 30-unit condominium which includes the adjacent parking structure to match the building.

Address: 611 SE 7th Street

PCN: 12-43-46-21-32-000-2010

Applicant/Agent: Waterfront Services Inc; ryanm@wsifl.net

Planner: Jennifer Buce; buce@mydelraybeach.com

Attachments: [Staff Report 611 SE 7th Street](#)
[churchill color sample form - 611 SE 7th Street](#)
[Existing Conditions 1 - 611 SE 7th Avenue](#)
[Existing Conditions 2 - 611 SE 7th Street](#)
[Existing Conditions 3 SE 7th Street](#)
[Existing Conditions 4 - 611 SE 7th Street](#)
[Proposed Color Rendering 1- 611 SE 7th Street](#)
[Proposed Color Rendering 2 - 611 SE 7th Street](#)
[Proposed Color Rendering 3 - 611 SE 7th Street](#)
[Property to the North](#)
[Property to the South](#)
[Property to the South 2](#)
[Property to the West](#)
[Street View](#)

- F.** Tzikas Medical Building (2022-039): Consideration of a reroof of the existing one story to match the newly constructed two story addition. The existing roof is white tile and the proposed change is grey metal.

Address: 542 SE 5th Avenue

PCN: 12-43-46-21-01-003-0020

Applicant/Agent: BSA Construction, LLC.; kmundy@bsacontractors.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Attachments: [Staff Report 542 NE 5th Ave](#)
[Roof Material and Color - 542 SE 5th Ave](#)
[21 11 12 Photograph of Proposed Light Gray GulfLok Roof - 542 SE 5th Ave](#)
[Photo of original building prior to 2 story addition - 542 SE 5th Ave](#)
[A302-West Elevation - 543 SE 5th Ave](#)
[A304-East Elevation - 542 SE 5th Ave](#)
[East elevation of existing building - 542 SE 5th Ave](#)
[North Elevation of existing building - 542 SE 5th Ave](#)
[West elevation of existing building 542 SE 5th Ave](#)
[West elevation of existing building and adjacent building - 542 SE 5th Ave](#)

- G.** 504 NE 5th Avenue (2022-045): Consideration of a material and a color change to the roof from white tiles to gray metal.

Address: 504 NE 5th Avenue

PCN: 12-43-46-09-24-000-0061

Applicant/Agent: Peter Harrigan; pharrigan@palmpartners.com

Planner: Jennifer Buce; buce@mydelraybeach.com

- Attachments:** [Staff Report 504 NE 5th Ave](#)
[504 NE 5th Avenue - Pictures Existing - 504 NE 5th Ave](#)
[504 NE 5th Avenue - Pictures East-West-North-South - 504 NE 5th Ave](#)
[504 NE 5th Ave - Pictures Proposed](#)
[504 NE 5th Avenue - Proposed Color - 504 NE 5th Ave](#)
[504 NE 5th Avenue - Construction Parking and Staging Area - 504 NE 5th Ave](#)

H. Parks at Delray (2022-001): Consideration of a Class II Site Plan Modification associated with changes to the perimeter pedestrian path and landscaping.

Address: 1690-2350 South Congress Avenue

Applicant: Centerpointe Delray Holdings, LLLP

Agent: Mike Covelli, mike@covellidesign.com

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

- Attachments:** [class II report](#)
[Land Infra 2021](#)
[Parks Disposition Revision 10-26-21](#)
[Tree Dispo 2021](#)

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.