



City of Delray Beach

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

Advisory Board Agenda Site Plan Review and Appearance Board

Wednesday, May 25, 2022

5:01 PM

Commission Chambers

Regular Meeting

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. MINUTES

A. February 9, 2022

Attachments: [Minutes \(Draft\)](#)

5. SWEARING IN OF THE PUBLIC
6. COMMENTS FROM THE PUBLIC

Comments are limited to items that are NOT on the Agenda. Speakers will be limited to 3 minutes.
NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes.

7. PRESENTATIONS

None

8. QUASI-JUDICIAL HEARING ITEMS

- A. Opal Grand Hotel (2022-167):** Consideration of a Class I Site Plan Modification associated with minor elevation changes to the west elevation for the Opal Grand Hotel (fka Marriott) located at 10 North Ocean Boulevard.

Address: 10 North Ocean Boulevard

PCN: 12-43-46-16-E3-003-0010

Applicant/Agent: Ocean Properties LTD; Gary Eliopoulos; Gary@eliarch.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Attachments: [Opal Grand Hotel: Staff Report](#)
 [Opal Grand Hotel: Survey](#)
 [Opal Grand Hotel: Plans](#)
 [Opal Grand Hotel: Color Rendering](#)
 [Opal Grand Hotel: Building Materials and Color Form](#)
 [Opal Grand Hotel: DDA Recommendation](#)

- B. 90 North Congress Avenue (2022-157):** Consideration of a Class I Site Plan Modification for Delray Tire & Auto Shop located at 90 North Congress Avenue associated with the material change to the existing awning on the office building facing North Congress Avenue and the installation of eight fabric awnings on the auto repair shop building interior to the subject site.

Address: 90 North Congress Avenue

PCN:12-43-46-18-34-003-0000

Authorized Agent: Donald C. Day; don@delrayawning.com

Planner: Waltayvis Carruthers, Assistant Planner; carruthersw@mydelraybeach.com

Attachments: [90 N Congress Ave: Staff Report](#)
 [90 N Congress Ave: Existing Front building \(North\)](#)
 [90 N Congress Ave: Existing Rear Building \(East\)](#)
 [90 N Congress Ave: Existing Rear Building \(West\)](#)
 [90 N Congress Ave: Proposed Front Building \(North\)](#)
 [90 N Congress Ave: Proposed Rear Building \(East\)](#)
 [90 N Congress Ave: Proposed Rear Building \(West\)](#)
 [90 N Congress Ave: Building Material & Color Sample](#)
 [90 N Congress Ave: Drawing - Existing Patio](#)
 [90 N Congress Ave: Eng. Drawing](#)

- C. Le Colonial (2022-147):** Consideration of a Class I Site Plan Modification associated with minor architectural elevations and landscaping associated with Le Colonial, a restaurant located at Atlantic Crossing in Building One at 601 East Atlantic Avenue.
Address: 601 East Atlantic Avenue
PCN: 12-43-46-16-P7-001-0010
Applicant/Agent: Edwards Atlantic Avenue, LLC; Mark Knauer Incorporated; mknauer@knauerinc.com
Planner: Jennifer Buce; buce@mydelraybeach.com
- Attachments:** [Le Colonial: Staff Report](#)
 [Le Colonial: Plans](#)
 [Le Colonial: DDA Recommendation](#)
- D. 502 East Atlantic Avenue (2022-119):** Consideration of an amendment to the Blanket Sign Program for the property located at 502 East Atlantic Avenue.
Address: 502 East Atlantic Avenue
PCN: 12-43-46-16-G6-000-0010
Agent: Mark Gregory; gregorymg1@aol.com
Planner: Jennifer Buce; buce@mydelraybeach.com
- Attachments:** [502 E Atlantic Ave: Staff Report](#)
 [502 E Atlantic Ave: Proposed Sign Program](#)
- E. Abandonment of Alley Right-of-Way (2021-236-ABR-Waiver):** Provide a recommendation to the City Commission regarding a request to waive the requirements of LDR Section 4.4.13(J)(1)(c), Streets and Blocks, to allow the Planning and Zoning Board to consider the partial abandonment of an unimproved portion of a “T” alley totaling approximately 1,496 square feet and located adjacent to 201 and 213 SE 2nd Avenue, and 206 SE 3rd Avenue.
Address/PCN: No Address or PCN, see location description above.
Applicant: Tyler Knight, The Hutt LLC; tyler@knightgroupfl.com
Applicant/Agent: Nicole Jaeger, Esq.; Dunay, Miskel & Backman, LLP; njaeger@dmbblaw.com
Planner: Brian Ruscher, AICP; Transportation Planner; Ruscherb@mydelraybeach.com
- Attachments:** [Abandonment of ROW Waiver: Staff Report](#)
 [Abandonment of ROW Waiver: Applicant Justification Statement](#)
 [Abandonment of ROW Waiver: Survey \(213 SE 2nd Avenue and Alley\)](#)
 [Abandonment of ROW Waiver: Sketch & Descriptions of Receiver Properties](#)
 [Abandonment of ROW Waiver: Engineering Review](#)

- F. **1236 George Bush Boulevard (2022-014):** Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevations, including a waiver request regarding a requirement for street trees, for a proposed 6-unit townhome development.

Address: 1236 George Bush Boulevard

PCN: 12-43-46-09-39-000-0281

Applicant/Agent: 1236 George Bush Blvd LLC; Thomas Carney;
tfc@carneystanton.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Attachments: [1236 George Bush Blvd: Staff Report](#)
 [1236 George Bush Blvd: Architectural Plans](#)
 [1236 George Bush Blvd: Landscape Plans](#)
 [1236 George Bush Blvd: Civil Engineering Plans](#)
 [1236 George Bush Blvd: Landscape Waiver Request](#)
 [1236 George Bush Blvd: Proposed Boundary Survey](#)
 [1236 George Bush Blvd: Current Survey](#)

9. REPORTS AND COMMENTS

- A. City Staff
- B. Board Attorney
- C. Board Members

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.