



# City of Delray Beach

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

## Advisory Board Agenda Site Plan Review and Appearance Board

---

Wednesday, June 22, 2022

5:01 PM

Commission Chambers

---

### Regular Meeting

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF AGENDA

#### 4. MINUTES

##### A. 02-23-2022 SPRAB Minutes - Draft

Attachments:     [02-23-2022-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

#### 8. QUASI-JUDICIAL HEARING ITEMS

- A. Delray Beach Club (2022-143):** Consideration of a Class II Site Plan Modification for landscape plan modifications and exterior color changes of the building for the existing Delray Beach Club.

**Address:** 2001 South Ocean Boulevard

**PCN:** 12-43-46-28-00-000-1111

**Authorized Agent:** Dave Bodker, Landscape Architecture/Planning, Inc.; dblapinc@aol.com & Emilio Lebolo, One A Architecture; el@oneaarchitecture.com

**Planner:** Jae Eun Kim, Senior Landscape Planner; KimJ@mydelraybeach.com

**Attachments:** [2001 S Ocean Blvd-SPRAB Report-Delray Beach Club-062222](#)

[2001 S Ocean Blvd-Arborist Report](#)

[2001 S Ocean Blvd-Landscape Plan](#)

[2001 S Ocean Blvd-Irrigation Plan](#)

[2001 S Ocean Blvd-Previous Bldg Color Plan](#)

[2001 S Ocean Blvd-Proposed Bldg Color Plan](#)

- B. Delray Ridge (2022-109):** Consideration of a Class II Site Plan Modification, Landscape Plan, and Waiver for Delray Ridge associated with the development of 14 single-family homes and site improvements.

**Address:** Northeast corner of Swinton Ave and NE 2 Street

**PCN (common areas):** 12-43-46-04-50-012-0000 & 12-43-46-04-50-018-0000

**Authorized Agent:** Allan Hendricks, Caulfield & Wheeler Inc.; allan@cwiasoc.com

**Planner:** Jae Eun Kim, Senior Landscape Planner; KimJ@mydelraybeach.com

**Attachments:** [Delray Ridge-SPRAB Report-2022-06-22](#)

[Delray Ridge-Justification Statement Waiver](#)

[Delray Ridge-Vicinity Map & Photos](#)

[Delray Ridge-PLAT](#)

[Delray Ridge-Site, Hardscape, & Details](#)

[Delray Ridge-SURVEY](#)

[Delray Ridge-Engineering & Utilities](#)

[Delray Ridge-Landscape, Tree Mitigation, & Irrigation](#)

**C. Chick-fil-A (2022-036):** Consideration of a Class II Site Plan, Landscape Plan, and Waivers for modifications to the existing Chick-fil-A drive-thru restaurant.

**Address:** 1800 South Federal Highway

**PCN:** 12-43-46-28-96-000-0020

**Owner:** Chick-fil-A, Inc.

**Applicant:** Jenny Baez, Bowman Consulting Group, Ltd; jbaez@bowmanconsulting.com

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

- Attachments:**
- [Chick-Fil-A - SPRAB Report-2022-06-22](#)
  - [Chick-fil-A-Applicant Justification - Landscape Strip Waiver](#)
  - [Chick-fil-A-Applicant Justification - Landscape Island Waiver](#)
  - [Chick-fil-A Stacking Analysis](#)
  - [Chick-fil-A Site Plan](#)
  - [Chick-fil-A Landscape Plan](#)
  - [Chick-fil-A Survey](#)
  - [Chick-fil-A Photometric Plan](#)

## 9. LEGISLATIVE ITEMS - CITY INITIATED

## 10. REPORTS AND COMMENTS

- A. Staff
  - Meeting Dates
  - Project Updates
- B. Board Comments

## 11. 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.