



City of Delray Beach

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

Advisory Board Agenda Site Plan Review and Appearance Board

Wednesday, September 28, 2022

5:01 PM

Commission Chambers or Watch on YouTube:
https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/videos?view=2&live_view=501

Regular Meeting

The September 28, 2022 SPRAB Meeting has been cancelled.

The scheduled items will be placed on an upcoming meeting date to be determined.

1. CALL TO ORDER

2. ROLL CALL

3. ELECTION OF OFFICERS

A. Chair

B. Vice Chair

C. 2nd Vice Chair

4. APPROVAL OF AGENDA

5. MINUTES

A. April 27, 2022

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

B. May 25, 2022

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

C. June 22, 2022

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

D. July 27, 2022

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

E. August 24, 2022

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

6. SWEARING IN OF THE PUBLIC

7. COMMENTS FROM THE PUBLIC

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

8. PRESENTATIONS

None

9. CONSENT APPLICATIONS

Items listed on the "Consent Agenda" have been reviewed by City Staff and deemed to meet the applicable criteria for the request. By approving the "Consent Agenda," the Board is making positive findings for each item listed. If a Board Member would like a full presentation for consideration of an application on the "Consent Agenda", the item can be moved to "Quasi-Judicial Hearing Items" as part of the "Approval of Agenda" action.

A. Delhaven Condominium (2022-243): Consideration of a color change from a light shade of yellow to Sherwin Williams SW 7005 Pure White on the body, trim and gutters of the structure.

Address: 1700 South Ocean Boulevard

PCN: 12-43-46-21-21-000-0000

Authorized Agent: William Russo, wrusso@floridaonemgt.com

Planner: Susana Rodrigues, Planner; rodrigues@mydelraybeach.com

Attachments: [Delhaven Condominium: Staff Report](#)
[Delhaven Condominium: Photo Renderings](#)
[Delhaven Condominium: Building Material and Color Form](#)

- B. Dover House Condo Association (2022-258):** Consideration of color changes for the buildings to Sherwin Williams SW 7551 Greek Villa on the body of the structure, Sherwin Williams SW 7036 Accessible Beige on the walkways and trim of the structure, and Sherwin Williams SW 6802 Dignity Blue on the shutters, awnings and railings.

Address: 110 South Ocean Boulevard

PCN: 12-43-46-16-78-000-0000

Authorized Agent: Leonardo Dahbur; leonardo@doverhouseressort.com

Planner: Susana Rodrigues, Planner; rodriguess@mydelraybeach.com

Attachments: [Dover House Condo Association: Staff Report](#)
[Dover House Condo Association: Photo Renderings](#)
[Dover House Condo Association: Building Material and Color Sample Form](#)

10. QUASI-JUDICIAL HEARING ITEMS

- A. Delray Landing Shopping Plaza (2022-261):** Consideration of an amendment to the Master Sign Program for the Delray Landing Shopping Plaza located at 5026 West Atlantic Avenue.

Address: 5026 West Atlantic Avenue

PCN: 12-42-46-14-24-001-0000

Owner/Agent: KP Delray Landing LLC and PEBB Manager, LLC;
jkalkowski@pebbent.com; American /Interstate Sign Crafters/Robin Intoppa;
rintoppa@aisigncrafters.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Attachments: [Delray Landing: Staff Report](#)
[Delray Landing: Color renderings](#)
[Delray Landing: Elevations with sign area](#)
[Delray Landing: Master Sign Program](#)
[Delray Landing: Monument Sign #1 Atlantic](#)
[Delray Landing: Monument Sign #2 Military Trail](#)
[Delray Landing: Current Sign Program and amended](#)

- B. Delray Place South (2022-229):** Consideration of an amendment to the Master Sign Program for Delray Place South located at 1911 South Federal Highway.

Address: 1911 South Federal Highway

PCN: 12-43-46-28-06-001-0010

Owner/Agent: Delray Place South, LLC; Mark Gregory; Gregorymg1@aol.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Attachments: [Delray Place South: Staff Report](#)
[Delray Place South: Master Sign Program](#)
[Delray Place South: Photo layouts and sign examples 2 Presentation](#)

- C. Lisa Building (2022-252):** Consideration to establish a Master Sign Program for the property located at 47 SE 5th Avenue, associated with the multi-tenant building known as the Lisa Building.
Address: 47 SE 5th Avenue
PCN: 12-43-46-16-01-109-0091
Owner/Agent: 104-106 Delancey Realty LLC; Art Sign Company; denisewilliams123@att.net
Planner: Jennifer Buce; buce@mydelraybeach.com
Attachments: [Lisa Building: Staff Report](#)
[Lisa Building: Master Sign Program](#)
- D. 382 SE 2nd Avenue (2022-206):** Consideration of a Class I Site Plan Modification associated with the installation of new impact storefront windows and doors to replace existing swing doors and overhead garage doors.
Address: 382 SE 2nd Avenue
PCN: 12-43-46-16-01-080-0130
Authorized Agent: Mark Borg
Planner: Susana Rodrigues, Planner; rodriguess@mydelraybeach.com
Attachments: [382 SE 2nd Avenue: Staff Report](#)
[382 SE 2nd Avenue: Site Plan and Architectural Elevations](#)
[382 SE 2nd Avenue: Survey](#)
- E. Pompey Park (2022-134):** Consideration of a Class V Site Plan, Landscape Plan, Architectural Elevations and Landscape Waivers for a recreation center, aquatic complex, athletic fields, and associated site improvements.
Address: 1101 NE 2nd Street
PCN: 12-43-46-17-00-000-3140; -3130; -3160
Applicant / Agent: City of Delray Beach / Kevin Matthews, Public Works; matthewsk@mydelraybeach.com
Planner: Julian Gdaniec, Senior Planner; gdaniecj@mydelraybeach.com
Attachments: [Pompey Park: Staff Report](#)
[Pompey Park: Waiver Justifications](#)
[Pompey Park: Design Narrative](#)
[Pompey Park: Architectural Plans](#)
[Pompey Park: Landscape Plans](#)
[Pompey Park: Civil Plans](#)
[Pompey Park: Photometric Plan](#)
[Pompey Park: Survey](#)
[Pompey Park: Materials](#)
[Pompey Park: Traffic Study](#)

- F. **408 SE 2nd Street (2021-251):** Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevations for the construction of a 3-unit townhome development

Applicant/Property Owner: Centennial Investments DB LLP

Authorized Agent: Ames International Architecture; sames@amesint.com

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

Attachments: [408 SE 2nd Street: Staff Report](#)
 [408 SE 2nd Street: Complete Plan Set](#)
 [408 SE 2nd Street: Renderings](#)
 [408 SE 2nd Street: Materials and Colors](#)
 [408 SE 2nd Street: Arborist Review](#)
 [408 SE 2nd Street: TPS Letter](#)
 [408 SE 2nd Street: School Concurrency Review](#)

- G. **917 NE 8th Avenue (2022-100):** Consideration of a Class V Site Plan, Landscape Plan, Architectural Elevations and Landscape Waiver for a three-unit townhouse development.

Address: 917 NE 8th Avenue

PCN: 12-43-46-09-16-004-0080

Applicant / Agent: 917 NE 8th Ave LLC / Thomas Carney; tfc@carneystanton.com

Planner: Julian Gdaniec, Senior Planner; gdaniecj@mydelraybeach.com

Attachments: [917 NE 8th Ave: Staff Report](#)
 [917 NE 8th Ave: Waiver Justification Letter](#)
 [917 NE 8th Ave: Rendering](#)
 [917 NE 8th Ave: Architectural Plans](#)
 [917 NE 8th Ave: Civil Plans](#)
 [917 NE 8th Ave: Landscape Plans](#)
 [917 NE 8th Ave: Arborist Report](#)
 [917 NE 8th Ave: Survey](#)
 [917 NE 8th Ave: Materials](#)

- H. **Pierre Delray II (2022-080):** Provide a recommendation to the City Commission regarding three requested waivers in association with a Class IV Site Plan Modification to expand the previously approved three-story mixed-use building and parking garage.

Address: 298 E Atlantic Avenue

PCN: 12-43-46-16-01-085-0040; -0050

Applicant / Agent: Pierre Delray Two LLC/ Dunay, Miskel, Backman LLP; Christina Bilenki; cbilenki@dmbblaw.com

Planner: Julian Gdaniec, Senior Planner; gdaniecj@mydelraybeach.com

Attachments:

[Pierre Delray II: Staff Report](#)

[Pierre Delray II: Project Narrative](#)

[Pierre Delray II: Waiver Justification Statement - West Setback](#)

[Pierre Delray II: Waiver Justification Statement - Trees in Civic Open Space](#)

[Pierre Delray II: Waiver Justification Statement - Arcade](#)

[Pierre Delray II: Architectural Plans](#)

[Pierre Delray II: Landscape Plans](#)

[Pierre Delray II: Survey](#)

[Pierre Delray II: DDA Recommendation](#)

11. REPORTS AND COMMENTS

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

12. 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.