



City of Delray Beach

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

Advisory Board Agenda Site Plan Review and Appearance Board

Wednesday, January 25, 2023

5:01 PM

Commission Chambers

Regular Meeting

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. November 30, 2022

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

B. December 14, 2022

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

5. SWEARING IN OF THE PUBLIC

6. COMMENTS FROM THE PUBLIC

NOTE: Limited to comments on items that are listed under "Consent Agenda" or items that are NOT on the Agenda. Speakers will be limited to 3 minutes.

7. PRESENTATIONS

None

8. CONSENT AGENDA

Items listed under "Consent Agenda" have been reviewed by City Staff and deemed to meet the applicable criteria for the request. By approving the requests listed in 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. 1625 South Ocean Boulevard:** Consideration of a Class I Site Plan Modification, Landscape Plan, and Architectural Elevations to 1625 South Ocean Boulevard associated with modifications to the certified site plan that include a floor plan modification between two units, minor architectural opening changes and colors, and the relocation of the transformer from the north side of the property to the front of the property.

Address: 1625 South Ocean Boulevard

PCN: 12-43-46-28-00-000-1060

Property Owner: 1625 South Ocean, LLC

Designated Agent: Thomas F. Carney, Carney Stanton P.L.; tfc@carneystanton.com

Planner: Jennifer Buce; buce@mydelraybeach.com

- Attachments:**
- [1625 S Ocean Blvd: Staff Report](#)
 - [1625 S Ocean Blvd: Combined narratives](#)
 - [1625 S Ocean Blvd: Architecture Set](#)
 - [1625 S Ocean Blvd: Civil Plans](#)
 - [1625 S Ocean Blvd: Approved Landscape plans](#)
 - [1625 S Ocean Blvd: Revised Landscape plans](#)

- B. 3rd & 3rd Restaurant (2023-008):** Consideration of a Class I Site Plan Modification associated with a color change from seafoam green to Sherwin Williams Pure White SW7005 and the replacement of two windows to a sliding glass door and sliding glass window for the restaurant located at 301 NE 3rd Avenue.

Address: 301 NE 3rd Avenue

PCN: 12-43-46-16-01-089-0010

Property Owner: Chazmonti, LLC; chazmonti@gmail.com

Designated Agent: Steve Siebert Architecture; simeonk@stevesiebert.com

Planner: Susana Rodrigues; rodriguess@mydelraybeach.com

- Attachments:**
- [3rd & 3rd Restaurant - Staff Report](#)
 - [3rd & 3rd Restaurant - Site Plan](#)
 - [3rd & 3rd Restaurant - Elevations](#)
 - [3rd & 3rd Restaurant - Survey](#)

9. QUASI-JUDICIAL HEARING ITEMS

- A. OB Smokehouse & Conch(2023-029):** Consideration of a color change from a shade of coral to Behr G9-7 Black on the body of the structure located at 37 SW 5th Avenue.
Address: 37 SW 5th Avenue
PCN: 12-43-46-16-01-029-0051
Property Owner: 400 West Atlantic LLC; msfrankie56@gmail.com
Designated Agent: Stephan Thomas; steveob561@gmail.com
Planner: Susana Rodrigues, Planner; rodriguess@mydelraybeach.com, Rogelio Perez, Planner in Training; perezr@mydelraybeach.com
Attachments: [OB Smokehouse & Conch - Staff Report](#)
[OB Smokehouse & Conch - Material and Color Sample Form](#)
[OB Smokehouse & Conch - Rendering Front Elevation](#)
- B. 351 NE 7th Avenue (2022-245):** Consideration of a Class II Site Plan Modification associated with site improvements including a new swimming pool and pool deck, and the addition of paver walkways, fences, and landscaping.
Address: 351 NE 7th Avenue
PCN: 12-43-46-16-05-121-0270
Property Owner: Danny Abreu, Manager LR Delray Latitude LLC; daniel@buildcandela.com
Designated Agent: Paul Tremblay; paul@bluewaterrelc.com
Planner: Susana Rodrigues; rodriguess@mydelraybeach.com
Attachments: [351 NE 7th Ave - Staff Report](#)
[351 NE 7th Avenue - Site Plan](#)
[351 NE 7th Avenue - Survey](#)
- C. Pierre Delray II (2022-080):** Consideration of a Class IV Site Plan Modification to expand the previously approved three-story mixed-use building with parking garage at 298 East Atlantic Avenue to incorporate the parcel to the south.
Address: 298 E Atlantic Avenue
PCN: 12-43-46-16-01-085-0040; 12-43-46-16-01-085-0050
Applicant / Agent: Pierre Delray Two LLC / Dunay, Miskel, and Backman LLP
Planner: Julian Gdaniec, Senior Planner; gdaniecj@mydelraybeach.com
Attachments: [Pierre Delray II: Staff Report](#)
[Pierre Delray II: Applicant Project Narrative](#)
[Pierre Delray II: Survey](#)
[Pierre Delray II: Architectural Plans](#)
[Pierre Delray II: Landscape Plans](#)
[Pierre Delray II: Civil Plans](#)
[Pierre Delray II: Building Materials](#)
[Pierre Delray II: DDA Approval memo](#)

D. Delray Community Missionary Baptist Church (2020-082): Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevations for Delray Community Missionary Baptist Church on the properties currently addressed as 88 and 94 SW 5th Avenue and two additional unaddressed vacant parcels associated with the construction of a new church building and site improvements including parking and landscaping.

Address: 88 and 94 SW 5th Avenue and two additional unaddressed vacant parcels

PCN: 12-43-46-16-01-022-0090; 12-43-46-16-01-021-0011;
12-43-46-16-01-021-0080; 12-43-46-16-01-022-0100

Agent: Steve Siebert Architecture; Simeon Kirilov; simeonk@stevesiebert.com

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

Attachments: [DCMBC: Staff Report](#)
[DCMBC: Architecture Plans](#)
[DCMBC: Civil Plans](#)
[DCMBC: Landscape Plan](#)
[DCMBC: Tree Survey](#)
[DCMBC: Photometric Plan](#)
[DCMBC: Unity of Title Signed](#)

E. 7th Avenue Banyan (2022-092): Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevations for the construction of a 16,298 square foot, three-story mixed-use building, also known as 7th Avenue Banyan, located on properties currently addressed as 625, 633, and 645 West Atlantic Avenue.

Address: 625, 633, and 645 West Atlantic Avenue

PCNs: 12-43-46-16-01-012-0030; 12-43-46-16-01-012-0050; and
12-43-46-16-01-012-0040

Applicant / Agent: West Atlantic Development Company; smichael@banyangroupe.com
/ John Szerdi, LEED AP of Living Designs Group Florida Architects, Inc.; john@ldgfla.com

Planner: Alexis Rosenberg, Senior Planner; rosenberga@mydelraybeach.com

Attachments: [7th Avenue Banyan - Staff Report](#)
[7th Avenue Banyan - Plans and Elevations](#)
[7th Avenue Banyan - Landscape Plan](#)
[7th Avenue Banyan - DDA Memo](#)

10. REPORTS AND COMMENTS

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

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.