



# City of Delray Beach

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

## Advisory Board Agenda

### Site Plan Review and Appearance Board

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Wednesday, November 9, 2022

5:01 PM

Commission Chambers or Watch on YouTube:  
<https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/streams>

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#### Regular Meeting

The November 9, 2022 SPRAB Meeting has been cancelled due to Hurricane Nicole.

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

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF AGENDA

#### 4. MINUTES

A. October 12, 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. Ocean Place Condominium (2023-009):** Consideration of a material and color change to the existing building roof from a Brown “S” tile to a White flat, concrete tile for Ocean Place Condominium, located at 120 South Ocean Boulevard.

**Address:** 120 South Ocean Boulevard

**Property Owner:** Ocean Place Condominium Association, Inc.

**Applicant Name:** Linda Bates; batesshusad@hotmail.com

**Designated Agent:** Jess M. Sowards; Jess@csa-archtiects.com

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

**Attachments:** [Ocean Place Condominium - Staff Report](#)

[Ocean Place Condominium - Before After Renderings and site photos](#)

## 8. QUASI-JUDICIAL HEARING ITEMS

- A. Del Fuego Restaurant (2022-293):** Consideration of a color and material change to the “Del Fuego” restaurant located in the Waterway East shopping plaza.

**Address:** 900 East Atlantic Avenue

**PCN:** 12-43-46-16-62-000-0010

**Property Owner:** CNQ Investment LLC; daniela@cherestaurant.com

**Applicant:** Kanthan Design Corporation; office@kanthandesign.com

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

**Attachments:** [Del Fuego - Staff Report](#)

[Del Fuego - Bldg Materials & Color Samples](#)

[Del Fuego - Exhibit Package](#)

[Del Fuego - Existing East Elevation](#)

[Del Fuego - Existing West Elevation](#)

[Del Fuego - Color Rendering East Elevation](#)

[Del Fuego - Color Rendering West Elevation](#)

- B. Lisa Building Master Sign Program (2022-252):** Consider the establishment of 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

**Property Owner:** 104 - 106 Delancey Realty LLC

**Designated Agent:** Art Signs; Melissa Weatherwax; melissa@artsignfl.com

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

**Attachments:** [Lisa Building MSP: Staff Report](#)

[Lisa Building MSP: Proposed Signage](#)

- C. Delray Beach Club (2021-194):** Consideration of a Class III Site Plan Modification, Landscape Plan, and Architectural Elevations associated with the construction of a one story covered parking garage (17,243 SF) with two rooftop tennis courts.

**Address:** 2001 South Ocean Boulevard

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

**Property Owner:** Delray Club Inc.

**Applicant:** GE Archircture Inc; Gary P. Eliopoulos; Gary@eliarch.com

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

**Attachments:** [Delray Beach Club - Staff Report](#)  
[Delray Beach Club - Architectural Plans](#)  
[Delray Beach Club - Landscape Plans](#)  
[Delray Beach Club - Engineering Plans](#)  
[Delray Beach Club - Photometric Plans](#)

- D. 7th Avenue Banyan (2022-092):** Provide a recommendation to the City Commission for a waiver request associated with a Class V Site Plan to allow the use of the Porch frontage type, in place of the required Storefront or Arcade with Storefront frontage type, for the purpose of constructing a 16,298 square foot, three-story mixed-use building.

**Address:** 625, 633, and 645 West Atlantic Avenue

**Applicant/Property Owner:** West Atlantic Development Company, LLC

**Authorized Agent:** John W. Szerdi, Living Design Group Florida Architects, Inc.; (561) 578-0776; john@ldgfla.com

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

**Attachments:** [7th Avenue Banyan - Staff Report](#)  
[7th Avenue Banyan - Applicant Justification Statement](#)  
[7th Avenue Banyan - Site Plan, Floor Plan, Architectural Elevations](#)  
[7th Avenue Banyan - Landscape Plan](#)  
[7th Avenue Banyan - DDA Memo](#)  
[7th Avenue Banyan - Res. No. 201-22](#)  
[7th Avenue Banyan - Simple Legal Review Approval 201-22](#)

E. **354 SE 5th Avenue (2022-151):** Provide a recommendation to the City Commission regarding three waivers requested in association with a Class V Site Plan application for an eight unit townhouse development.

**Address:** 354 SE 5th Avenue

**PCN:** 12-43-46-21-01-104-0070

**Applicant / Agent:** Delport Limited Partnership / Jeffrey A. Costello, jcostello@jcplanningsolutions.com

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

- Attachments:**
- [354 SE 5th Ave: Staff Report](#)
  - [354 SE 5th Ave: Waiver Justification Statement #1](#)
  - [354 SE 5th Ave: Waiver Justification Statement #2](#)
  - [354 SE 5th Ave: Waiver Justification Statement #3](#)
  - [354 SE 5th Ave: Architectural Plans](#)
  - [354 SE 5th Ave: Design Justification](#)
  - [354 Se 5th Ave: Landscape Plan](#)
  - [354 SE 5th Ave: Survey](#)
  - [354 SE 5th Ave: Rendering #1](#)
  - [354 SE 5th Ave: Rendering #2](#)

## 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.