City of Delray Beach

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

Advisory Board Agenda

Site Plan Review and Appearance Board

Wednesday, December 14, 2022 | **5:01 PM** | **Commission Chambers**

Regular Meeting

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. October 26, 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. **Residence Inn, Color Change (2023-020):** Consideration of color changes for the building to Benjamin Moore AC-41 Acadia White on the body of the structure, Benjamin Moore AC-2 Berkshire Beige on the tower walls, Benjamin Moore OC-150 Brilliant White on the banding and parapet caps, Sandstone for the metal roof, and anodized bronze on the windows, storefronts, shutters, and railings.
Address: 1111 East Atlantic Avenue
PCN: 12-43-46-16-71-000-0000
Property Owner: Tallmar, Inc.
Designated Agent: Gary Eliopoulos, GE Architecture Inc.; gary@eliarch.com
Planner: Susana Rodrigues, Planner; rodriguess@mydelraybeach.com

Attachments: Residence Inn_Staff Report
Residence Inn_Renderings
Residence Inn_Building Material and Color Sample Form

B. **OK&M, Class I Site Plan Modification (2022-290):** Consideration of a Class I Site Plan Modification associated with the installation of a plant wall around the existing sliding door.
Address: 502 East Atlantic Avenue
PCN: 12-43-46-16-G6-000-0010
Property Owner: MROD Realty Group; ab@madisonsquarerealty.com
Designated Agent: Jered Guzman; jguzman@seagate.com
Planner: Susana Rodrigues, Planner; rodriguess@mydelraybeach.com

Attachments: OK&M_Staff Report
OK&M_Proposed Wall Landscape Area
OK&M_Green Wall Construction
OK&M_Plant List

9. QUASI-JUDICIAL HEARING ITEMS

A. **Blue Gallery at Atlantic Avenue (2022-278):** Consideration of a Class I Site Plan Modification associated with exterior alterations including the existing stone-cladded columns to be re-cladded with wood planks and the existing parapet to receive a new white paint finish and new perforated metal cladding.
Address: 600 East Atlantic Avenue
PCN: 12-43-46-16-01-117-0010
Property Owner: 600 East Atlantic Ave, LLC - Rami Rotkopf; rami@smart-publishing.com
Authorized Agent: Gonzalez Architects; jose@gonzalez-architects.com
Planner: Susana Rodrigues, Planner; rodriguess@mydelraybeach.com

Attachments: Blue Gallery_Staff Report
Blue Gallery_Site Plan and Architectural Elevations
Blue Gallery_Material and Color Sample Form
Blue Gallery_Survey
Blue Gallery_DDA November 14 Meeting Report

B. **The Oasis (2023-014):** Consideration of the establishment of a Master Sign Program for The Oasis located at 1319 North Federal Highway.
PCN: 12-43-46-09-12-000-0050
Address: 1319 North Federal Highway
Designated Agent: Mark Gregory; gregorymg1@aol.com
Planner: Jennifer Buce; buce@,mydelraybeach.com

Attachments:
The Oasis - Staff Report
The Oasis - Proposed Master Sign Program
The Oasis - Shoulder cut Channel letter example
The Oasis - Monument Sign Location (Site Plan)

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 Architecture 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

10. REPORTS AND COMMENTS

A. 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.