



## Cover Memorandum/Staff Report

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**File #:** 22-1057

**Agenda Date:** 8/16/2022

**Item #:** 6.G.1.

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**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Director  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**DATE:** August 16, 2022

REPORT OF APPEALABLE LAND USE ITEMS FROM JULY 07, THROUGH AUGUST 05, 2022.

**Recommended Action:**

By motion, receive and file this report.

**Background:**

Section 2.4.7(E), Appeals, of the Land Development Regulations applies. This report is the method of informing the City of Delray Beach ("City") City Commission of the land use actions which may be appealed to the City Commission.

During the specified period the Historic Preservation Board ("HPB"), Site Plan Review and Appearance Board ("SPRAB"), and Planning and Zoning Board ("PZB") considered the projects noted below. For the items below, a project report including the Board Staff Report is attached for each item.

**Historic Preservation Board (HPB)  
August 03, 2022**

Item A: 219 N Swinton Avenue

Request: Certificate of Appropriateness request for a 465 square-foot rear addition and exterior modifications to an existing contributing, one-story, duplex structure.

PCN: 12-43-46-16-01-066-0070

Board Action: Approved on a 6-0 vote (Claudia Willis absent)

**Site Plan Review and Appearance Board (SPRAB)  
July 27, 2022**

Item B: 10 N Ocean Blvd - Opal Grand

Request: Consideration of a Class II Site Plan Modification, Landscape Plan, and Architectural Elevations for the Opal Grand (fka Marriott) associated with the construction of a raised pool deck above an enclosed vehicular access way from the north parking lot to the main entrance.

PCN: 12-43-46-16-E63-003-0010

Board Action: Approved on a 6-0 vote (Dana Post Adler absent)

Item C: 712 NE 8th Avenue - Lynn Townhomes

Request: Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevations for the construction of a 3-unit townhouse development.

PCN: 12-43-46-09-32-000-0230

Board Action: Approved (6-0 Dana Post Adler absent)

Item D: 314 NE 3rd Ave

Request: Consideration of a Class III Site Plan Modification, Landscape Plan, Architectural Elevations, and a Landscape Waiver for modifications, an addition, and change of use to the existing warehouse building to convert it into an office use

PCN: 12-43-46-16-01-081-0170

Board Action: Approved on a 6-0 vote (Dana Post Adler absent)

Item E: Parks at Delray

Request: Consideration of a Class IV Site Plan Modification, Landscape Plan, and Architectural Elevations for a proposed 747-unit residential development located at the southwest corner of South Congress Avenue and Old Germantown Road.

PCN: 12-43-46-30-37-000-0010; 12-43-46-30-39-001-0010

Board Action: Approved on a 6-0 vote (Dana Post Adler absent)

## **Planning and Zoning Board (PZB)**

**July 18, 2022**

Item F: 14620 S Military Trail - Delray Square (Hobby Lobby)

Request: Consideration of a Master Development Plan (MDP) Modification (2022-009) for the Delray Square Shopping Center to construct a truck well, a 231 square foot addition, and dumpster enclosure with associated waiver requests to the perimeter buffer and open space percentage requirements.

PCN: 12-42-46-13-41-002-0000

Board Action: Approved on a 5-2 vote (Allen Zeller and Christina Morrison dissenting)

## **City Attorney Review:**

Approved as to form and legal sufficiency.

## **Funding Source/Financial Impact:**

N/A