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DOWNTOWN DEVELOPMENT AUTHORITY
Delray Beach, Florida

DowntownDelrayBeach.com

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MEMO TO: Development Services
DATE: June 21, 2022

ITEM – 10 N. Swinton Avenue – 2022-060 - Certificate of Appropriateness Class V Site Plan Modification, Waiver, In-Lieu Parking, and Conditional Use.

Dear Board Members:

This concerns the Planning & Zoning item, 10 N. Swinton Avenue – 2022-060 - Certificate of Appropriateness Class V Site Plan Modification, Waiver, In-Lieu Parking, and Conditional Use, which came before the Delray Beach Downtown Development Authority at the June 21, 2022 board meeting.

The Board Member's recommendations:
- the railings, facing Atlantic Avenue, should be removed to provide accessibility to the storefronts of the retailers that will be located on the ground floor
- regarding the West entrance, the board felt it was too pronounced (the project presents strong colors for this entrance)
- In Lieu parking should be less than almost 50% of the parking; applicant should provide at least 65% onsite parking

Although, the general opinion is that the presented design of Art Deco or Art Modern should be eliminated from the required designs, this project is positive development for the area.

ACTION – Motion to approve the 10 N. Swinton Avenue – 2022-060 - Certificate of Appropriateness Class V Site Plan Modification, Waiver, In-Lieu Parking, and Conditional Use with the suggestion that the railings facing Atlantic Avenue be modified to allow for more visibility (from the street level) of the retailer stores in the building and for easier access to those retailers.
Motion: J. Conde **2nd:** F. Frione. **Motion carried 5-2.**

Please take the DDA's review into consideration on final review and trust that we send this information to assist you in making your decisions as they affect the DDA District of Downtown Delray Beach.

Sincerely,

Peter B. Arts

Peter Arts, Chairman

Mayor and City Commission
City of Delray Beach Development Services Department
DDA Board of Directors, Laura Simon, Executive Director