



City of Delray Beach

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

Advisory Board Agenda Site Plan Review and Appearance Board

Wednesday, August 24, 2022

5:01 PM

Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. March 23, 2022

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

5. SWEARING IN OF THE PUBLIC

6. COMMENTS FROM THE PUBLIC

NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

7. PRESENTATIONS

None

8. QUASI-JUDICIAL HEARING ITEMS

A. **Starbucks (2022-211):** Consideration of an amendment to the Master Sign Program for the Bed Bath and Beyond Plaza, associated with the new Starbucks.

Address: 14802 South Military Trail, Bed, Bath and Beyond Plaza.

PCN: 12-42-46-13-00-000-7070

Applicant/Agent: Gina Penney; gina.p@atlasbtw.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Attachments: [Starbucks Master Sign Program: Staff Report](#)
[Starbucks Master Sign Program: Sign Program](#)
[Starbucks Master Sign Program: Starbuck Spot Survey](#)

- B. 102 NE 7th Avenue (2022-081):** Consideration of a Class II Site Plan Modification to install two individual driveways to provide parking for the multi-family residential property located at 102 NE 7th Avenue.

Address: 102 NE 7th Avenue

PCN: 12-43-46-16-01-115-0200

Authorized Agent: Abhi Kanthan, Kanthan Design Corporation;
abhi@kanthandesign.com

Planner: Jae Eun Kim; KimJ@mydelraybeach.com

Attachments: [102 NE 7 Ave - Staff Report](#)
 [102 NE 7 Ave - Survey](#)
 [102 NE 7 Ave - Demo Plan](#)
 [102 NE 7 Ave - Site Plan](#)
 [102 NE 7 Ave - Civil Plan](#)
 [102 NE 7 Ave - Landscape Plan](#)
 [102 NE 7 Ave - Arborist Report](#)
 [102 NE 7 Ave - Stage-Storage POST](#)
 [102 NE 7 Ave - Stage-Storage PRE](#)
 [102 NE 7 Ave - Soil Test](#)

- C. Delray Village Shoppes (2022-079):** Consideration of a Class II Site Plan Modification, Landscape Plan, and Architectural Elevations for Delray Village Shoppes (FKA Lintco Development) associated with the construction of Building "A," a 42,021 square foot building containing a grocery store and retail and restaurant bays.

Address: 541 West Linton Boulevard, Delray Village Shoppes

PCN: 12-43-46-20-80-001-0000

Applicant/Agent: GE Architecture; Gary P. Eliopoulos; Gary@eliarch.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Attachments: [Delray Village Shoppes: Staff Report](#)
 [Delray Village Shoppes: Renderings](#)
 [Delray Village Shoppes: Architectural Elevations](#)
 [Delray Village Shoppes: Landscape Plan](#)
 [Delray Village Shoppes: Photometric Plan](#)
 [Delray Village Shoppes: Engineering Plans](#)
 [Delray Village Shoppes: Survey](#)
 [Delray Village Shoppes: TPS Letter](#)

- D. Hobby Lobby (2022-009):** Consideration of a Class III Site Plan Modification, Landscape Plan, and Architectural Elevations for Hobby Lobby located in Delray Square at 14620 South Military Trail, associated with the minor architectural elevation changes to the east and west elevations.

Address: 14620 South Military Trail, Delray Square

PCN: 12-42-46-13-41-02-0000

Agent: Jason Webber; Kimley-Horn; Webber, Jason. Webber@kimley-horn.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Attachments: [Hobby Lobby: Staff Report](#)
[Hobby Lobby: Architectural Elevations](#)
[Hobby Lobby: Site Plan, civil and photometric](#)
[Hobby Lobby: Landscape Plans](#)
[Hobby Lobby: Survey](#)

- E. 325 Shoppes on Atlantic Avenue (2022-131):** Consideration of a Class III Site Plan Modification, Landscape Plan, and Architectural Elevations for modifications to the front elevation including the removal of the arcade, change in materials, finishes, and colors, addition of canopies, modifications to the three entry bays to add a total of 396sf, and modifications to the rear elevation with new canopies and doors.

Authorized Agent: Gary Eliopoulos, GE Architecture, Inc; (561) 276-6011; gary@eliarch.com

Planner: Amy Alvarez, AICP, Principal Planner; alvarez@mydelraybeach.com

Attachments: [325 Shoppes on Atlantic Ave: Staff Report](#)
[325 Shoppes on Atlantic Ave: Complete Plan Set](#)
[325 Shoppes on Atlantic Ave: Front Rendering](#)
[325 Shoppes on Atlantic Ave: Rear Rendering](#)
[325 Shoppes on Atlantic Ave: Detailed Existing Cond. Exhibit](#)
[325 Shoppes on Atlantic Ave: Proposed Exhibit](#)
[325 Shoppes on Atlantic Ave: Pre-1974 Photo](#)
[325 Shoppes on Atlantic Ave: DDA Review](#)

- F. **307 NE 5th Avenue (2021-125)** Consideration of a Class V Site Plan, Landscape Plan, Architectural Elevations and Landscape Waivers for a five-unit townhouse development.

Address: 307 NE 5th Avenue

PCN: 12-43-46-16-05-105-0160

Applicant / Agent: Sir I Development LLC / Jeffrey Silberstein; Silberstein Architecture; js@silbersteinarchitect.com

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

Attachments: [307 NE 5th Ave: Staff Report](#)
 [307 NE 5th Ave: Rendering](#)
 [307 NE 5th Ave: Survey](#)
 [307 NE 5th Ave: Architectural Plan](#)
 [307 NE 5th Ave: Landscape Plan](#)
 [307 NE 5th Ave: Landscape Waiver Justification Statement 1](#)
 [307 NE 5th Ave Landscape Waiver Justification Statement 2](#)
 [307 NE 5th Ave: Civil Plan](#)
 [307 NE 5th Ave: Color Form](#)
 [307 NE 5th Ave: DDA Recommendation](#)

- G. **408 SE 2nd Street (2021-251):** Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevations for the construction of a 3-unit townhome development

Applicant/Property Owner: Centennial Investments DB LLP

Authorized Agent: Ames International Architecture; sames@amesint.com

Planner: Amy Alvarez, Principal Planner; alvarez@mydelraybeach.com

Attachments: [408 SE 2nd Street: Staff Report](#)
 [408 SE 2nd Street: Complete Plan Set](#)
 [408 SE 2nd Street: Renderings](#)
 [408 SE 2nd Street: Materials and Colors](#)
 [408 SE 2nd Street: Arborist Review](#)
 [408 SE 2nd Street: TPS Letter](#)
 [408 SE 2nd Street: School Concurrence Review](#)

9. REPORTS AND COMMENTS

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

10. 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.