



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.