



DowntownDelrayBeach.com

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MEMO TO: Development Services
DATE: September 12, 2022

ITEM – 7th Avenue Banyan – 625, 633, and 645 West Atlantic Avenue - Class V Site Plan and Waiver

Dear Board Members:

This concerns the Planning & Zoning item 7th Avenue Banyan – 625, 633, and 645 West Atlantic Avenue - Class V Site Plan and Waiver, which came before the Delray Beach Downtown Development Authority at the September 12, 2022 board meeting.

This Class V mixed use project is a new addition to a underdeveloped area of the downtown. Overall, the board is in support of the entire project however did provide recommendations concerning the waiver for the porch along with the large blank wall along the top of the building.

- The first-floor retail bay needs to be accessible and visible for pedestrian and vehicle traffic to ensure sustainable use
- Highlighting the ground floor businesses so that they are noticeable by passing by traffic (pedestrian and vehicle)
- DDA emphasized the importance of creating a project that allows for continuation in walkability between East Atlantic Avenue and West Atlantic Avenue
- Confirmed sufficient parking for retail and office use including all employees – based on planning calculations there is sufficient parking

ACTION – Motion to approve the 7th Avenue Banyan – 625, 633, and 645 West Atlantic Avenue - Class V Site Plan and Waiver as presented.

Motion: A. Costilo **2nd:** J. Conde. **Motion carried 5-0. Mark Denkler not present.**

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,

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