



Cover Memorandum/Staff Report

File #: 23-703

Agenda Date: 6/6/2023

Item #: 6.N.1.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: June 6, 2023

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM THE SPRAB MEETING OF MAY 10, 2023.

Recommended Action:

By motion, receive and file this report for actions from the SPRAB meeting of May 10, 2023.

Background:

This report is the method of informing the City of Delray Beach ("City") City Commission of the land use actions, which may be appealed, by the City Commission. During the specified period, the following Boards acted on the noted requests. Section 2.4.7(E), Appeals, of the Land Development Regulations (LDR) applies. The Staff Report, which includes a thorough description and analysis of the request, along with the associated exhibits and/or plans are provided as attachments for each listed item. Note: Items that appear on a Board's agenda that are not listed below were not acted on by the Board (i.e. continued with direction) or received a recommendation to the City Commission, as applicable.

Site Plan Review and Appearance Board (SPRAB)

Meeting Date: May 10, 2023

A. Delray Ridge (2023-075): NE Corner of Seacrest and NE 22nd Street

Request: Consideration of a Class II Site Plan Modification and Landscape Plan to incorporate the adjacent triangular parcel as part of the approved development, and minor modifications to the approved entry gates.

Board Comment: None; this item was approved as part of the Consent Agenda.

Board Action: 6-0

B. 1225 NW 17th Avenue (2023-110)

Request: Consideration of a color change for the office/warehouse from Lemon Chiffon for the walls and overhead garage doors to Olympus White (SW6253), and a change from Rockwood Amber and Sun-Dried Tomato on the trim, foundation band, side doors, and waste area gate to Summit Gray (SW7669).

Board Comment: The dissenting Board members did not find the color to be consistent with the criteria for architectural elevations and aesthetics per LDR Section 4.6.18. Concerns expressed were with the use of grey color which adds to the greying of Delray Beach.

Board Action: 4-2 to Approve (Alison Thomas absent, Dana Adler and Annette Gray dissenting)

C. The Linton (2023-047): 500, 510, and 520 W Linton Blvd.

Request: Consideration of a Class V Site Plan Application, including a Landscape Plan and Architectural Elevations, for a 277-unit multi-family residential development located at the southwest corner of the intersection of West Linton Boulevard and SW 4th Avenue.

Board Comment: The dissenting Board member did not find aspects of the project design including color to be consistent with the criteria for architectural elevations and aesthetics per LDR Section 4.6.18. Concerns over traffic were brought forward by some Board members, although the project has been deemed to meet traffic concurrency standards per Palm Beach County review. The project was generally well received.

Board Action: 5-1 to Approve (Alison Thomas absent, Annette Gray dissenting)