



## Cover Memorandum/Staff Report

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**File #:** 19-1143

**Agenda Date:** 12/3/2019

**Item #:** 6.E.1.

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**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Director  
**THROUGH:** Neal de Jesus, Interim City Manager  
**DATE:** December 3, 2019

REPORT OF APPEALABLE LAND USE ITEMS FROM NOVEMBER 4, 2019, THROUGH NOVEMBER 15, 2019.

**Recommended Action:**

By motion, receive and file this report.

**Background:**

Section 2.4.7(E), Appeals, of the Land Development Regulations applies. This is the method of informing the City of Delray Beach ("City") City Commission of the land use actions which may be appealed to the City Commission.

During the specified period, the Historic Preservation Board (HPB), and the Site Plan Review and Appearance Board (SPRAB) considered the projects noted below. For the items below, a project report including the Board Staff Report is attached. No other Boards took actions on any appealable applications during this period.

Historic Preservation Board (HPB)  
November 6, 2019

Item A. 201 NE 5<sup>th</sup> Court

Request: Consideration of a Certificate of Appropriateness for the installation of a PVC fence, PVC gate, PVC arbor, and PVC porch railings associated with the existing, non-contributing, single-family residence.

Board Action: Denied on a 6-0 vote

Item B. 131 NW 1<sup>st</sup> Avenue

Request: Consideration of a Certificate of Appropriateness, Class III Site Plan Modification, Landscape Plan, and Elevation requests associated with a renovation and addition to the existing contributing, mixed-use structure.

Board Action: Approved on a 6-0 vote

Item C. 110 Marine Way

Request: Consideration of a Class III Site Plan Modification, Certificate of Appropriateness, Landscape Plan, Elevations, Variances, Waivers, and a Parking Reduction associated with the renovation and additions to the multi-family property.

Board Action: Approved on a 6-0 vote

Site Plan Review and Appearance Board (SPRAB)  
November 13, 2019

Item D. Downtown Lofts Condominium Association, 103 SE 4<sup>th</sup> Avenue  
Request: Consideration of a Class I Site Plan Modification associated with a color change to the architectural elevations.  
Board Action: Approved on a 6-0 vote

Item E. Fourth and Fifth, 53 SE 4<sup>th</sup> Avenue  
Request: Consideration of an amendment to the Master Sign Program for the IPIC and Fourth and Fifth building.  
Board Action: Approved on a 5-0 vote

Item F. KHO Space, 530 SE 6<sup>th</sup> Avenue  
Request: Consideration of an amendment to the existing Master Sign Program for Downtown Professional Center.  
Board Action: Approved on a 6-0 vote

Item G. Atlantic Crossing, 615 E. Atlantic Avenue  
Request: Consideration of a Class II Site Plan Modification associated with hardscape modification, landscaping, trellis, and aerial art piece.  
Board Action: Approved on a 6-0 vote

Item H. Gasland, 398 NE 5<sup>th</sup> Avenue  
Request: Consideration of a Class III Site Plan Modification for a convenience mart (gasoline station with food and convenience items sales) for the use conversion of the two automotive service bays to retail use to accommodate an interior expansion of the existing convenience store and associated site improvements.  
Board Action: Approved on a 6-0 vote

Item I. Florida Medical Center of Delray, 4575 Linton Blvd.  
Request: Consideration of a Class V Site Plan for the development of a vacant property into a 88,992 sf. Non- Residential Licensed Service Provider facility.  
Board Action: Approved on a 6-0 vote

**City Attorney Review:**

Approved as to form and legal sufficiency.

**Funding Source/Financial Impact:**

N/A

**Timing of Request:**

Action must be taken by the City Commission at the next available meeting following the Board's actions.