



## Cover Memorandum/Staff Report

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**File #:** 20-943

**Agenda Date:** 11/10/2020

**Item #:** 8.B.2.

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**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Director  
**THROUGH:** Jennifer Alvarez, Interim City Manager  
**DATE:** November 10, 2020

### REPORT OF APPEALABLE LAND USE ITEM FOR AURA DELRAY BEACH

#### **Recommended Action:**

By motion, receive and file this report.

#### **Background:**

Section 2.4.7(E), Appeals, of the Land Development Regulations applies. This report 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.

On November 10, 2020, the Site Plan Review and Appearance Board (SPRAB) approved (6 to 0) the Class V Site Plan, Landscape Plan, and Architectural Elevations for the Aura Delray Beach project, generally located at the northwest corner of W. Atlantic Avenue and N. Congress Avenue. The approvals were associated with the construction of two 3-story buildings and four 5-story buildings, containing a total of 292 multifamily apartment units (25% workforce housing), a two-story clubhouse, and a 1,635 sq.ft. commercial outparcel building (future phase). These actions require the approval of the proposed rezoning to Special Activities District and approval of a Conditional Use request for additional building height.

#### **City Attorney Review:**

Approved as to form and legal sufficiency.

#### **Funding Source/Financial Impact:**

N/A

#### **Timing of Request:**

The SPRAB approval requires the approval of the accompanying rezoning to Special Activities District and approval of a Conditional Use request for additional building height.