



## Cover Memorandum/Staff Report

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**File #:** 20-941

**Agenda Date:** 12/1/2020

**Item #:** 6.F.1.

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**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Director  
**THROUGH:** Jennifer Alvarez, Interim City Manager  
**DATE:** December 1, 2020

REPORT OF APPEALABLE LAND USE ITEMS FROM OCTOBER 12, THROUGH OCTOBER 30, 2020.

**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.

During the specified period 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 for each item. No other Boards took actions on any appealable applications during this period.

**Site Plan Review and Appearance Board (SPRAB)  
October 28, 2020**

Item A.: Opal Grand, 10 North Ocean Boulevard

Request: Consideration of a Class II Site Plan Modification for the addition of a new event deck, green buffer deck and architectural elevation features at an existing hotel.

PCN: 12-43-46-16-E3-003-0010

Board Action: Approved on a 7-0 vote

Item B.: Delray Chevrolet, 2605 & 2703 South Federal Highway

Request: Consideration of a Class I Site Plan Modification associated with: a 75 square foot storage area addition that is screened with an 8 foot concrete masonry wall; new canopy eyebrows; and a raised parapet on the front elevation.

PCN: 12-43-46-28-99-001-0000

Board Action: Approved on a 7-0 vote with a condition for an additional foot of screening around the liquid storage area (from 2 feet high to 3 feet high)

Item C.: Delray Park Plaza, 1311-1319 North Federal Highway

Request: Consideration of a Class III Site Plan Modification associated with interior and exterior modifications to an existing commercial retail center.

PCN: 12-43-46-09-12-000-0050

Board Action: Approved on a 7-0 vote

Item D.: Collier Car Club, 777 South Congress Avenue

Request: Consideration of a Master Sign Program.

PCN: 12-43-46-19-00-000-1060

Board Action: Approved on a 7-0 vote with a condition that the sign letter be the same color as the building.

Item E.: 110 Building, 110 East Atlantic Avenue

Request: Consideration of an elevation change to allow for the combination of two bays (Bay 2 and 3) for a proposed restaurant.

PCN: 12-43-46-16-01-077-0010

Board Action: Approved on a 7-0 vote

Item F.: Pour & Famous, 524 West Atlantic Avenue

Request: Consideration of Class III Site Plan Modification to allow for a change of use from a Stand-Alone Bar to a Restaurant.

PCN: 12-43-46-16-01-077-0010

Board Action: Approved on a 7-0 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.