



## Cover Memorandum/Staff Report

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**File #:** 21-597

**Agenda Date:** 6/8/2021

**Item #:** 6.H.1.

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**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Director  
**THROUGH:** Jennifer Alvarez, Interim City Manager  
**DATE:** June 8, 2021

REPORT OF APPEALABLE LAND USE ITEMS FROM MAY 17, THROUGH MAY 28, 2021.

**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)  
May 27, 2021**

Item A.: Delray Park Plaza South

Request: Consideration of Class I Site Plan Modification to allow for the removal of two roof-top decorative domes and windows.

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

Board Action: Approved on a 4-0 vote.

Item B.: Ramen Lab Eatery

Request: Consideration of Class I Site Plan Modification to allow for the addition of two awnings.

PCN: 12-43-46-16-C8-000-0000

Board Action: Approved on a 4-0 vote

Item C.: 258 SE 6th Avenue

Request: Consideration of a color change.

PCN: 12-43-46-16-01-111-0250

Board Action: Approved on a 4-0 vote.

Item D.: 14802 S. Military Trail

Request: Consideration of a Class IV Site Plan Modification to allow for the demolition of an existing

bank to allow for the construction of a new 2,564 square foot restaurant, 390 square feet of outdoor dining, and a drive-thru.

PCN: 12-42-46-13-00-000-7070

Board Action: Approved on a 4-0 vote.

Item E.: 912 Palm Trail

Request: Consideration of a color change.

PCN: 12-43-46-09-A2-000-0010 (0040), (0020), (0030), (0050), (0060), (0090), (0070), (0080) (0100)

Board Action: Approved on a 3-1 vote (Andreka Youngblood, Carol Perez and John Brewer Absent; Dana Post Adler dissenting).

Item F.: Delray Park Plaza North

Request: Consideration of a Class V Site Plan application to allow for the demolition of an existing 1,823 square foot bar/lounge to allow for the construction of a new one-story 4,995 square foot commercial retail building with four bays.

PCN: 12-43-46-09-11-005-0010

Board Action: Approved on a 4-0 vote with conditions to provide a replacement wall, relocate an existing opaque fence, and a row of 5-gallon Clusia plants (in lieu of the 3 gallon plants proposed) on the inside of the fence.

**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.