



Legislation Details (With Text)

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Title: REPORT OF APPEALABLE LAND USE ITEMS FROM JUNE 28, 2017 THROUGH JULY 7, 2017

Sponsors: Planning and Zoning Board

Indexes:

Code sections:

Attachments: 1. Location Map, 2. 100 NE 5th Avenue file, 3. Drug Abuse Appealable report, 4. 324 Lofts Appealable Report SPRAB 062817

Date	Ver.	Action By	Action	Result
8/2/2017	1	City Commission	approved	

TO: Mayor and Commissioners
FROM: Timothy Stillings, Planning, Zoning and Building Director
THROUGH: Chief Neal de Jesus, Interim City Manager
DATE: August 2, 2017

REPORT OF APPEALABLE LAND USE ITEMS FROM JUNE 28, 2017 THROUGH JULY 7, 2017

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 Site Plan Review and Appearance Board considered the projects noted below. For the items below, a project report including the Board Staff Report is attached. No other Boards took action on any appealable applications during this period.

**SITE PLAN REVIEW AND APPEARANCE BOARD
JUNE 28, 2017**

ITEM A. 100 NE 5TH AVENUE
Request: Color change request from Tantalizing Teal to Midnight Fog.

Board Action: Approved the Color Change on a 7 to 0 vote.

ITEM B. DRUG ABUSE FOUNDATION, 400 SOUTH SWINTON AVENUE

Request: Class I Site Plan Modification associated with minor architectural elevation changes that include the addition of Bermuda shutters over the existing windows and a color change to the building.

Board Action: Approved with conditions the Class I Site Plan Modification on a 7 to 0 vote.

ITEM C. 324 LOFTS, 324 NE 3RD AVENUE

Request: Class V Site Plan, Landscape Plan, and Architectural Elevations for the new construction of a four-story mixed-use building containing restaurant, yoga studio, professional office, and artist studio uses, with site improvements including two parking spaces, lighting, and landscaping; and, two waiver requests associated with an increase to the front setback from the maximum 15' to 19'4", and a reduction in the required 5' landscape buffer.

Board Action: Approved with conditions, the Class V Site Plan, Landscape Plan and Architectural Elevation Plan on a 6 to 1 (Laura Sullivan dissenting) vote. The Board recommended approval (6 to 1, Laura Sullivan dissenting) to the City Commission of a waiver to allow an increase to the front setback from the maximum 15' to 19'4". The Board also approved (6 to 1, Laura Sullivan dissenting), a waiver request to eliminate the required 5' landscape buffer

City Attorney Review:

Approved as to form and legal sufficiency.

Finance Department Review:

N/A

Funding Source:

N/A

Timing of Request:

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

Attachments:

Location Map
100 NE 5th Avenue
Drug Abuse Foundation
324 Lofts