



## Legislation Details (With Text)

**File #:** 19-1095      **Version:** 1      **Name:**  
**Type:** Request      **Status:** Passed  
**File created:** 10/31/2019      **In control:** City Commission  
**On agenda:** 11/19/2019      **Final action:** 11/19/2019  
**Title:** REPORT OF APPEALABLE LAND USE ITEMS FROM OCTOBER 21, 2019, THROUGH NOVEMBER 1, 2019.  
**Sponsors:** Development Services Department  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Agenda Cover Report, 2. Appealable Items Map 11.19.19, 3. A - Appealable Report - Banyan Court, 4. B - Appealable Report - Delray Commons, 5. C - Appealable Report - 1690-2350 S. Congress Avenue, 6. D - Appealable Report - Tzikas Medical Center, 7. E - Appealable Report - 325 Parking/Lofts

Date	Ver.	Action By	Action	Result
11/19/2019	1	City Commission	approved	

**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Director  
**THROUGH:** Neal de Jesus, Interim City Manager  
**DATE:** November 19, 2019

REPORT OF APPEALABLE LAND USE ITEMS FROM OCTOBER 21, 2019, THROUGH NOVEMBER 1, 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 Planning and Zoning Board (PZB), 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.

Planning and Zoning Board (PZB)  
October 21, 2019

Item A. Banyan Court, 13132 & 13038 Barwick Road  
**Request:** Consideration of a master development plan with waivers for a property pending Annexation, Future Land Use Map Amendment and Rezoning actions.  
**PCN:** 00424612000001050

Board Action: Approved on a 7-0 vote

Site Plan Review and Appearance Board (SPRAB)  
October 23, 2019

Item B. Delray Commons, 5024 W. Atlantic Avenue  
Request: Consideration of a Class I Site Plan Modification associated with architectural elevation changes to the existing building.  
PCN: 12-42-46-14-24-001-0000  
Board Action: Approved on a 6-0 vote

Item C. 1690-2350 S. Congress Avenue (aka Office Depot Campus)  
Request: Consideration of a Class II Site Plan Modification associated with the installation/relocation of existing landscaping to the perimeter buffer areas and street trees.  
PCN: 12-43-46-30-37-000-0010  
Board Action: Approved on a 6-0 vote

Item D. Tzikas Medical Center, 518/526 SE 5<sup>th</sup> Avenue  
Request: Consideration of a Class III Site Plan Modification application to accommodate a two-story, 5,464 sf. expansion of an existing medical office.  
PCN: 12-43-46-21-01-003-0020  
Board Action: Approved on a 5-1 vote

Item E. 325 Parking/Lofts / 325 NE 3<sup>rd</sup> Avenue  
Request: Consideration of a Class V Site Plan application for 325 Parking/Lofts for the construction of a 3,759 sf. three-story building and a freestanding, 52 spaces automated parking garage.  
PCN: 12-43-46-16-01-089-0040  
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.