



AGENDA

SITE PLAN REVIEW AND APPEARANCE BOARD CITY OF DELRAY BEACH

Meeting Date: May 14, 2008
Type of Meeting: Regular Meeting
Location: Commission Chambers
Time: 6:00 P.M.

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact Doug Smith at 243-7144 24 hours prior to the program or activity in order for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers.

If a person decides to appeal any decision made by the Site Plan Review and Appearance Board with respect to any matter considered at this meeting or hearing, such persons will need a record of these proceedings, and for this purpose such persons may need to ensure that a verbatim record of the proceedings is made. Such record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record. Two or more City Commissioners may be in attendance.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- April 23, 2008

III. MISCELLANEOUS

- A. Fire Station #2
35 Andrews Avenue
Jabiel Diaz, City of Delray Beach, (561) 243-7343; Fax: (561) 243-4060
Color and material change for an existing public building from brown roof tiles to a green Standing Seam metal roof.
- B. Spring Harbor
1495 Spring Harbor Drive and 1865 Linton Lakes Drive
Joseph Rodriguez (Proline Builders LLC), (954) 288-6124; Fax (727) 944-2908
Color change for an existing residential development from light green wall and dark green tile inserts to brown wall, semi-gloss black tile inserts, and white trim, with black (marble or granite) background for the signage.
- C. St. Joseph's Episcopal Early Childhood Academy
2512 N Swinton Avenue
Rene Alonso, Alonso and Associates, Phone: (561) 732-2045; Fax: (561)732-1315
Class II Site Plan Modification associated with architectural elevation changes and associated site improvements.
- D. Ed Morse Cadillac
2238 South Federal Highway
Bridges, Marsh & Associates, Phone: (561) 832-1533; Fax: (561) 832-1520
Class III Site Plan Modification associated with conversion of a covered outdoor parking area to a 1,425 sq. ft. office building and interior renovation and expansion of existing showroom.

- E. Maroone Dodge
700 and 707 NE 6th Avenue
Jones Awning and Canvas, Phone: (954) 784-6966, Fax: (954) 784-6965
Class I Site Plan Modification associated with the installation of awnings on two structures.

- F. Hammock House
1000 NE 9th Avenue & 1014 NE 9th Avenue
Weiner, Aronson & Mankoff, P.A., Phone: (561) 272- 2666; Fax: (561) 272-6831
Class II Site Plan Modification associated with the establishment of a two building multi-family residential complex with a pool, brick paver courtyard, new landscaping and additional on-street parking.

- G. IBM Southeast Employee Federal Credit Union
1000 NW 17th Avenue
Nicole Simpson (561) 689-5522; Fax: (561) 689-2592
Class III Site Plan Modification, landscape plan, building elevations associated with the conversion of a 2,960 square foot portion of the 23,000 square foot building to a financial institution.

- H. Wal-Mart (**Continued from the March 26, 2008 SPRAB meeting**)
16205 South Military Trail
Greg Wilfong, P.E., Phone: (772) 794-4119
Consideration of waiver to the illumination requirements associated with the Class III site plan modification for the construction of a 2,843 square foot building addition to the existing retail building.

- I. Parc Place North at Delray Beach
East side of Federal Highway, approximately 860 feet south of Gulf Stream Boulevard (2507 through 2605 North Federal Highway).
Dale Meaux (561) 392-7120
Extension request for a Class V Site Plan, Landscape Plan and Architectural Elevations associated with the construction of a mixed use and multiple family development, consisting of 45 dwelling units, 6,435 square feet of retail floor area, and 35,647 square feet of office floor area.

- J. Village Parc
2001 North Federal Highway
Michael Covelli, (561) 910-0330; Fax: (561)549-9000
Extension request for a Class V site plan, landscape plan, and architectural elevations associated with the construction of 104 townhouse units (as a stand alone residential component), two 15,338 sq.ft. mixed use buildings, one 6,825 sq.ft office building, with associated landscaping and parking areas.

IV. PROJECT PLANS

- A. 135, 145, 169 SE 6th Avenue
East side of SE 6th Avenue, app. 200' south of SE 1st Street (135, 145, and 169 SE 6th Avenue).
Gustavo Carbonell / Elias Mitrani, Phone: (954) 462-6565; Fax: (954) 527-0857
Class V Site Plan, Landscape Plan, and Architectural Elevations associated with the construction of a 22-unit multiple family residential development with a 50-space basement parking garage including two handicap parking spaces and 11 guest parking spaces. (**Reconsideration from November 28, 2007, SPRAB Meeting**)

B. Village at Delray

East side of Auburn Avenue between SW 7th Street to the south and Auburn Drive to the north.

Weiner and Aronson, P.A., Phone: (561) 272- 2666; Fax: (561) 272-6831

Class V Site Plan, Landscape Plan and Architectural Elevations associated with the construction of a 264-unit residential development, which will contain 66 workforce housing units within seven (7) three-story buildings. The property is located at 625 Auburn Circle West.

V. PUBLIC COMMENTS

VI. OTHER ITEMS

A. Administrative Matters:

- Board Comments
- Staff Comments

VIII. ADJOURN

Estelio Breto

Estelio Breto
Senior Planner

POSTED ON MAY 9, 2008