

**MINUTES  
SITE PLAN REVIEW AND APPEARANCE BOARD  
CITY OF DELRAY BEACH**

**MEETING DATE:** May 22, 2024

**MEETING PLACE:** City Commission Chambers

**1. CALL TO ORDER**

This meeting was called to order by Steven Cohen, 2<sup>nd</sup> Vice Chair, at 5:01 pm.

**2. ROLL CALL**

A quorum was present.

**Members Present:** Steven Cohen, 2<sup>nd</sup> Vice Chair; Jose Alvarez; Keith Beal; Linda Purdo; and Adam Nelson.

**Absent:** Dana Adler, Chair; and Annette Gray, Vice Chair

**Staff Present:** William Bennett, Assistant City Attorney; Rafik Ibrahim, Principal Planner; Susana Rodrigues, Planner; and Diane Miller, Board Secretary.

**3. APPROVAL OF AGENDA**

**MOTION** to APPROVE the May 22, 2024, agenda was made Linda Purdo and seconded by Keith Beal.

**Motion Carried 5-0**

**4. MINUTES**

**MOTION** to APPROVE the minutes of the March 27, 2024, meeting was made by Linda Purdo and seconded by Jose Alvarez.

**Motion Carried 5-0**

**5. SWEARING IN OF THE PUBLIC**

Steven Cohen, 2<sup>nd</sup> Vice Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Ms. Miller, Board Secretary, swore in all who wished to give testimony.

**6. COMMENTS FROM THE PUBLIC**

None

**7. PRESENTATIONS**

None

**8. CONSENT AGENDA**

None

**9. QUASI-JUDICIAL HEARING ITEMS**

**A. Rainberry Bay Circle (2024-011):** Consideration of a Level 1 Site Plan Modification for Rainberry Bay Circle including landscape mitigation, replacement of ROW curbs, and a landscape waiver request for LDR Section 4.6.16(H)(6).

**PCN:** 12-43-46-07-04-007-0000

**Property Owner:** Lois Wiesler, Master Board President; lwrainberryboard@gmail.com

**Authorized Agent:** John Haley PE; johnjhaley@comcast.net

**Planner:** Susana Rodrigues; rodriguess@mydelraybeach.com

Susana Rodrigues, Planner, entered Project File 2024-011 into the record.

### **Applicant Presentation**

John Haley, Civil Engineer, Haley Engineering; 1680 SE 4<sup>th</sup> Street, Deerfield Beach, FL 33441

Dan Carter, Landscape Architect, Carter and Associates; 74 NE 5<sup>th</sup> Avenue, Delray Beach, FL 33483

### **Staff Presentation**

Susana Rodrigues, Planner, presented the project from a Microsoft PowerPoint presentation.

### **Experte Communications**

Adam Nelson-None

Keith Beal-None

Jose Alvarez-None

Linda Purdo-None

Steven Cohen-None

### **Rebuttal/Cross**

None

### **Public Comment**

Kathleen Teeple, resident of 711 NW 25<sup>th</sup> Avenue, voiced concern of the condition of the roadway of NW 25<sup>th</sup> Avenue.

Robert Cohen, resident of 920 NW 23<sup>rd</sup> Lane, indicated that repairs of NW 25<sup>th</sup> Avenue will be conducted upon the approval of this project.

Rhona Campton, resident of 1380 NW 28<sup>th</sup> Avenue, noted the necessity of the requested waiver in order to complete the proposed project.

### **Board Comments**

Adam Nelson voiced his approval of the proposed waiver, noting no concerns about installing the trees at the far end of the sidewalk due to the proximity of existing utility lines.

Keith Beal expressed no concerns about the proposed tree locations, noting that the Homeowners Association would be responsible for maintaining them. Mr. Beal inquired if any trees would be installed near streetlights. The landscape architect confirmed that trees would not be planted adjacent to streetlights or fire hydrants.

Jose Alvarez noted that planting new trees in their existing locations would be detrimental, and the proposed landscaping would be an improvement. He inquired if any trees would remain between the sidewalk and the street. Mr. Carter indicated that all existing Black Olive trees would be removed. Mr. Alvarez voiced his support for the requested waiver.

Linda Purdo supported the requested waiver, noting that installing new trees in the current locations would be inappropriate.

Steven Cohen asked for clarification on how the request before the Board originated. He confirmed that trees would be planted to create a similar streetscape and inquired about the types of trees to be installed. Mr. Cohen also supported the requested waiver.

**MOTION** to move to approve the Level 1 Site Plan Modification for Rainberry Bay Circle including landscape mitigation, addition of sidewalk, replacement of ROW curbs, and a landscape waiver request for LDR Section 4.6.16(H)(6), by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations, was made by Linda Purdo and seconded by Keith Beal.

**MOTION Carried 5-0**

## **10. Reports and Comments**

### **A. City Staff**

The next meetings will be held on June 26, 2024, and July 24, 2024.

Rafik Ibrahim, Principal Planner, explained why there are less projects being presented to the Board, noting that Level 1 and Level 2 applications are generally administratively approved.

### **B. Board Attorney**

None

### **C. Board Members**

None

## **11. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 5:45 p.m.

The undersigned is the Board Clerk of the Site Plan Review & Appearance Board and the information provided herein is the Minutes of the meeting of said body **May 22, 2024**, which were formally adopted and **APPROVED** by the Board on \_\_\_\_\_.

**ATTEST:**

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**CHAIR**

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**BOARD SECRETARY**

NOTE TO READER: If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes of the Site Plan Review and Appearance Board. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.