

MINUTES
SITE PLAN REVIEW AND APPEARANCE BOARD
CITY OF DELRAY BEACH
SPECIAL MEETING

MEETING DATE: March 7, 2016

MEETING PLACE: City Commission Chambers

This item before the Board is a request by the City Commission for a recommendation regarding the Applicant's newly proposed site plan condition for the design of the SPRAB Class II Site Plan Modification and Landscape Plans for the construction of a one-way westbound driveway between NE 7th Avenue and N. Federal Highway. The proposed conditions by the Applicant are in response to SPRAB's denial on January 27, 2016.

I. CALL

The meeting was called to order by Chair Roger Cope at 6:02 P.M. There were no previous meeting Minutes to approve.

II. ROLL

A quorum was present. Members present were James Chard, Jim Knight, Vlad Dumitrescu and Roger Cope. Members absent were Andrew Youngross, Brett Porak and Jose Aguila. Staff present were Michael Dutko, Assistant City Attorney; Scott Pape, Principal Planner; Tim Stillings, Director of Planning and Zoning; and Kelly Simmons, Board Secretary.

III. SWEARING IN OF THE PUBLIC

Chair Roger Cope read the Quasi-Judicial Rules for the City of Delray Beach and Mrs. Simmons swore in all who wished to give testimony.

IV. MISCELLANEOUS

A. Atlantic Crossing – Class II Site Plan and Landscape Plan; consideration of a recommendation to the City Commission.

Scott Pape, Principal Planner, presented the items through a review of the staff report and entered file 2016-036 into the record.

Brian Seymour, Law Firm of Gunster, 777 S. Flagler Drive, Suite 530, West Palm Beach, stated he worked with the Traffic Engineering Consultants from GPI to redesign the site plan modification presented to fix the concerns brought up at the last meeting.

Bruce Leiner, President of Harbour House Homeowners Association, 825 NE 1st Street, Unit B, Delray Beach, received Party Status and presented a Power Point

presentation while he spoke on behalf of his neighbors stating they believed they could eventually support the project when certain requirements such as the missing title certificate, plat issue, proper abandonment of easements and the fully functioning road, as opposed to a driveway, has been worked out.

Michelle Amiel, 809 NE 1st Street, #3E, Delray Beach also received Party Status. She showed a video of the former proposed design (Atlantic Plaza II) and discussed the changes more recently designed and proposed with respect to Atlantic Court.

Public Comments

Over a dozen members of the public spoke about various concerns including questions on the title certificate, easement issues, traffic fluidity, bikes, delivery trucks and overall impact on surrounding residential neighborhoods. Their names and addresses provided were:

Bob Ganger, FL Coalition for Preservation
Jestena Boughton, Colony Hotel, Delray Beach
Arlen Dominek, 50 East Road
Rita Rahna, 50 East Road
Kelly Barrett, 1201 Seaspray
Benita Goldstein, 302 NE 7th Avenue
Sandy Zeller, 126 Marine Way
Carolyn Patton, 1020 Tamarind Road
Bonnie Damiani, 138 SE 7th Avenue
Joy Howell, 340 NE 7th Avenue
Mitzi Cates, 8th Avenue
Dr. Victor Kirson, 2050 Alta Meadows Lane

Public Comment was closed and Board Discussion ensued. Members discussed the modifications of the new site plan redesign and spoke to the Traffic Engineers from GPI regarding their traffic study. Scott Pape was questioned about traffic calming measures and they discussed the concerns raised by members of the public. Danielle Joyce, Traffic Engineer from Greenman-Pederman Inc. answered traffic study and level of service questions for the Board.

Motion to recommend approval of Class II Site Plan to the City Commission was made by James Chard and seconded by Jim Knight, subject to the five conditions listed in the staff report.

MOTION CARRIED 4-0.

Motion to recommend approval of Landscape Plan to City Commission was made by James Chard and seconded by Jim Knight.

MOTION CARRIED 4-0.

VI. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 8:04 P.M.

The undersigned is the Secretary of the Site Plan Review and Appearance Board and the information provided herein is the Minutes of the meeting of said body for March 7, 2016, which were formally adopted and approved by the Board on _____, 2016.

Kelly Ann Simmons

Kelly Ann Simmons

If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes. They will become so after review and approval, which may involve some changes.

(These Minutes are a record of the proceedings of this Board. The full audio and video recording of these proceedings are available at:

www.mydelraybeach.com/city-commission/av or a digital copy may be purchased at City Hall.)