

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

MEETING DATE: September 23, 2020

MEETING PLACE: Virtual Meeting - City Hall

1. CALL TO ORDER

The meeting was called to order by William Bennett, Assistant City Attorney, at 5:09 p.m.

2. ROLL CALL

A quorum was present.

Members present were John Brewer, Todd L'Herrou, Price Patton, Carol Perez, Dana Post Adler and Andrea Sherman.

Staff present were William Bennett, Assistant City Attorney; Scott Pape, Principal Planner; Kent Walia, Senior Planner; Jennifer Buce, Planner; Rachel Falcone, Planner; Rochelle Sinisgalli, Board Secretary.

3. ELECTION OF OFFICERS

a. Motion to nominate Todd L'Herrou as Chairperson was made by Carol Perez and seconded by Price Patton.

All in favor for Todd L'Herrou as Chairperson.

b. Motion to nominate Price Patton as Vice-Chairperson was made by Todd L'Herrou and seconded by John Brewer.

All in favor for Price Patton as Vice Chairperson.

c. Motion to nominate Carol Perez as Second Vice-Chairperson was made by Price and seconded by Todd L'Herrou.

All in favor for Carol Perez as Second Vice-Chairperson.

4. APPROVAL OF AGENDA

Motion to APPROVE the Agenda with the removal of Item 8.A. Presentation of Sunshine Laws, was made by Price Patton and seconded by Carol Perez.

MOTION CARRIED 6-0

5. MINUTES

Motion to APPROVE the Minutes for February 26, 2020, March 11, 2020, June 24, 2020, and August 26, 2020, was made by Carol Perez and seconded by Andrea Sherman.

MOTION CARRIED 6-0

6. SWEARING IN OF THE PUBLIC

Todd L'Herrou, Chairperson, read the Quasi-Judicial Rules for the City of Delray Beach and because it was a virtual meeting, the public was previously sworn in by Rochelle Sinisgalli when they called in to leave their comments via voicemail to give testimony.

7. COMMENTS FROM THE PUBLIC

NOTE: Comments on items that are NOT on the Agenda will be taken immediately prior to Public Hearing Items. Speakers will be limited to 3 minutes.

None

9. QUASI-JUDICIAL HEARING ITEMS

A. Verano at Delray Condominium Association (2020-245): Consideration of a Material Change application to change from a tile roof to asphalt shingles in the color Terra Cotta.

Address: 1805-1825 Palm Cove Blvd.

Rachel Falcone, Planner, entered the project into the record.

Exparte

None

Applicant Presentation

Mark Molsbee-Molsbee Roofing

Staff Presentation

Rachel Falcone, Planner, presented the project.

Public Comments

None

Board Comments

Carol Perez – Shingles are a downgrade from roof tile.

Motion to APPROVE the Material Change, was made by Price Patton and seconded by John Brewer.
MOTION CARRIED 5-1.

Carol Perez dissented.

B. 415-417-419 E. Atlantic Ave. (2020-214): Consideration of a Class I Site Plan Modification associated with a color and material change to the façade and existing awnings, a replacement door and new awning on Unit 419, and the introduction of a new storefront on Unit 415.

Address: 415-417-419 E. Atlantic Ave.

Rachel Falcone, Planner, entered the project into the record and corrected the unit number on the agenda, from unit 41 to unit 419.

Exparte

None

Applicant Presentation

Roy Simon – Architect, 706 SE 6th Ave.

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Staff Presentation

Rachel Falcone, Planner, presented the project.

Public Comments

None

Board Comments

Price Patton – The changes look clean. Nice modern addition.

Carol Perez – Nice renovation to the façade. The awnings are nice.

Andrea Sherman – Lovely renovation.

John Brewer – Cleans it up and brings more light in.

Motion to APPROVE the Class I Site Plan Modification, was made by Carol Perez and seconded by Dana Post Adler.

MOTION CARRIED 6-0.

C. Amar Restaurant (2020-2121): Consideration of a Class I Site Plan Modification associated with the addition of wood cladding, a color change to the façade, material change of the existing awning, new light fixtures and a color change of the door, window frames, and mullions.

Address: 522 E. Atlantic Ave.

Rachel Falcone, Planner, entered the project into the record.

Exparte

None

Applicant Presentation

Jose Jaramillo – Currie Sowards – 185 NE 4th Ave.

Nicolas Keurban – Owner of Amar Restaurant – 17070 Boca Club Blvd., Unit 1 said that this will be a Middle Eastern Mediterranean restaurant.

Staff Presentation

Rachel Falcone, Planner, presented the project.

Public Comments

None

Board Comments

Carol Perez – Base is too dark. Light fixtures look small and out of scale. She would appreciate an alternate to the dark brown color.

Dana Post Adler – Colors should be with the colors downtown and on the other side.

Andrea Sherman – Likes it.

Price Patton – It looks good.

Motion to APPROVE the Class I Site Plan Modification was made by Andrea Sherman and seconded by John Brewer.

MOTION CARRIED 5-1.

Carol Perez dissented.

D. Lionfish (2020-252): Consideration of a Class I Site Plan Modification associated with the installation of a retractable awning.

Address: 307 E. Atlantic Ave.

Jennifer Buce, Planner, entered the project into the record.

Exparte

None

Applicant Presentation

Jordana Jarjura - Vice President and General Counsel of Menin – 101 SE 4th Ave.

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Price Patton stepped down due to experiencing technical difficulties and wasn't present to hear the entire presentation.

Board Comments

Carol Perez – The awning is fine.

Andrea Sherman – The awning is fine.

John Brewer – Likes it with the Covid environment and people wanting to sit outside. Asked the applicant if the 2-tops will be outside of the awning. Jordana Jarjura said it's actually a 4-top and part of it is within the building footprint and half of the tables on the exterior is on the city sidewalk. John likes it.

Dana Post Adler – It looks great.

Motion to APPROVE the Class I Site Plan Modification, was made by Dana Post Adler and seconded by Carol Perez.

MOTION CARRIED 5-0.

Price Patton had stepped down.

E. Delray City Market (2020-220): Consideration of a Class III Site Plan Modification associated with minor site plan, landscape plan and architectural elevation changes.

Address: 33 SE 3rd Ave.

Jennifer Buce, Planner, entered the project into the record.

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Exparte

Carol Perez spoke with Bill Wilsher, City Staff.
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Applicant Presentation

Jordana Jarjura - Vice President and General Counsel of Menin – 101 SE 4th Ave.
Matt Lewis – Landscape Architect

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Board Comments

Carol Perez – Has concerns with the landscape. Living walls are fun and a great idea. East or north side, no landscape. Not in favor of this due to the landscape plan.

Jordana Jarjura commented that the landscape meets minimum standards.

Motion to APPROVE the Class III Site Plan Modification, was made by John Brewer and seconded by Andrea Sherman.

MOTION CARRIED 4-2.

Price Patton dissented.

Carol Perez dissented.

F. Aura Delray Beach (2020-195): Consideration of a Class V Site Plan application, Landscape Plan, and Architectural Elevations associated with the construction of two 3-story buildings, and four 5-story buildings containing a total of 292 multi-family apartment units, a clubhouse, a 1,635 square foot commercial out parcel building.

Address: Located generally at the NW corner of W. Atlantic Ave. and N. Congress Ave.

Kent Walia, Senior Planner, entered the project into the record.

Exparte

Price Patton communicated with Sandy Zeller and Max Weinberg.

Applicant Presentation

Bonnie Miskel, Esquire - Dunay, Miskel, Backman – 14 SE 4th St, Boca Raton

Richard Jones, Architect – Richard Jones Architecture – 10 SE 1st Ave.

Erez-Bara-Nur – Landscape Design Workshop – 301 Yamato Rd., Suite 40, Boca Raton

Kevin Neal – Trinsic Residential – 317 Grove Way

Adam Kerr – Kimley Horn – 1920 Wekiva Way, West Palm Beach

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Staff Presentation

Kent Walia, Senior Planner, presented the project.

Public Comments

None

Board Comments

Todd L'Herrou – Paid compliment to Richard Jones' work.

Dana Post Adler – Agreed with Todd L'Herrou's compliment.

Todd L'Herrou, Price Patton and John Brewer agreed that workforce housing units are needed in Delray.

Carol Perez – Thanked Kent Walia and staff and paid compliment to the project.

Motion to APPROVE the Class V Site Plan application, Landscape Plan, and Architectural Elevations, was made by Carol Perez and seconded by Dana Post Adler.

MOTION CARRIED 6-0.

G. Spice Office Building (2020-115): Consideration of a Class V Site Plan associated with the construction of a 9,975 square foot office building.

Address: 325-343 NE 6th Ave.

Scott Pape, Principal Planner, entered the project into the record.

Exparte

None

Applicant Presentation

Mike Covelli – Covelli Design Associates

Staff Presentation

Scott Pape, Principal Planner, presented the project.

Public Comments

None

Board Comments

None

Motion to APPROVE the Class V Site Plan was made by Dana Post Adler and seconded by Andrea Sherman.

MOTION CARRIED 6-0.

10. REPORTS AND COMMENTS

A. Staff

Scott Pape, Principal Planner and the Board welcomed Dana Post Adler as the new Board member. At the next meeting, Andreka Youngblood will be joining.

- Next meeting is October 28, 2020
- Project Updates-We are still going strong, development-wise. During Covid and virtual meetings, one meeting per month beginning at 5:01 p.m. vs two meetings per month has been working well and Scott Pape asked the Board what they prefer.

B. Board Comments

Todd L'Herrou prefers one meeting
Andrea Sherman prefers one meeting.
Price Patton prefers one meeting.

Price Patton welcomed Dana Post Adler and she said thank you, she is very impressed.

William Bennett welcomed the new Board members and thanked everyone for starting at 5:01 p.m.

Todd L'Herrou – Thanked everyone in attendance.

11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 9:55 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 September 23, 2020, which were formally adopted and approved by the Board on _____.

Rochelle Sinisgalli

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.)