

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

**MEETING DATE:** February 27, 2019

**MEETING PLACE:** Commission Chambers, City Hall

**I. CALL TO ORDER**

The meeting was called to order at 6:02 p.m.

**II. ROLL CALL**

A quorum was present. Members present were John Brewer, Roger Cope, Vlad Dumitrescu, Todd L’Herrou, Price Patton, Linda Purdo, and Annie Adkins-Roof. City Staff present were William Bennett, Assistant City Attorney; Scott Pape, Principal Planner; Christine Stivers, Senior Planner; Kent Walia, Senior Planner; Bill Wilsher, Jennifer Buce, Assistant Planner; Rochelle Sinisgalli, Board Secretary.

**III. MINUTES**

**Motion to APPROVE** the Minutes for January 9, 2019 was made by Todd L’Herrou and seconded by Annie Adkins-Roof.

**MOTION CARRIED 7-0**

**IV. APPROVAL OF AGENDA**

**Motion to APPROVE** the Agenda was made by Todd L’Herrou and seconded by Annie Adkins Roof.

**MOTION CARRIED 7-0**

**V. SWEARING IN OF THE PUBLIC**

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

**VI. COMMENTS FROM THE PUBLIC**

None at this time.

**VII. SITE PLANS**

**A. 215 NE 7<sup>th</sup> Ave. (2019-001):** Consideration of a Class V Site Plan, Landscape Plan and Architectural Elevations associated with the construction of three fee simple townhomes.  
Address: 215 NE 7<sup>th</sup> Ave.

**Exparte:** Price Patton and Roger Cope discussed with developer about moving the house. Linda Purdo drove by. Todd L’Herrou received 4 emails and Annie Adkins-Roof received an email.

Jennifer Buce, Assistant Planner, introduced the project to the Board.

**Applicant Presentation**

**Jeffrey Silberstein, Silberstein Architecture, 524 NE 2<sup>nd</sup> St.,** presented the project to the Board.

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### **Staff Presentation**

Jennifer Buce, Planner, gave the City's presentation.

### **Public Comments**

Jill Schifferli, 321 Palm Trail.

Joyce Mauney, 516 NE 8<sup>th</sup> Ave.

Gail Clark, 124 NE 7<sup>th</sup> Ave.

Bill Wilsher, Senior Landscape Planner, City of Delray Beach, said that if it were part of the CBD, there would be a street tree requirement. It is too small of a space for street trees. This project meets code. Replacement palms would be comparable to what is currently there.

Stephanie Portus, Landscape Architect of PK Design Studio said there are Montgomery Palms replacing the Bismark Palm, and that facing west is the hardest and harshest exposer.

Brian Grossberg of Azure Development was present to answer any additional questions.

**Motion to APPROVE** the internal adjustment, was made by Price Patton and seconded by Linda Purdo.

**MOTION CARRIED 7-0**

**Motion to APPROVE** the Site Plan Modification was made by Price Patton and seconded by Linda Purdo.

**MOTION CARRIED 6-1**

**Motion to APPROVE** the Landscape Plan was made by Annie Adkins-Roof and seconded by Linda Purdo.

**MOTION CARRIED 5-2**

**Motion to APPROVE** the Architectural Elevations was made by Annie Adkins-Roof and seconded by Linda Purdo.

**MOTION FAILED 2-5**

**B. 7-Eleven #34798 (2018-071):** Consideration of a Class V Site Plan, Landscape Plan and Architectural Elevations.

Address: 16000 S. Military Trail

**Exparte:** None

Scott Pape, Principal Planner (for Christine Stivers, Senior Planner) introduced the project to the Board.

### **Applicant Presentation**

**Josh Long, Planner, 777 S. Flagler Dr., West Palm Beach,** presented the project to the Board.

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### **Staff Presentation**

Scott Pape, Principal Planner (for Christine Stivers, Senior Planner), gave the City's presentation.

### **Public Comments**

Anthony Keller, 1820 S. Ocean Blvd. asked about regulations for generators and Brian Seymour, attorney for applicant, responded that in case of a hurricane, it can be popped in and started up.

Shane Lasko, of Keith and Associates, 2312 S. Andrews Ave., Ft. Lauderdale, introduced himself for any additional questions.

**Motion to APPROVE** the Site Plan Modification was made by Vlad Dumitrescu and seconded by Todd L'Herrou.

**MOTION CARRIED 7-0**

**Motion to APPROVE** the Landscape Plan was made by Vlad Dumitrescu and seconded by Todd L'Herrou.

**MOTION CARRIED 7-0**

**Motion to APPROVE** the Architectural Plan was made by Vlad Dumitrescu and seconded by Annie Adkins-Roof.

**MOTION CARRIED 7-0**

**C. Ocean Delray (2019-020):** Consideration of a Class V Site Plan, Landscape Plan and Architectural Elevations associated with the construction of a 19-unit, three-story, luxury condominium building with an underground parking garage, and associated site improvements.

Address: 1901 S. Ocean Blvd.

**Exparte:** None

Kent Walia, Senior Planner, introduced the project to the Board and handed out copies of emails to the Board that came from homeowners.

### **Applicant Presentation**

**Thomas Carney, Attorney**, 135 SE 5<sup>th</sup> Ave., presented the project to the Board.

Randall Stofft, Architect, 42 N. Swinton Ave., Delray Beach; Mark Jacobson, Landscape Architect, 2499 NW 49<sup>th</sup> St., Boca Raton; and Darwin Stubbs were also available for the presentation.

### **Staff Presentation**

Kent Walia, Senior Planner, gave the City's presentation.

### **Public Comments**

Maureen Bolin, 1910 S. Ocean Blvd.

Anthony Keller, 1820 S. Ocean Blvd.

Gail Clark, 124 NE 7<sup>th</sup> Ave.

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Kent Walia said that there will be a private beach access easement. No provision was made for access at this time. Price Patton had concern about turtle nesting.

**Motion to APPROVE** the Site Plan Modification was made by Annie Adkins-Roof and seconded by Linda Purdo.

**MOTION CARRIED 7-0**

**Motion to APPROVE** the Landscape Plan was made by Annie Adkins-Roof and seconded by Todd L'Herrou.

**MOTION CARRIED 7-0**

**Motion to APPROVE** the Architectural Plan was made by Annie Adkins-Roof and seconded by Todd L'Herrou.

**MOTION CARRIED 7-0**

Thomas Carney paid compliments to Kent Walia and Scott Pape; he said he appreciated all the hard work.

### **IX. DISCUSSION ITEMS**

**None at this time.**

### **X. REPORTS AND COMMENTS**

#### **City Staff Comments**

Scott Pape, Principal Planner reported that this would be the last meeting with paper. From now on, there will be iPads available to each Board member at the meetings.

#### **City Attorney Comments**

William Bennett thanked the Board for making things easy!

#### **Board Member Comments**

Price Patton spoke about the mural in the Frog Alley District. They will try to incorporate a picture of a frog at the entrance.

**Motion to APPROVE** asking the City to consider changes to the LDRs to reduce the scale and mass of small in-fill projects in RM zoned districts as well as doing more to protect the existing tree canopy and/or requiring large shade trees on the street of these projects was made by Price Patton and seconded by Todd L'Herrou.

**MOTION CARRIED 7-0**

### **XII. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 8:37 p.m.

## Minutes of the February 27, 2019 SPRAB Meeting

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 February 27, 2019, which were formally adopted and approved by the Board on \_\_\_\_\_, 2019.

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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 at: [www.mydelraybeach.com/city-commission/av](http://www.mydelraybeach.com/city-commission/av) or a digital copy may be purchased at City Hall.)*