

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

**MEETING DATE:** October 23, 2019

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

**1. CALL TO ORDER**

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

**2. ROLL CALL**

A quorum was present. Members present were John Brewer, Todd L'Herrou, Price Patton, Carol Perez, Linda Purdo, and Andrea Sherman. Roger Cope was absent with notice. City Staff present were Kelly Brandon, Assistant City Attorney; Scott Pape, Principal Planner; Debora Slaski, Planner; Anne Clerisse Gaisha Volcy; Planner in training; Rochelle Sinisgalli, Board Secretary.

**3. APPROVAL OF AGENDA**

**Motion** to **APPROVE** the Agenda was made by Price Patton and seconded by Andrea Sherman.

**MOTION CARRIED 6-0**

**4.A. MINUTES**

**Motion** to **APPROVE** the Minutes for June 12, 2019 was made by Price Patton and seconded by Carol Perez.

**MOTION CARRIED 6-0**

**5. SWEARING IN OF THE PUBLIC**

Todd L'Herrou, Vice Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Rochelle Sinisgalli swore in all who wished to give testimony.

**6. COMMENTS FROM THE PUBLIC**

None

**7. QUASI-JUDICIAL HEARING ITEMS**

**A. Delray Commons (2019-298):** Class I Site Plan Modification associated with architectural elevation changes to the existing building, on the north and east sides of the property.  
Address: 5024 W. Atlantic Ave.

Anne Clerisse Gaisha Volcy, Planner-in-Training, introduced the project to the Board.

**Exparte:** None

**Applicant Presentation**

**Seth Dorman, WD Partners**, presented the project.

**Staff Presentation**

Anne Clerisse Gaisha Volcy, Planner-in-Training, gave the City's presentation.

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### Public Comments

None at this time.

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

### **MOTION CARRIED 6-0**

**B. 1690-2350 South Congress Ave. (2019-214):** Consideration of a Class II Site Plan Modification associated with the installation/relocation of existing landscaping to the perimeter buffer areas and street trees.

Address: 1690-2350 S. Congress Ave.

### Ex parte: None

Scott Pape, Principal Planner, introduced the project to the Board.

### Applicant Presentation

**Mike Covelli, Covelli Design Associates, Boca Raton,** presented the project.

### Staff Presentation

Scott Pape, Principal Planner, gave the City's presentation.

### Public Comments

None at this time.

Bill Wilsher, Landscape Planner, City of Delray Beach spoke.

**Motion to APPROVE** the Class II Site Plan Modification was made by Carol Perez and seconded by Andrea Sherman.

### **MOTION CARRIED 6-0**

**C. Tzikas Medical Center (2019-035):** Consideration of a Class III Site Plan Modification application, pursuant to LDR Section 2.4.5 (G)(1)(c), to accommodate a two-story, 5,464 sf. expansion of an existing medical office.

Address: 518/526 SE 5<sup>th</sup> Ave.

### Ex parte: None

Debora Slaski, Planner, introduced the project to the Board.

### Applicant Presentation

**Albert Wadsworth, Wadsworth Developers,** presented the project to the Board.

### Staff Presentation

Debora Slaski, Planner, gave the City's presentation.

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### Public Comments

James Quillian, 925 SE 2<sup>nd</sup> Ave.

Dr. Tom Tzikas, owner and occupant spoke on the project.

**Motion to APPROVE** the Class III Site Plan Modification with a buffer on west end of generators and air conditioner units, was made by Price Patton, and seconded by Andrea Sherman.

### **MOTION CARRIED 6-0**

**D. 325 Parking/Lofts (2019-050):** Consideration of a Class V Site Plan application, pursuant to LDR Section 2.4.5 (F), for 325 Parking/Lofts for the construction of a 3,759 sf. three-story building and a freestanding, 52 space automated parking garage.

Address: 325 NE 3<sup>rd</sup> Ave.

### Ex parte: None

Debora Slaski, Planner, introduced the project to the Board.

### Applicant Presentation

George Brewer, 85 SE 4<sup>th</sup> Ave., presented the project to the Board.

### Staff Presentation

Debora Slaski, Planner, gave the City's presentation.

### Public Comments

None at this time.

Additional comments were made by A.J. Jankins and Josh Abrams, (property owners).

**Motion to APPROVE** the Class V Site Plan with the condition of a hookup for a generator, was made by Price Patton, and seconded by Linda Purdo.

### **MOTION CARRIED 6-0**

## 8. REPORTS AND COMMENTS

### A. Staff

The next meeting will be held on November 13, 2019.

Scott Pape discussed the 2020 calendar and went over a draft copy with the Board.

Project Updates-Atlantic Crossing is returning November 13, 2019. Carol Perez commented that landscape plans, etc., with changes, should be complete and included.

Price Patton commented that the Buddha Sky Bar project was shut down by City Commission.

### B. Board Comments

None at this time.

## **Minutes of the October 23, 2019 SPRAB Meeting**

### **9. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 7:49 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 October 23, 2019, which were formally adopted and approved by the Board on June 24, 2020.

*Rochelle Sinisgalli*

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.)*