

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

MEETING DATE: January 13, 2021

MEETING PLACE: Virtual Meeting - City Hall

1. CALL TO ORDER

The meeting was called to order by Todd L'Herrou, Board Chair, at 5:17 p.m.

2. ROLL CALL

A quorum was present.

Members present were Todd L'Herrou, Chair; Price Patton, Vice Chair; Carol Perez, 2nd Vice Chair; John Brewer, Dana Post Adler, Andrea Sherman, and Andreka Youngblood.

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

3. APPROVAL OF AGENDA

Motion to APPROVE the Agenda was made by Dana Post Adler and seconded by Andrea Sherman.
MOTION CARRIED 5-0

4. MINUTES

Motion to APPROVE the Minutes for November 18, 2020 with a correction to 7B Board Comments (name should be corrected to read Carol Perez), and the Minutes for November 19, 2020 was made by Price Patton and seconded by Andrea Sherman.

MOTION CARRIED 5-0

5. 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.

6. 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

Carol Perez joined the meeting.

7. QUASI-JUDICIAL HEARING ITEMS

A. Delray Beach Market (2021-063): Consideration of a Master Sign Program.
Address: 33 SE 3rd Ave.

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

Applicant Presentation

Jordana Jarjura, Vice President and General Counsel-Menin Development
101 SE 4th Ave.
Anais Niembro, Gonzalez Architects

Exparte

None

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Board Comments

Andrea Sherman - Great sign, really likes it. It's proportionated to the size of the building.
Carol Perez – The large scale would look fine if it was smaller.
Price Patton – Likes the echo of the sign.
Andreka Youngblood – Likes how it lights up at night.
Dana Post Adler – Loves it and thinks it's terrific. Loves the black and red colors.
Todd L'Herrou – Consistent with the scale of the building and is a fine fit for the building.

Motion to APPROVE the Master Sign Program was made by Andreka Youngblood and seconded by Dana Post Adler.

MOTION CARRIED 5-1.

Carol Perez voted No.

B. 110 Building (2021-036): Consideration of an Amendment to the existing Master Sign Program for the restaurant, Avalon.

Address: 110 E. Atlantic Ave.

Exparte

None

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

Applicant Presentation

Jordana Jarjura, Vice President and General Counsel-Menin Development
101 SE 4th Ave.

Staff Presentation

Jennifer Buce, Planner, presented the project.

John Brewer joined the meeting.

Public Comments

None

Board Comments

John Brewer – Understands how the Master Sign Program works.

Andreka Youngblood – No comment.

Andrea Sherman – It’s sophisticated and fits the façade.

Carol Perez – Very nice.

Price Patton – The north elevation looks sophisticated.

Dana Post Adler – It’s incredibly sophisticated, classy and elegant. Very much in keeping with the architecture.

Todd L’Herrou – It’s elegant and sophisticated looking. A good fit for the building and for the restaurant.

Motion to APPROVE the Amendment to the existing Master Sign Program was made by Andrea Sherman and seconded by Dana Post Adler.

MOTION CARRIED 7-0.

C. Spanish Trail Condominium (2021-027): Consideration of a color and material change from beige to “Gray Marble” and “Cool Slate” gray on the structures, blue and white striped awning to “Black Magic” awning, and blue doors to “Gibraltar Gray” doors. The door trims and window frames are proposed to be white.

Address: 3135 Spanish Trail

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

Exparte

Dana Post Adler drove by and took pictures.

Applicant Presentation

Todd Gallo, TWG Enterprises Waterproofing & Painting
605 SE 1st Ave., Suite G
Delray Beach, FL

Staff Presentation

Rachel Falcone, Planner, presented the project.

Public Comments

None

Board Comments

Price Patton – Ecstatic that they got away from the old colors. Wishes the new colors were more textured.

Dana Post Adler – Read an excerpt from an article that she read about colors and emotions. This building needs a face lift and color change. Adamantly opposed to the colors.

John Brewer – Neutral colors. Could have landscaping to spruce it up.

Andrea Sherman – Does not like it.

Andreka Youngblood – Better than the previous color but not a warm feel.

Carol Perez – Doesn’t find it offensive. Suggests using the old awnings or a grey and white stripe.

Todd L'Herrou – Doesn't love the combination. Likes Carol Perez's idea of sticking with the blue awnings. It is still an improvement.

Motion to APPROVE the color and material change was made by Price Patton and seconded by Carol Perez.

MOTION CARRIED 4-3.

Andreka Youngblood, Dana Post Adler and Andrea Sherman, voted No.

D. Chateau Woods (2020-105): Consideration of a Class II Site Plan Modification with minor modifications to the site plan, landscape plan and photometrics.

Address: 3640 Village Dr.

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

Exparte

None

Applicant Presentation

Kimberli Kile, Project Engineer and Adam Sweeney
Engenuity Group
12801 N. Congress Rd., Suite 101
West Palm Beach, FL

Ben Dolan, Landscape Architect
1907 Commerce Lane, Suite 101
Jupiter, FL

Alex Candeleria, Electrical Engineer
5323 Hidden Cypress Lane,
Oveida, FL

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Board Comments.

Carol Perez – People will be thrilled with more parking. Would have liked more landscaping to the right of the entrance. In favor of the project.

Andreka Youngblood – No comment.

John Brewer – More parking seems to make a better quality of life for those living there.

Price Patton – Makes the neighborhood safer. Not a big fan of the tree fund. The lighting makes it safer.

Andrea Sherman – It's a great improvement for the parking and the entrance.

Dana Post Adler – Looks great; safer and more aesthetically pleasing.

Todd L'Herrou – Understands the FPL pole situation. It makes a lot of sense for them to stick with the original poles.

Motion to APPROVE the Class II Site Plan Modification with minor modifications to the site plan, landscape plan, and photometrics, was made by Carol Perez and seconded by Andrea Sherman.
MOTION CARRIED 7-0.

E. Banyan Court (2020-094): Consideration of a Class II Site Plan Modification, Landscape Plan and Architectural Elevations for a Master Development Plan associated with the construction of a new 40-unit, single-family detached home development.
Address: 13132 & 13088 Barwick Rd.

Exparte

John Brewer, Price Patton, Dana Post Adler and Carol Perez, had conversations with Bradley Miller.

Kent Walia, Senior Planner, entered the project into the record and stated that this item was postponed from the October 28, 2020 SPRAB meeting.

Applicant Presentation

Bradley Miller-Urban Design Group
508 E, Boynton Beach Blvd.
Boynton Beach, FL

Dave Bodker, Landscape Architect

Staff Presentation

Kent Walia, Senior Planner, presented the project.

Public Comments

None

Board Comments

Price Patton – Likes the open space. Not a huge fan of the architecture. Appreciates the effort.

Andrea Sherman – Architecture is up to date. The project is lovely.

Andreka Youngblood – Loves how it looks. It's better than before.

Carol Perez – More suitable than the first options given.

Dana Post Adler – Vast improvement over what was proposed originally. Thanked Bradley Miller for getting in touch with the Board and the residents. The stucco scoring seems a little hodgepodge in the models and they should be consistent. They should use the flat or the ridged, not both.

Bradley Miller responded that they'd be good with going all flat.

John Brewer – Thanked Mr. Miller and the team for putting in so much work with this. Has his blessing!

Todd L'Herrou – They listened to what the Board had to say last time and that is appreciated.

Motion to APPROVE the Class II Site Plan Modification, Landscape Plan and Architectural Elevations for a Master Development Plan, was made by Price Patton and seconded by John Brewer.

Motion was AMENDED to APPROVE that all stucco finishes will be flat, made by Price Patton and seconded by John Brewer.

MOTION CARRIED 7-0.

F. 290 SE 2nd Ave. (2019-221): Consideration of a Class III Site Plan Modification to the Site Plan, Landscape Plan and Architectural Elevations.

Address: 290 SE 2nd Ave.

Exparte

Carol Perez stepped down; her company was the landscape architects for this project.

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

Applicant Presentation

Roger Cope, Cope Architecture

701 SE 1st St.

Delray Beach, FL

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Board Comments

Andrea Sherman – Did a great job. It's exciting, it's got a retro feel to it. Loves the roofline. Thinks it's great and really likes it.

Dana Post Adler – The building is very beautiful.

John Brewer – Great job. The area definitely needs this with the designs and the buildings that are currently in place. This is going to be a beautiful little gem that hopefully will spur more ideas like this and keep that moving forward so the area can take on its own character.

Price Patton – Loves how they achieved a cantilevered look from the ground by maintaining a flat roof. It's a cool concept. All for it; looks great.

Andreka Youngblood – Looks very nice.

Todd L'Herrou – Great job. Loves this. It's not inconsistent with other buildings in Delray, and yet it's a new twist on it in a fun, playful kind of way that's very consistent with the uses intended inside of it. Really likes what was done and how it was made to work in a very difficult space.

Motion to APPROVE the Class III Site Plan Modification, Landscape Plan and Architectural Elevations, was made by Andreka Youngblood and seconded by Dana Post Adler.

MOTION CARRIED 6-0.

Carol Perez returned to the meeting.

G. The George (2020-183): Consideration of a Class V Site Plan application, Landscape Plan and Architectural Elevations for an 18,387 gross square foot, four-story mixed-use residential/office building.

Address: 655 George Bush Blvd.

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

Exparte

The Board members received an email from Thomas Carney, which has been entered into the record.

Applicant Presentation

Richard Jones, Richard Jones Architecture
10 SE 1st Ave.
Delray Beach, FL

Dave Bodker, Landscape Architect

Staff Presentation

Kent Walia, Senior Planner, presented the project.

Public Comments

Thomas Carney
135 SE 5th Ave.
Delray Beach, FL

Richard Jones responded to the concerns made by the public comment phone call.

Board Comments.

Carol Perez – The site plan has inconsistencies and is overwhelming. It's a repetitive cube. Huge issue how building looks from the west side. Doesn't believe it meets code and challenges the site plan in that regard, and also the lack of landscape.

Price Patton – Applicant hasn't met the code; he needs to go back and correct it. If it's a code violation, would like to send it back to staff for clarification.

Andreka Youngblood – The building looks really nice and gives it a different feel.

Dana Post Adler – The building is beautiful. Site plan seems too big for the space.

John Brewer – Concern is that it's a great backyard area, but there might be some noise issues. Unique and will add a vibrance to the area.

Andrea Sherman – Likes it. Compliment to the contemporary building across the street. It perks up the area.

Todd L'Herrou – Is the landscaping really going to meet the City's code for the requirements around the parking spaces? This will be the most imposing building in several blocks in this area. It will be a change to the feel in the neighborhood.

William Bennett, Assistant City Attorney addressed comments from emails sent by Thomas Carney.

Richard Jones asked for a break to speak with the owner of the property and Todd L'Herrou approved a 10-minute break.

Richard Jones reported back to the Board, that the owner is willing to provide an easement 3 ft for access maintenance repairs or any type of beautification of the Sail Inn building.

Motion to CONTINUE the meeting past 10:00 p.m. was made by Price Patton and seconded by John Brewer.

ALL IN FAVOR.

Motion to APPROVE the Class V Site Plan application, Landscape Plan and Architectural Elevations, was made by John Brewer and seconded by Andreka Youngblood.

MOTION CARRIED 5-2.

Price Patton and Carol Perez voted No.

H. Frederick Isles Townhomes (2020-253): Consideration of a Class V Site Plan application, Landscape Plan and Architectural Elevations for a 2-story, 6-unit townhome development with associated landscape and parking.

Address: 2621 Frederick Blvd.

Scott Pape, Principal Planner explained that the landscape plan was not included in the Board packet.

Motion to POSTPONE the Class V Site Plan application, Landscape Plan and Architectural Elevations, was made by Price Patton and seconded by Andrea Sherman.

MOTION CARRIED 7-0.

8. REPORTS AND COMMENTS

A. Staff

- Check your city emails
- Board Training sessions will be offered to participate on January 21st or January 22nd
- Next meeting date is February 10, 2021

B. Board Comments

- Todd L'Herrou thanked Scott Pape and Staff.

9. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 10:05 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 January 13, 2021, 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.)