

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

**MEETING DATE:** February 13, 2019

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

**I. CALL TO ORDER**

The meeting was called to order at 6:00 p.m.

**II. ROLL CALL**

A quorum was present. Members present were John Brewer, Roger Cope, Vlad Dumitrescu (arrived at 6:11 p.m.), 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; Jennifer Buce, Assistant Planner; Rochelle Sinisgalli, Board Secretary.

**III. APPROVAL OF AGENDA**

**Motion to APPROVE** the Agenda was made by Price Patton and seconded by Annie Adkins Roof.  
**MOTION CARRIED 7-0**

**IV. 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.

**V. REVIEW AND APPROVE THE BY LAWS OF THE SITE PLAN REVIEW AND APPEARANCE BOARD**

**Motion to APPROVE** the By Laws was made by Todd L'Herrou and seconded by Linda Purdo.  
**MOTION CARRIED 7-0**

**VI. COMMENTS FROM THE PUBLIC**

None at this time.

**VII. COLOR CHANGES**

**A. 335 & 365 SE 6<sup>th</sup> Ave. (2019-092):** Color change from Beige and Medium Grey to SnowBound, Feston Aqua and the fascia will be a custom Grey to match the existing railings.  
Address: 335 & 365 SE 6<sup>th</sup> Ave.

**Exparte:** None

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

**Applicant Presentation**

**John Leish, 335 SE 6<sup>th</sup> Ave., Unit 302,** presented the project to the Board.

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### **Staff Presentation**

Jennifer Buce, Assistant Planner, gave the City's presentation by reiterating on what the applicant presented.

### **Public Comments**

None

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

**MOTION CARRIED 7-0**

**B. 801 Palm Trail Beautification (2019-104):** Color change from pale Yellow to Silver Feather, Gray Marble and the roof Gibraltar Gray.  
Address: 801 Palm Trail

There was a correction made to the Agenda. The "railings" will be a Phantom Mist, not the "awnings".

**Exparte:** None

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

### **Applicant Presentation**

**Grant Lee, President of the Association and his wife, Nicole, 801 Palm Trail, Unit 11,** presented the project to the Board.

### **Staff Presentation**

Jennifer Buce, Assistant Planner, gave the City's presentation by reiterating on what the applicant presented.

### **Public Comments**

None

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

**MOTION CARRIED 7-0**

## **VIII. SITE PLANS**

**A. 524 W. Atlantic Ave. (2019-094):** Approval of a Class I Site Plan Modification associated with the painting of a mural.  
Address: 524 W. Atlantic Ave.

**Exparte:** Todd L'Herrou spoke with Glayson LeRoy a few days earlier.

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

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### **Applicant Presentation**

**Glaysen LeRoy, 710 SE 4<sup>th</sup> Ave., and Brian Rosen, Realtor, 106 NW 16<sup>th</sup> St.,** presented the project to the Board.

### **Staff Presentation**

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

### **Public Comments**

Alice Finst of 707 Place Tavant, said, "Send it back for a new color system and not to let it go further".

Price Patton asked Jennifer Buce to confirm that it's not at Frog Alley and Jennifer Buce confirmed.

**Motion to APPROVE** the Class I Site Plan Modification was made by Price Patton and seconded by Todd L'Herrou.

**MOTION CARRIED 7-0**

**B. Gunther Volvo (2019-074):** Associated with the minor shifting of the placement of the building, and minor reconfiguration of the site design due to a surveying error during the construction of the building.

Address: 2201 N. Federal Highway

**Exparte:** None

Kent Walia, Senior Planner, introduced the project to the Board.

### **Applicant Presentation**

**Kevin Cruz, 301 Las Olas Blvd., Ft. Lauderdale,** presented the project to the Board.

**Brian Kitchens, Landscape Architect, SW 4<sup>th</sup> Ave,** was also available for the presentation.

### **Staff Presentation**

Kent Walia, Senior Planner, gave the City's presentation. The presentation covered the submittal's compliance with the LDR and the reason for the request.

### **Public Comments**

None

**Motion to APPROVE** the Site Plan Modification was made by Annie Adkins Roof and seconded by Price Patton.

**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**

**C. 36 SE 2<sup>nd</sup> Ave. Parking Lot (2018-169):** Class V Site Plan and Landscape Plan associated with the construction of a privately owned self-service public parking lot.

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Address: 36 SE 2<sup>nd</sup> Ave.

**Exparte:** None

Christine Stivers, Senior Planner, introduced the project to the Board.

### **Applicant Presentation**

**Dixon Alvarino, Project Manager and Michael Gierlach, City Parking, Inc.,** presented the project to the Board.

### **Staff Presentation**

Christine Stivers, Senior Planner, gave the City's presentation.

There will be twenty-three parking spaces to include landscaping. There will be one handicapped parking spot, seven compact car spaces, and fifteen regular spaces. One space will include a charging station.

### **Public Comments**

None

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

**MOTION CARRIED 7-0**

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

**MOTION CARRIED 7-0**

## **IX. DISCUSSION ITEMS**

None at this time.

## **X. REPORTS AND COMMENTS**

### **City Staff Comments**

Scott Pape, Principal Planner reported that City Parking, Inc. will be the first commercial stand-alone parking lot downtown.

### **City Attorney Comments**

None at this time.

### **Board Member Comments**

Todd L'Herrou asked if it can be tracked when an applicant makes a promise that they are going to or not going to do something and doesn't keep the promise. He also asked Scott Pape for an update on iPic's restaurant. Scott Pape responded that the restaurant was supposed to be only for the movie ticketholders. Linda Purdo asked if we need standard language for murals. William Bennett, Assistant City Attorney, said that it's considered "art of the highest standard". Price Patton asked about small infill projects, massing and compatibility.

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### **XII. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 7:43 p.m.

## **Minutes of the February 13, 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 13, 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.)*