

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

**MEETING DATE:** January 9, 2019

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

**I. CALL TO ORDER**

The meeting was called to order at 6:03 p.m.

**II. ROLL CALL**

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

**III. MINUTES**

**Motion** to **APPROVE** the Minutes for December 12, 2018 was made by Todd L'Herrou and seconded by Linda Purdo with a correction to the spelling to be Bauhina, in VII. A.

**MOTION CARRIED 6-0**

**IV. APPROVAL OF AGENDA**

**Motion** to **APPROVE** the Agenda was made by Todd L'Herrou and seconded by Linda Purdo.

**MOTION CARRIED 6-0**

**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.

Vlad Dumitrescu arrived at 6:08 p.m.

**VI. COMMENTS FROM THE PUBLIC**

None at this time.

**VII. COLOR CHANGES**

**A. St. Vincent Ferrer (2019-078):** Color change from Butte Rock and Potters Clay to Delicate White and Oceania.

Address: 810 George Bush Blvd.

**Ex parte:** Vlad Dumitrescu had driven by the property.

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

**Applicant Presentation**

**Elizabeth Colome, 510 24<sup>th</sup> St., West Palm Beach**, presented the project to the Board.

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### Staff Presentation

Jennifer Buce, Planner, gave the City's presentation

### Public Comments

None

**Motion to APPROVE** the Color Change was made by Todd L'Herrou and seconded by Price Patton.  
**MOTION CARRIED 6-0**

### VIII. SIGNS

**A. Fourth and Fifth (2019-080):** Amendment to the Master Sign Program for the IPIC and Fourth and Fifth building.  
Address: 50 SE 5<sup>th</sup> Ave.

**Ex parte:** None

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

### Applicant Presentation

**Michael of Jones Signs, 1301 Copans Rd., Pompano Beach,** presented the project to the Board.

### Staff Presentation

Jennifer Buce, Planner, gave the City's presentation. There is a rebranding of the IPIC logo. There was a clarification that the sign is a shade of purple.

### Public Comments

None

**Motion to APPROVE** the Master Sign Program was made by Todd L'Herrou and seconded by Vlad Dumitrescu.

**MOTION CARRIED 6-0**

**B. The Wineroom (2019-077):** Amendment to the Blanket Sign Program for 411 E. Atlantic Ave.  
Address: 411 E. Atlantic Ave.

**Ex parte:** None

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

### Applicant Presentation

**Mark Gregory of MG Concepts,** presented the project to the Board.

### Staff Presentation

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

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### Public Comments

None

**Motion to APPROVE** the Blanket Sign Program was made by Price Patton and seconded by Todd L'Herrou.

**MOTION CARRIED 6-0**

### IX. SITE PLANS

**A. The Wineroom (2018-177):** Approval of a Class I Site Plan Modification associated with architectural elevation changes to install a new fabric awning above the entrance.

Address: 411 E. Atlantic Ave.

**Ex parte:** None

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

### Applicant Presentation

**Don Day of Delray Awning, 80 N. Congress Ave., Delray Beach,** presented the project to the Board. Don Day entered a color picture of how the building and awnings used to look.

### Staff Presentation

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

### Public Comments

None

**B. The Heart of Delray Beach (2018-065):** Approval of a Class I Site Plan Modification associated with a mural on the north and south elevations.

Address: 1440 N. Federal Highway

**Ex parte:** The Board members have driven by the property.

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

### Applicant Presentation

**Daniel Ciancietto, The Heart of Delray Gallery, 1440 N. Federal Highway, Delray Beach,** presented the project to the Board.

### Staff Presentation

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

### Public Comments

None

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

**MOTION CARRIED 6-0**

**C. Delray Oasis Delray Business Center (2018-013):** Approval of a Class III Site Plan Modification associated with building use conversions, expansion of parking lot, site improvements, and architectural changes.

Address: 1201, 1203, 1205, 1235, 1237 N. Federal Highway

**Ex parte:** Roger Cope stepped down.

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

### **Applicant Presentation**

**John Morakami, Landscape Architect, 326 NE 1<sup>st</sup> Ave., and John Reid of JSR Architects,** presented the project to the Board.

### **Staff Presentation**

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

### **Public Comments**

Carol Anderson of 4812 W. Bexley Park Dr. commented that it's a joy and a great contribution to Federal Highway.

Dr. Kristen Quisenberry of 320 Atlantic Grove Way commented that she is looking forward to transformation and beautification.

Todd L'Herrou asked John Morakami about the mango tree and it was confirmed that it is being removed.

Price Patton asked and Kent Walia responded, that there is a Unity of Title.

**Motion to APPROVE** the Class III Site Plan Modification was made by Linda Purdo and seconded by Todd L'Herrou.

**MOTION CARRIED 5-0**

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

**MOTION CARRIED 5-0**

**Motion to APPROVE** the Architectural Elevations was made by Linda Purdo and seconded by Todd L'Herrou.

**MOTION CARRIED 5-0**

Roger Cope re-entered the room.

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**D. Taco Bell-Delray Commons (2017-173):** Approval of a Class V Site Plan Modification associated with the construction of a restaurant with drive-thru, site improvements, architectural elevations and a mural.

Address: 5070 W. Atlantic Ave.

**Ex parte:** None

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

### **Applicant Presentation**

**Eduardo Carcache of CKE Group**, presented the project to the Board. He explained that this is a completely different approach from prior Taco Bell restaurants. There will be a covered area for seating outside.

The Board would like to see the East mural size increased.

Eduardo Carcache also said that this is a more expensive building than other Taco Bell buildings. It will have solar panels, and it will be smaller than the typical size building.

### **Staff Presentation**

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

### **Public Comments**

None

**Motion to APPROVE** the Class V Site Plan Modification was made by Price Patton and seconded by Vlad Dumitrescu.

**MOTION CARRIED 6-0**

**Motion to APPROVE** the Landscape Plan was made by Price Patton and seconded by Vlad Dumitrescu.

**MOTION CARRIED 6-0**

**Motion to APPROVE** the Architectural Elevations was made by Price Patton and seconded by Vlad Dumitrescu.

**MOTION CARRIED 6-0**

**Motion to APPROVE** the Mural, was made by Price Patton and seconded by Vlad Dumitrescu.

**MOTION CARRIED 6-0**

Applicant and Staff administratively agreed to have the awning extended.

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**E. 5<sup>th</sup> Avenue Square (2018-097):** Class V Site Plan application associated with the construction of 10 three-story, fee simple condominiums, and site improvements.  
Address: 354 SE 5<sup>th</sup> Avenue

**Ex parte:** Vlad Dumitrescu drove by the property.

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

### **Applicant Presentation**

**Keith Chambers of KCA Design Group, 4800 N. Federal Highway, Suite 205 B, Boca Raton,** presented the project to the Board.

### **Staff Presentation**

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

### **Public Comments**

James Quillian, 925 SE 2<sup>nd</sup> Ave., HOA President of Osceola Park, said that so far, he likes the project.

**Motion was made by Price Patton, seconded by Todd L'Herrou,** to allow the applicant and architect to revise the architectural elevations.

**MOTION CARRIED 6-0**

### **X. DISCUSSION ITEMS**

None at this time.

### **XI. REPORTS AND COMMENTS**

#### **City Staff Comments**

Scott Pape, Principal Planner asked if the Board members like the new technology of the iPads. They all agreed that they liked it. John Brewer said that he would like to learn and be informed how to read some of the landscape and architectural plans.

#### **City Attorney Comments**

None at this time.

#### **Board Member Comments**

Price Patton asked if LDRs can be discussed at the next meeting.

### **XII. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 9:12 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 9, 2019, which were formally adopted and approved by the Board on \_\_\_\_\_, 2019.

## Minutes of the January 9, 2019 SPRAB Meeting

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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.)*