

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

MEETING DATE: June 8, 2016

MEETING PLACE: City Commission Chambers

I. CALL

The meeting was called to order by Chair Jose Aguila at 6:00 P.M. There were no previous meeting Minutes to approve.

II. ROLL

A quorum was present. Members present were Vlad Dumitrescu, Roger Cope, Jim Knight, James Chard, Andrew Youngross and Jose Aguila. Staff present were Janice Rustin, Assistant City Attorney; Amy Alvarez, Senior Planner; Candi Jefferson, Senior Planner; Jennifer Buce, Assistant Planner; and Diane Miller, Board Secretary.

III. SWEARING IN OF THE PUBLIC

Chair Jose Aguila read the Quasi-Judicial Rules for the City of Delray Beach and Ms. Miller swore in all who wished to give testimony.

IV. COLOR CHANGES

A. Seagate Towers (2016-169): Color change for 200-220 Macfarlane Drive

Amy Alvarez, Senior Planner, presented the item to the Board.

Board Comments

Board Members were all in agreement with the color choices presented.

Motion to approve the Color Change was made by Roger Cope and seconded by Andrew Youngross.

MOTION CARRIED 6-0

V. SIGNS

A. Delray Beach Boxing (2016-162): Sign Waiver for 2455 Old Dixie Highway

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

Board Comments

Board Members discussed the specifics of the size and font of the sign. They also requested and received confirmation that this doesn't create a precedent since it is for a stand alone building.

Motion to approve to City Commission the Sign Waiver request to allow the proposed south facing wall sign as presented, and with the stated condition that the north elevation signage will

not be allowed until the applicant has been approved for a Class III, new use, was made by Jim Knight and seconded by Roger Cope.

MOTION CARRIED 6-0

Andrew Youngross stepped down on the next item as he is the project engineer.

VI. SITE PLANS

A. Weekes & Callaway (2016-147): Class III Site Plan Modification, Landscape Plan and Architectural Elevations at 3945 W Atlantic Avenue

Candi Jefferson, Senior Planner, presented the item through a review of the staff report and entered file 2016-147 into the record.

Board Comments

Jim Chard asked for clarification on the comments regarding relocation and removal of the trees. Mark Borg, Project Manager and Candi Jefferson both agreed that their notes indicated there were no trees being removed and therefore agreed it was an oversight that any removal was mentioned and would be taken out of the wording. The Board agreed overall it was a nice design.

Motion to approve Class III Site Plan was made by James Chard and seconded by Roger Cope.

MOTION CARRIED 5-0

Motion to approve Landscape Plan was made by James Chard and seconded by Vlad Dumitrescu with the following conditions:

- The relocation notes be modified to address the root pruning maximum percentage which should be worked out and approved with staff
- The wording concerning *removal* of trees be changed to *relocation* of trees on site

MOTION CARRIED 5-0

Motion to approve Architectural Elevations was made by James Chard and seconded by Roger Cope.

MOTION CARRIED 5-0

Andrew Youngross returned to the dais for the next item.

B. 405 North (2016-054): Class V Site Plan Modification, Landscape Plan, Architectural Elevations and Waiver Requests at 405 SE 6th Avenue

Candi Jefferson, Senior Planner, presented the item through a review of the staff report and entered file 2016-054 into the record.

Board Comments

Board Members all liked the building and the architecture, but had concerns with the other issues associated with the waivers requested, the overall size relative to the property and the landscaping.

Motion to approve the Landscape Island Waiver was made by Roger Cope and seconded by Jim Knight.

MOTION FAILED 3-3, Roger Cope, Andrew Younggross and Jose Aguila, dissenting

Motion to approve Buffer Waiver was made by Roger Cope and seconded by Jim Knight.

MOTION FAILED 1-5, Vlad Dumitrescu, Roger Cope, Jim Knight, Andrew Younggross and Jose Aguila dissenting

Motion to approve Class V Site Plan was made by Roger Cope and seconded by Andrew Younggross.

MOTION FAILED 0-6

Motion to approve Landscape Plan was made by Roger Cope and seconded by J Andrew Younggross.

MOTION FAILED 0-6

Motion to approve Architectural Elevations was made by Roger Cope and seconded by James Chard.

MOTION CARRIED 5-1, Andrew Younggross dissenting

VII. DISCUSSION ITEMS

A. Gunther Volvo (2016-179): Concept Plan Review discussion regarding improvements on the subject properties. This review is non-binding and no action shall be taken by the Board nor shall there be any written report resulting from this discussion.

VIII. REPORTS AND COMMENTS

City Attorney Comments

Janice Rustin updated the Board on her research on registered trademarks. She found they are regulated by Federal Law (the Land Act) which pre-empts cities from altering a registered trademark.

Staff Comments

Amy Alvarez told the Board our newly appointed member, Shannon Dawson, will be at the next meeting or the first meeting in July. The June 21st meeting currently has four items scheduled. Candi Jefferson will return as SPRAB liaison in July.

Board Comments

Vlad Dumitrescu asked about the alternative action option on the staff reports.

IX. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 8:15 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 June 8, 2016, which were formally adopted and approved by the Board on _____, 2016.

Kelly Ann Simmons

Kelly Ann Simmons

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 or a digital copy may be purchased at City Hall.)