

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

**MEETING DATE:** September 27, 2023

**MEETING PLACE:** City Commission Chambers

**1. CALL TO ORDER**

The meeting was called to order by Dana Adler, Chair, at 5:01 p.m.

**2. ROLL CALL**

A quorum was present.

**Members Present:** Dana Adler, Chair; Carol Perez, Vice Chair; Annette Gray, 2<sup>nd</sup> Vice Chair; Steven Cohen; Alison Thomas; Benjamin Baffer; and Linda Purdo.

**Absent:** None

**Staff Present:** William Bennett Assistant City Attorney; Amy Alvarez, Assistant Development Services Director; Rafik Ibrahim, Principal Planner; Julian Gdaniec, Senior Planner; Susana Rodrigues, Planner; Ophelia Carter, Planning Intern and Rochelle Sinisgalli, Board Secretary.

**3. APPROVAL OF AGENDA**

**MOTION** to APPROVE the September 27, 2023 agenda was made by Annette Gray and seconded by Linda Purdo.

**Motion Carried 7-0**

**4. MINUTES**

None

**5. SWEARING IN OF THE PUBLIC**

Dana Adler, Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Ms. Sinisgalli swore in all who wished to give testimony.

**6. COMMENTS FROM THE PUBLIC**

None

**7. PRESENTATIONS**

None

**8. CONSENT AGENDA**

**A. Stanley Building (2023-208):** Consideration of a color change on the one-story office building from pale yellow to Benjamin Moore OC-65 Chantilly Lace and for the blue columns on the west façade (front) of the building to be repainted Benjamin Moore Bermuda Blue 2091-30.

**Address:** 29 NE 4th Avenue

**PCN:** 12-43-46-16-01-100-0200

**Applicant/Authorized Agent:** Thomas M. Stanley, Esq. (MacMillan & Stanley, PLLC); [tom@macmillanstanley.com](mailto:tom@macmillanstanley.com)

**Property Owner:** Carol M. Stanley and Cecil O. Stanley

**Planner:** Ophelia Carter, Planning Intern; [cartero@mydelraybeach.com](mailto:cartero@mydelraybeach.com)

**MOTION** to approve the consent applications was made by Carol Perez and seconded by Annette Gray.

**Motion Carried 7-0**

## **9. QUASI-JUDICIAL HEARING ITEMS**

**A. 310 E Atlantic Avenue (2023-199):** Provide a recommendation to the City Commission for a waiver request to allow the new storefront, associated with a Class III Site Plan Modification, to encroach into the required 10-foot front setback at 3.3 feet to align with the balance of the front wall plane adjacent stores.

**Address:** 310 East Atlantic Avenue

**PCN:** 12-43-46-16-01-093-0021

**Property Owner/Applicant:** Lelyn Delray Properties 1, LLC; [leo@lelyngroup.com](mailto:leo@lelyngroup.com)

**Authorized Agent:** Steven E. Myott, Architect; [smyott@semarchitecture.com](mailto:smyott@semarchitecture.com)

**Planner:** Susana Rodrigues; [rodrigues@mydelraybeach.com](mailto:rodrigues@mydelraybeach.com)

Susana Rodrigues, Planner, entered Project File 2023-199 into the record.

### **Applicant Presentation**

Steven E. Myott, Architect; 639 E Ocean Avenue, Boynton Beach FL 33435

### **Staff Presentation**

Susana Rodrigues, Planner, presented the project from a Microsoft PowerPoint presentation.

### **Exparte Communications**

Annette Gray-None

Dana Adler-None

Carol Perez-None

Benjamin Baffer-None

Steven Cohen-None

Linda Purdo- None

Allison Thomas-None

### **Rebuttal/Cross**

None

### **Public Comment**

None

### **Board Comments**

Linda Purdo voiced support for the project, provided that the façade align with the adjacent structures. She also pointed out that the proposed design will significantly enhance the façade's contemporary appearance.

Steven Cohen sought to clarify with the applicant whether the adjoining structures are located within the designated front setback.

**MOTION** to move to recommend approval to the City Commission of the waiver request for 310 E Atlantic Avenue (2023-199) to allow the new storefront, associated with a Class III Site Plan Modification, to encroach into the required 10-foot front setback at 3.3 feet to align with the balance of the front wall plane adjacent stores, by finding that the request meets the criteria set forth in the Land Development Regulations, was made by Carol Perez and seconded by Annette Gray.

**MOTION Carried 7-0**

**B. Delray Townhomes (2021-025):** Consideration of a Class V Site Plan Application, including a Landscape Plan and Architectural Elevations, for a 25-unit multi-family development.

**Address:** 4652 133rd Road S.

**PCN:** 12-42-46-12-00-000-3200

**Applicant / Property Owner:** Ocean Ridge Rentals LLC

**Agent:** Kimley Horn and Associates

**Planner:** Julian Gdaniec, Senior Planner; [gdaniecj@mydelraybeach.com](mailto:gdaniecj@mydelraybeach.com)

Julian Gdaniec, Senior Planner, entered Project File 2021-025 into the record.

### **Applicant Presentation**

Jason Weber, Kimley Horn, 1615 S Congress Avenue, Suite 201, Delray Beach, FL 33445

### **Staff Presentation**

Julian Gdaniec, Senior Planner, presented the project from a Microsoft PowerPoint presentation.

### **Exparte Communications**

Annette Gray-None

Dana Adler-None

Carol Perez-None

Benjamin Baffer-None

Steven Cohen-None

Linda Purdo-None

Alison Thomas-None

**Rebuttal/Cross**

Jason Webber observed that the design from the property owners integrated the road's width, while adhering to the City's Land Development Regulations.

Adam Kerr of Kimley Horn, stated that for roads with low-speed limits, 9-foot travel lanes are perfectly adequate, and he emphasized that a traffic light would be unnecessary given the minimal traffic impact expected from the proposed project.

**Public Comment**

Jackie Bronkie, President of Sable Lakes Phase 3 Homeowners Association expressed her apprehension regarding the width of 133 Road South. She stressed her concern that the traffic stemming from the proposed developments on that road might potentially lead to unsafe traffic conditions.

Christina Morrison opposed the proposed development, citing her reservations about the road's substandard width to safely accommodate the anticipated volume of traffic generated by the project.

**Board Comments**

Steven Cohen inquired if there was a standard for road width and whether the City Engineer had approved the width of the travel lanes.

Carol Perez expressed reservations regarding the road's width but voiced support for the inclusion of sidewalks, particularly since the proposed development is adjacent to Banyan Creek Elementary School. She noted that the proposed landscaping was thoughtfully designed and highlighted that the traffic study might require updating.

Annette Gray shared concerns about the road width and the potential negative impact of the project's traffic on Barwick Road. She questioned the accuracy of the dated traffic study.

Alison Thomas raised the question of whether there would be greater differentiation between the garage doors and front doors.

Benjamin Baffer acknowledged the road width as a concern but expressed support for the architectural style.

Linda Purdo offered her support for the proposed development but also voiced her concerns about the road's width, inquiring about the geographical scope of the traffic study.

Dana Adler concurred with several Board members regarding the outdated nature of the traffic study, emphasizing the need for an update. She also made it clear that she was not supportive of the project due to the narrow road width.

**MOTION** to continue the Class V Site Plan Modification application 2021-025, was made by Linda Purdo and seconded by Steven Cohen.

**MOTION Carried 7-0**

**C. Delray Town Villas (2023-092):** Consideration of a Class V Site Plan Application, including a Landscape Plan and Architectural Elevations, for a three-story, 5-unit townhouse development.

**Address:** 307 NE 5th Avenue

**PCN:** 12-43-46-16-05-105-0160

**Applicant / Property Owner:** Sir 1 Development LLC

**Agent:** David Karam / Gregory Jones

**Planner:** Julian Gdaniec, Senior Planner; [gdaniecj@mydelraybeach.com](mailto:gdaniecj@mydelraybeach.com)

Julian Gdaniec, Senior Planner, entered Project File 2023-092 into the record.

**Applicant Presentation**

David Karam, President of David Karam Designs; 1200 N Federal Highway, Boca Raton, FL 33432

**Staff Presentation**

Julian Gdaniec, Senior Planner, presented the project from a Microsoft PowerPoint presentation.

**Exparte Communications**

Annette Gray-None

Dana Adler-None

Carol Perez-None

Benjamin Baffer-None

Steven Cohen-None

Linda Purdo- None

Alison Thomas-None

**Rebuttal/Cross**

David Karam presented an alternative color schemes and designs, for the Board's consideration.

**Public Comment**

None

**Board Comments**

Carol Perez expressed her disapproval of the grey color scheme and believed that the proposed landscaping was adequate.

Annette Grey voiced her support for the color scheme in option 2 and the architectural changes.

Alison Thomas conveyed her support for option 2.

Benjamin Baffer expressed his approval of either option 2 or 3, citing their more residential aesthetics, and recommended that the windows be made openable.

Linda Purdo appreciated the inclusion of different color options for the Board's consideration and inquired about the window tint that would be provided. She also voiced her support for option 2.

Steven Cohen favored option 2 and expressed his support for the proposed design.

Dana Adler supported option 2, emphasizing the more vibrant colors and the balconies that contributed to a residential aesthetic.

**MOTION** to move to approve, as amended, the requested Class V Site Plan application (2023-092), including site plan, architectural elevations, and landscape plan; for the property located at 307 NE 5th Avenue, by finding that the request meets the criteria in the LDR and is consistent with the Comprehensive Plan and site plan and architectural plan to be consistent with option 2 as presented, was made by Steven Cohen and seconded by Annette Gray.

**MOTION Carried 7-0**

## **10. Reports and Comments**

### **A. City Staff**

The upcoming Board meetings will be held on October 25, 2023, November 8, 2023, and December 13, 2023.

The Land Development Regulations amendment regarding the development review process had its first reading on September 18 and second reading will be held on October 17.

Board appointments will be on October 17<sup>th</sup>; all members regardless of status will need to be reappointed, new terms will be staggered for 1 or 2-year appointments beginning November 1<sup>st</sup>. Appointed members will still be eligible to serve two full 2-year terms.

### **B. Board Attorney**

None

### **C. Board Members**

Annette Gray requested a copy of the draft amendment related to the changes in development approvals, and also sought clarification regarding the modifications concerning the Board's role.

Carol Perez sought information about any alterations to the composition of the Site Plan Review and Appearance Board, and the Planning and Zoning Board.



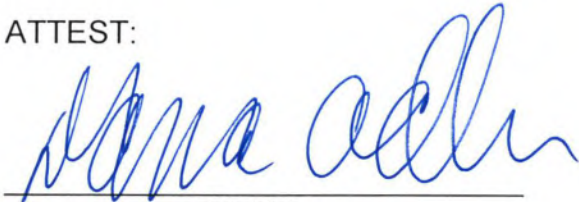
Steven Cohen sought clarification on the scope of projects that would fall within the jurisdiction of the Board.

**11. ADJOURN.**

There being no further business to come before the Board, the meeting was adjourned at 7:28 p.m.

The undersigned is the Board Clerk of the Site Plan Review & Appearance Board and the information provided herein is the Minutes of the meeting of said body for **September 27, 2023**, which were formally adopted and APPROVED by the Board on October 25, 2023.

ATTEST:

A handwritten signature in blue ink, appearing to read "Anna Adh", written over a horizontal line.

CHAIR

A handwritten signature in blue ink, appearing to read "Rachelle Lynch", written over a horizontal line.

BOARD SECRETARY

NOTE TO READER: If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes of the Site Plan Review and Appearance Board. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.