

MINUTES
SITE PLAN REVIEW AND APPEARANCE BOARD
CITY OF DELRAY BEACH

MEETING DATE: January 22, 2025

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

This meeting was called to order by Annette Gray, Chair, at 5:01 pm.

2. ROLL CALL

A quorum was present.

Members Present: Annette Gray, Chair; Jose Alvarez; Robert Lewis; and Wensky Villanoix.

Absent: Jose Alvarez, Vice Chair and Christina Morrison were absent.

Resignation: Keith Beal had previously resigned.

Staff Present: William Bennett, Assistant City Attorney; Rafik Ibrahim, Principal Planner; Alexia Howald, Senior Planner; and Rochelle Sinisgalli, Board Secretary.

3. APPROVAL OF AGENDA

MOTION to APPROVE the January 22, 2025, agenda was made by Linda Purdo and seconded by Robert Lewis.

Motion Carried 4-0

4. MINUTES

MOTION to APPROVE the minutes of the December 11, 2024, meeting was made by Linda Purdo and seconded by Wensky Villanoix.

Motion Carried 4-0

5. SWEARING IN OF THE PUBLIC

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

6. COMMENTS FROM THE PUBLIC

None

7. PRESENTATIONS

None

8. CONSENT AGENDA

None

9. QUASI-JUDICIAL HEARING ITEMS

A. Milfred Industrial (2023-206): Consideration of a Level 2 Site Plan to construct a 5,597 square foot warehouse and office building associated with Architectural Elevations, Landscape Plan and a parking reduction request.

Address: 1215 Milfred Street

PCN: 12-43-46-20-19-000-0111

Property Owner: 1215 Milfred Street LLC

Agent: Kristen Nowicki, AICP, WAI, Inc., kristen.nowicki@wginc.com

Planner: Alexia Howald, Senior Planner; howalda@mydelraybeach.com

Ex parte Communications

Robert Lewis-None

Linda Purdo-None

Wensky Villanoix-None

Annette Gray-None

Alexia Howald, Senior Planner, entered Project File 2023-206 into the record.

Applicant Presentation

Kristen Nowicki, WGI, 2330 West Commercial Blvd, Ft. Lauderdale, FL

Jaime Mayo, HNM Architecture, 143 South Swinton Ave., Delray Beach, FL

Staff Presentation

Alexia Howald, Senior Planner, presented the project from a Microsoft PowerPoint presentation.

Public Comment

None

Rebuttal/Cross

None

Board Comments

Wensky Villanoix expressed support for the proposed architectural design and color palette, stating that the requested parking reduction does not present any concerns.

Linda Purdo concurred with the design quality and noted no objection to the parking reduction. She observed, however, that the building's side elevation appeared visually uninviting due to the absence of windows.

Robert Lewis stated that he found the building design to be superior to several surrounding structures and raised no concerns regarding the proposed parking reduction. Annette Gray inquired about the visual impact of the development on adjacent residential properties. In response, the project architect, Jaime Mayo, explained that the site would be screened by a four-foot-tall fence, four-foot-tall landscape hedges, and multiple palm trees.

Rafik Ibrahim added that the structure is limited to a single story in height and that the proposed landscaping will provide an effective buffer for adjacent residential uses.

A. **MOTION** to move **approval** of the Level 2 (2023-206) Site Plan, Architectural Elevations and Landscape Plan with a parking reduction, to construct a 5,597 square foot warehouse and office development located at **1215 Milfred Street**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.

was made by Linda Purdo and seconded by Wensky Villanoix.

MOTION Carried 4-0

10. Reports and Comments

A. City Staff

The next meetings will be held on February 26, 2025, and March 26, 2025.

B. Board Attorney

None

C. Board Members

None

11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 5:30 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 **January 22, 2025**, which were formally adopted and **APPROVED** by the Board on **May 28, 2025**.

ATTEST:



Anneliese J. S.
CHAIR



Rochelle L. S.
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.