

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

**MEETING DATE:** November 19, 2020

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

**1. CALL TO ORDER**

The meeting was called to order by Todd L’Herrou, Board Chair, at 5:04 p.m.

**2. ROLL CALL**

A quorum was present.

**Members present** were Todd L’Herrou, Chair, Price Patton, Vice Chair, Carol Perez, 2<sup>nd</sup> Vice Chair, John Brewer, Dana Post Adler, Andrea Sherman, and Andreka Youngblood.

**Staff present** were William Bennett, Assistant City Attorney; Scott Pape, Principal Planner; Kent Walia, Senior Planner; Debora Slaski, Senior Planner; Rochelle Sinisgalli, Board Secretary.

**3. APPROVAL OF AGENDA**

**Motion to AMEND** the Agenda, moving Item 7.A. to Item 6.A.A., was made by Price Patton and seconded by Andrea Sherman.

**MOTION CARRIED 7-0**

**4. SWEARING IN OF THE PUBLIC**

Todd L’Herrou, Chairperson, read the Quasi-Judicial Rules for the City of Delray Beach and Rochelle Sinisgalli swore in all who wished to give testimony.

**5. COMMENTS FROM THE PUBLIC**

**NOTE: Comments on items that are NOT on the Agenda will be taken immediately prior to Public Hearing Items. Speakers will be limited to 3 minutes.**

None

**6. PRESENTATIONS**

**A.A. Rooftop Uses and Exceptions to Height Limitations (2020-144):** Presentation by Staff regarding a City-initiated Land Development Regulations amendment proposal (Ordinance No. 54-20) to create regulations pertaining to “Rooftop uses” and updates to the existing “Exceptions to district height limitations” subsection, which includes standards associated with appurtenances.

Debora Slaski, Senior Planner, entered the presentation into the record and presented the project.

**Public Comments**

Bill Petry – 1035 Vista Del Mar Dr., Delray Beach

**Board Comments**

John Brewer – Spoke about the integrity of the neighborhoods. Is it adding to the charm of Lake Ida or taking it away? The rights of the investor vs. the rights of the people who already live there, what can they expect. You can have a rooftop with a parapet, but you’re not allowed to occupy it. How do you regulate and enforce that?.

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Andreka Youngblood – No comment.

Dana Post Adler – Applauds staff for going through this so deeply. Is there a ratio for this 20%? Glad to see the parapet went from 6' to 4'.

Andrea Sherman – Glad this is being addressed. An issue with homes that are getting too big and too tall. Losing the charm of Lake Ida. Glad that there will be an ordinance to follow.

Carol Perez – Is it going to be okay to go from 6' to 4' as far as the equipment goes? Concerned about the height of equipment.

Price Patton – It's a line of sight issue. Hoping that staff will consider discussing what the line of sight is. Glad they're putting it at 26'. They will have to sacrifice under air space. Would like a list of those with whom were consulted.

Todd L'Herrou – Asked for clarification of a rooftop terrace. Appreciated the presentation.

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

**A. Pierre Delray II (2019-266):** Consideration of a Class V Site Plan application, Landscape Plan, and Architectural Elevations for a 49,282 gross square foot, three-story office/restaurant/retail building with three arcades, an internal parking garage, and roof top parking area with adjacent landscaping, utility and paving improvements in the public right-of-way.

Address: 298 E. Atlantic Ave.

### **Exparte**

Todd L'Herrou sent an email to Bonnie Miskel thanking her for putting off this item (from yesterday's meeting until the next day).

Kent Walia, Senior Planner, entered the project into the record. This item is a continuation of a postponed agenda item from yesterday's (November 18, 2020) SPRAB meeting. It was postponed with the direction from the Board that the applicant update and replace the faux green screen material with a replacement tile material.

### **Applicant Presentation**

Bonnie Miskel, attorney  
Dunay, Miskel, Backman  
14 SE 4th St.  
Boca Raton, FL

John Cunningham – Zyscovich Architects  
250 Park Ave South, Suite 510  
Winter Park, FL

### **Staff Presentation**

Kent Walia, Senior Planner, presented the project.

### **Public Comments**

None

**Board Comments**

Carol Perez – Thought it would be greener in color.  
Andrea Sherman – Great improvement.  
Andreka Youngblood – Doesn't see much green.  
Dana Post Adler – Thinks it's gorgeous and a great choice.  
John Brewer – Concerned about ventilation for parking.  
Price Patton – Good change. Appreciates the applicant for working with the Board.  
Todd L'Herrou – Substantial improvement on the look; thanked the applicant for working with the Board.

**Motion to APPROVE** the Class V Site Plan, Landscape Plan, and Architectural Elevation, was made by Dana Post Adler and seconded by Andreka Youngblood.

**MOTION CARRIED 7-0.**

Price Patton departed the meeting at 6:04 p.m.

**B. SOFA Apartments (2021-019):** Consideration of the establishment of a Master Sign Program.  
Address: 151 SE 3<sup>rd</sup> Ave.

Scott Pape, Principal Planner, entered the project into the record, on behalf of Jennifer Buce, Planner.

**Applicant Presentation**

Michael Norton, Project Manager  
2050 Scenic View Court  
Cumming, GA

**Staff Presentation**

Scott Pape, Principal Planner, presented the project, on behalf of Jennifer Buce.

**Exparte**

None

**Public Comments**

None

The applicant thanked everyone and said that Staff has been great to work with.

**Board Comments**

Dana Post Adler – No problem but questioned the color.  
Andreka Youngblood – Thinks it's very tasteful. It looks very nice and gives it a spunky look. It looks good and likes it.  
John Brewer – Thinks these are fine and hopes a precedent isn't set for bigger signs. He likes it.  
Carol Perez – Clarified with applicant that it's one blade sign.  
Andrea Sherman – Doesn't care for it. Thinks it's too dark and that the black background is too intense, and you don't see the architecture of the building.

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Todd L'Herrou – Thinks it will pop at night which will be useful. Needs more visibility during the daytime. It's severe and stark, and he likes that.

**Motion to APPROVE** the Master Sign Program was made by Andreka Youngblood and seconded by John Brewer.

**MOTION CARRIED 4-2.**

**Andrea Sherman and Dana Post Adler voted No.**

**C. Chocolato (2020-262):** Consideration of a Class I Site Plan Modification associated architectural elevations and awning.

Address: 418 E. Atlantic Ave.

Scott Pape, Principal Planner, entered the project into the record, on behalf of Jennifer Buce, Planner.

**Exparte**

None

**Applicant Presentation**

Charles Boivin – Owner of Chocolato

2309 Cypress Bend Dr.

Pompano Beach, FL

**Staff Presentation**

Scott Pape, Principal Planner, presented the project, on behalf of Jennifer Buce, Planner.

**Public Comments**

None

**Board Comments.**

Carol Perez – Looks fine and looking forward to the shop.

Dana Post Adler – Looks beautiful and looking forward to it.

Andrea Sherman – Very nice.

Andreka Youngblood – No comment.

John Brewer – It is going to help the other properties. Likes the double doors in the middle. A lot of small details will drive traffic there. It will add value to that segment of the avenue.

Todd L'Herrou – Prior place wasn't very accessible looking and this will be an improvement.

**Motion to APPROVE** the Class I Site Plan Modification was made by John Brewer and seconded by Andrea Sherman.

**MOTION CARRIED 6-0.**

**D. Delray Ford (2020-198):** Consideration of a Class II Site Plan Modification which includes minor changes to the site plan, architectural elevations and the addition of a colored display area for specialty cars.

Address: 2501 S. Federal Highway

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**Exparte**

John Brewer did a drive-by.

Scott Pape, Principal Planner, entered the project into the record, on behalf of Jennifer Buce, Planner.

**Applicant Presentation**

Michael Weiner, attorney  
Sachs Sax Caplan  
6111 Broken Sound Parkway  
Boca Raton, FL

Greg Molina, architect  
2801 SW 3<sup>rd</sup> Ave.  
Ft. Lauderdale, FL

**Staff Presentation**

Scott Pape, Principal Planner, presented the project, on behalf of Jennifer Buce, Planner.

**Public Comments**

None

**Board Comments.**

John Brewer – More windows and glass are good. It will be nice to have coverage there. It's a good change.

Carol Perez – Doesn't see landscape changes on the landscape. Can probably approve it with a condition.

Andrea Sherman – Wondered about structure that will cover the cars, otherwise she's fine with it.

Dana Post Adler – Was wondering about changes in landscaping as well, otherwise no comment.

Andreka Youngblood – Likes it. It looks nice.

Todd L'Herrou – The landscaping needs to be reflected in the final approval with a condition on the motion.

**Motion to APPROVE** the Class II Site Plan Modification with the condition that the applicant provide a landscape plan showing landscaping that matches the landscape renderings shown during the presentation, was made by Carol Perez and seconded by Dana Post Adler.

**MOTION CARRIED 6-0.**

**E. German Auto and Tiles by Vali (2018-074):** Consideration of a Class III Site Plan Modification to address pending items associated with an approved Conditional Use, and to accommodate site and architectural changes.

Address: 2165-2175 W. Atlantic Ave.

**Exparte**

None

Debora Slaski, Senior Planner, entered the project into the record

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**Applicant Presentation**

Steven Cohen, architect  
2201 NW Corporate Blvd.  
Boca Raton, FL

**Staff Presentation**

Debora Slaski, Senior Planner, presented the project.

**Public Comments**

None

**Board Comments.**

Dana Post Adler – No comments. Thanked applicant for the improvements.

Andreka Youngblood – No comment.

John Brewer – The improvement is great.

Carol Perez – Great that so much open space was carved out. Along Atlantic Ave., the street tree is a Crepe Myrtle and those are deciduous, so they're not going to have leaves in the winter. It would be nicer if the trees had leaves year-round. Be cautious of height due to power lines. A Silver Buttonwood would be a better choice. Also, would prefer to see a shade tree to give more canopy.

Andrea Sherman – Really likes the improvement to the area. All the landscaping will soften it.

Todd L'Herrou – Commends the work that was done, and it will definitely be an improvement to the area. Appreciates the suggestions on landscaping made by Carol Perez.

**Motion to APPROVE** the Class III Site Plan Modification with the condition that the applicant add Silver Buttonwood in place of Crepe Myrtles, was made by Carol Perez and seconded by Dana Post Adler.

**MOTION CARRIED 6-0.**

**8. REPORTS AND COMMENTS**

**A. Staff**

None

**B. Board Comments**

None

**9. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 7:08 p.m.

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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 November 19, 2020, which were formally adopted and approved by the Board on \_\_\_\_\_.

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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.)*

DRAFT