

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

MEETING DATE: July 24, 2024

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

This meeting was called to order by Rochelle Sinisgalli, at 5:02 pm.

2. ROLL CALL

A quorum was present.

Members Present: Dana Adler (Chair), Jose Alvarez; Keith Beal; Annette Gray; Linda Purdo; and Adam Nelson.

Absent: Steven Cohen (2nd Vice Chair)

Staff Present: William Bennett, Assistant City Attorney; Rafik Ibrahim, Principal Planner; Alexia Howald, Senior Planner; Susie Rodrigues, Planner, Rochelle Sinisgalli, Board Secretary; Nicole Brink, Planner in Training.

3. APPROVAL OF AGENDA

MOTION to APPROVE the July 24, 2024, agenda was made by Annette Gray and seconded by Jose Alvarez.

Motion Carried 6-0

4. MINUTES

MOTION to APPROVE the minutes of the June 26, 2024, meeting was made by Keith Beal and seconded by Annette Gray

Motion Carried 6-0

5. SWEARING IN OF THE PUBLIC

Dana Adler (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. Fifth Avenue Townhomes (2024-056): Provide a recommendation to the City Commission regarding the implementation of the Masonry Modern architectural style within the Central Business District (CBD), pursuant to LDR Section 4.4.13(F)(3)(e), Appropriate Architectural Styles.

Address: 142 and 152 SE 5th Avenue

PCN: 12-43-46-16-01-102-0150 and 12-43-46-16-01-102-0140

Property Owner: Fifth Avenue Delray, LLC; tweber@acquestdevelopment.com

Authorized Agent: Thomas F. Carney, Jr. of Carney Stanton P.L.;
tfc@carneystanton.com

Project Planner: Susana Rodrigues, Planner; rodriguess@mydelraybeach.com Alexis Rosenberg, Senior Planner; rosenbergga@mydelraybeach.com

Susana Rodrigues, Planner, entered Project File 2024-056 into the record.

Exparte Communications

Dana Adler-None

Jose Alvarez-None

Keith Beal-None

Annette Gray-None

Adam Nelson-None

Linda Purdo-None

Applicant Presentation

Carlos Linares, Randal Stofft Architects, Delray Beach, FL

Staff Presentation

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

Rebuttal/Cross

None

Public Comment

None

Board Comments

Linda Purdo would like to see something other than Masonry Modern, as well as a softer architecture style.

Jose Alvarez doesn't have an issue with the Masonry Modern architecture design. Also, design observations of the Staff Report should be taken into consideration.

Annette Gray likes the aerial picture of dropping the building in; it gives her a better perspective. It's lacking a pronounced entranceway. It might make quite a difference.

Keith Beal likes the scale down from 3 story to 2 story; it helps fit in with the overall neighborhood and the scale.

Adam Nelson likes how it fits in.

Dana Adler thinks that the building is beautiful and agrees with Ms. Gray about the entranceway.

Applicant Presentation

Tim Webber, Aquest Development, 5554 Main Street, Williamsburg, NY.

MOTION for recommendation of **approval** to allow the use of Masonry Modern architectural style, pursuant to **LDR Section 4.4.4.13(F)(3)(e), Appropriate Architectural Styles**, for the property located 142 and 152 SE 5th Avenue, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations, was made by Jose Alvarez and seconded by Annette Gray.

MOTION Carried 6-0

Bricktop's Restaurant (2022-300): Consideration of a Level 2 Site Plan, Landscape Plan, and Architectural Elevations for the construction of a one-story, 4,420 sf restaurant with 580 sf mezzanine located at 12 NE 5th Avenue.

Address: 12 NE 5th Avenue

PCN: 12-43-46-16-01-100-0070

Property Owner: 12 NE 5th, LLC; pascal@premierestateproperties.com

Authorized Agent: Jeffrey A. Costello, AICP, FRA-RA;

JCostello@jcplanningsolution.com

Project Planner: Alexia Howald, Senior Planner;

howalda@mydelraybeach.com

Alexia Howald, Senior Planner, entered Project File 2022-300 into the record.

Applicant Presentation

Jeffrey Costello, JC Planning Solutions, 981 Delray Lakes Drive, Delray Beach, FL

Exparte Communications

Annette Gray spoke with Neil Schiller

Adam Nelson spoke with Jeff Costello

Jose Alvarez-None

Linda Purdo-None

Dana Adler spoke with Neil Schiller

Staff Presentation

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

Jeff Costello explained that examples do not have embellishments. The applicant felt that lights will add to the architecture in the evenings and they feel very strongly on the style.

Public Comment

None

Board Comments

Jose Alvarez said it's a welcome development for this part of the city (including the parking lot) will have a nice architectural element. He likes a majority of the clean and simple landscape. It needs something to break up the façade, and more trees at the rear elevation.

Annette Gray likes the style, but the color is delicate, so she's unsure of the impact it will make. Antique Rose is a subtle color. She doesn't think that just the bonding will make an impact.

Keith Beal would like to see something more prominent in the northeast corner. He would like to see the east canopy more engaged into the north elevation.

Adam Nelson likes the continuance of the wrapping around. He welcomes the change.

Linda Purdo likes the building and would like the trim. The back needs more vertical landscaping or green wall. Keep the building that way. Keep it clean and simple.

Dana Adler thinks the building is very pretty.

Rafik Ibrahim, Principal Planner elaborated on the required loading berth and the fact that the impact is within the site.

Applicant Presentation

Neil Schiller, Attorney, 137 NW 1st Avenue, Delray Beach, FL

Motion to move to **approval** of the Level 2 (2020-300) Site Plan, Landscape Plan, and Architectural Elevations, for the construction of a one-story, 5,000 square foot restaurant, located at **12 SE 5th Avenue, with conditions:** 1) Engage the eyebrow around the north elevation; 2) Incorporate Antique Rose in the scoring band; 3) Add vertical vegetation on the North and West side, was made by Keith Beal and seconded by Annette Gray.

MOTION Carried 6-0

10. Reports and Comments

A. City Staff

The next meetings will be held on August 28, 2024 and September 25, 2024.

Rafik Ibrahim, Principal Planner, reminded the Board members of Board Certification that is required. He informed the Board members that there is another restaurant downtown

coming to the board for the same reason, which is the loading statement. It's a typical situation.

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 6:22 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 **July 24, 2024**, which were formally adopted and **APPROVED** by the Board on **August 28, 2024**

ATTEST:


CHAIR
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.