

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

MEETING DATE: February 26, 2020

MEETING PLACE: Commission Chambers, City Hall

1. CALL TO ORDER

The meeting was called to order at 6:02 p.m.

2. ROLL CALL

A quorum was present. Members present were Roger Cope, Chairman, Price Patton, 2nd Vice-Chairman, John Brewer, Carol Perez, Linda Purdo and Andrea Sherman. Absent was Todd L'Herrou, Vice-Chairman. City Staff present were William Bennett, Assistant City Attorney; Scott Pape, Principal Planner; Rochelle Sinisgalli, Board Secretary.

3. APPROVAL OF AGENDA

Scott Pape, Principal Planner announced that Item 6.B. 1111 Casuarina Rd (2020-065) has been removed from this Agenda.

Motion to APPROVE the Agenda with revision was made by Linda Purdo and seconded by Carol Perez.

MOTION CARRIED 6-0

4. SWEARING IN OF THE PUBLIC

Roger Cope, Chairman, 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

Jill Schifferli, 321 Palm Trail
Ned Wehler, 1010 Ingram Ave.
Joyce Mauney, 516 NE 8th Ave.
Lisa Ophel, 400 Seasage Dr.
Pamela Lee, 3701 Lancewood Place

6. QUASI-JUDICIAL HEARING ITEMS

A. 290 SE 2nd Ave. (2019-220): Waiver request seeking relief from LDR Section LDR Section Table 4.4.13(C) to allow for the proposed building to encroach 5' on the west side of the property into the 10' required rear setback.

Address: 290 SE 2nd Ave.

Roger Cope announced that he and Carol Perez have to step down on this project and Price Patton will serve as Chairman. Roger Cope and Carol Perez left the Commission Chambers.

Ex parte: Price Patton announced that he has worked with Roger Cope for seven years, but not specifically on this project.

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Scott Pape, Principal Planner, introduced the project to the Board on behalf of Jennifer Buce.

Applicant Presentation

Jim Walter, General Contractor, 16301 127th Dr. North, Jupiter, presented the project.

Staff Presentation

Scott Pape, Principal Planner, gave the City's presentation.

Public Comments

None

Motion to APPROVE the Waiver request, was made by Linda Purdo and seconded by Andrea Sherman.

MOTION CARRIED 4-0.

Roger Cope and Carol Perez returned to the Commission Chambers.

C. PHG Delray (2019-233): Class V Site Plan, Landscape Plan, and Architectural Elevations associated with a new 143-room hotel.

Address: NW corner of NE 5th Ave. and NE 2nd St.

Ex parte: None

Scott Pape, Principal Planner, introduced the project to the Board.

Applicant Presentation

Mike Covelli, Covelli Design Associates, 2295 NW Corporate Blvd. Boca Raton, presented the project.

Staff Presentation

Scott Pape, Principal Planner, gave the City's presentation, and disclosed that on the Staff Report, there is no Note #8.

Public Comments

Jill Schifferli, 302 Palm Trail
Alice Finst, 707 Place Tavant

Motion to APPROVE the Class V Site Plan, Landscape Plan, and Architectural Elevations, subject to the condition that the applicant plants the required number of trees on the west side per code, subject to staff approval, was made by Price Patton and seconded by Linda Purdo.

MOTION CARRIED 6-0

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7. REPORTS AND COMMENTS

A. Staff

- Next meeting is March 11, 2020.
- Project Updates-Scott Pape, Principal Planner, reported that the Appurtenance Ordinance is still under draft for March or April, then it goes to the Planning & Zoning Board, then City Commission. Amy Alvarez is the Principal Planner. Appurtenances will be clarified.

B. Board Comments

Roger Cope asked the Board if they want to address any of the public's comments regarding appurtenances. Price Patton said it was the Site Plan Review and Appearance Board that got staff working on the definition of what can be put on the appurtenances.

8. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 7:28 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 February 26, 2020, which were formally adopted and approved by the Board on _____.

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 at: www.mydelraybeach.com/city-commission/av or a digital copy may be purchased at City Hall.)