

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

MEETING DATE: February 22, 2023

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Dana Post Adler, Chair, at 5:02 p.m.

2. ROLL CALL

A quorum was present.

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

Absent: None

Staff Present: William Bennett, Assistant City Attorney; Amy Alvarez, Principal Planner; Julian Gdaniec, Senior Planner; Jennifer Buce, Planner; Susana Rodrigues, Planner; Rogelio Perez, Planner in Training; and Rochelle Sinisgalli, Board Secretary.

3. APPROVAL OF AGENDA

A Class V Site Plan Modification rendering was added for item 8.C for reference purposes.

MOTION to APPROVE the February 22, 2023, agenda as amended by Annette Gray and seconded by Linda Purdo.

Motion Carried 7-0

4. MINUTES

Motion to approve the January 25, 2023, minutes was made by Annette Gray and seconded by Alison Thomas.

Motion Carried 7-0

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. QUASI-JUDICIAL HEARING ITEMS

A. H Greg Nissan (2023-070): Consideration of a Color Change from light grey aluminum panels to BSX Silver Metallic and BGY Grey aluminum panels and from beige to Sherwin Williams Cyberspace and Dustblu on the existing stucco walls on the north and south façades of the structure.

Address: 2200 South Federal Highway

PCN: 12-43-46-28-21-001-0000

Property Owner: H Greg Nissan Delray LLC

Designated Agent: Andres Fortuny; AndresFortuny@HGreg.com

Planner: Rogelio Perez; PerezR@MyDelrayBeach.com

Rogelio Perez, Planner in Training, entered Project File 2023-070 into the record.

Applicant Presentation

Andres Fortuny, H Greg Nissan; 2200 S Federal Highway, Delray Beach, FL 33483

Staff Presentation

Rogelio Perez, Planner in Training, presented the project from a Microsoft PowerPoint presentation.

Exparte Communications

Dana Adler-None

Linda Purdo-None

Benjamin Baffer-None

Alison Thomas-None

Steven Cohen-None

Annette Gray-None

Carol Perez-None

Rebuttal/Cross

None

Public Comment

None

Board Comments

Linda Purdo and Carol Perez were in favor of the proposed changes as they are an improvement to the existing exterior of the building.

Dana Adler notified the applicant that recent Land Development Regulations would allow the installation of a mural on the façade of the structure if so desired.

MOTION to move approval of the Color Change request (2023-070) from light grey aluminum panels to BSX Silver Metallic and BGY Grey aluminum panels and from beige to Sherwin Williams Cyberspace and Dustblu on the existing stucco walls on the north and south façade of the structure for H Greg Nissan located at 2200 South Federal

Highway, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan, was made by Carol Perez and seconded by Steven Cohen.

MOTION Carried 7-0

B. Growl Enterprises (2022-269): Consideration of a Class I Site Plan Modification associated with the color change of the building to Benjamin Moore Thundercloud Gray, the removal of one swing door and overhead garage door on both the east and west façades, the addition of shed-style awnings above the existing doors, and a building height increase from 15 feet to 22 feet.

Address: 950 SW 15th Avenue

PCN: 12-43-46-20-05-002-0060

Property Owner/Applicant: Joseph Penkalski; penkalski@bellsouth.net

Planner: Susana Rodrigues; rodriguess@mydelraybeach.com

Susana Rodrigues, Planner, entered Project File 2022-269 into the record.

Exparte Communications

Dana Adler-None

Linda Purdo-None

Benjamin Baffer-None

Alison Thomas-None

Steven Cohen-None

Annette Gray-None

Carol Perez-None

Applicant Presentation

Joseph Penkalski, Property Owner; 950 SW 15th Avenue, Delray Beach, FL 33444

Staff Presentation

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

Rebuttal/Cross

None

Public Comment

None

Board Comments

Steven Cohen recommended that a banding trim be applied to the building to add some architectural elements to the structure.

Linda Purdo asked the applicant what the height of the structure would be if a parapet would be included and inquired if any signage would be installed.

Carol Perez was supportive of the proposed changes and asked if a perimeter hedge would be installed.

Alison Thomas inquired from the applicant if the height of the structure exceeded the height of the surrounding structures.

Benjamin Baffer asked the applicant what type of roof will be installed and recommended that a band be added to the building to add some architectural elements.

Dana Adler recommended that a mural be incorporated in addition to the architectural banding.

MOTION to move approval, as amended, of the Class I Site Plan Modification (2022-269) associated with the exterior modifications at Growl Enterprises, located at 950 SW 15th Avenue, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations with the addition of banding trim and/or around the top of required parapet-deep sea blue color (same color as awnings), was made by Steven Cohen and seconded by Annette Gray.

MOTION Carried 7-0

C. Popstroke (2023-048): Consideration of a Class II Site Plan Modification and Landscape Plan for Popstroke, associated with revisions to the certified site plan that include an updated dumpster layout, walkway around a golf kiosk, and retaining wall, in addition to a new emergency access gate between North Federal Highway and the putting green, and revised landscaping.

Address: 1314 North Federal Highway

PCN: 12-43-46-09-A5-001-0000

Applicant/Agent: Popstroke Land Delray Beach, LLC; Greg Boteli/Covelli Design Associate, Inc.; Mike Covelli; mike@covellidesign.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Jennifer Buce, Planner, entered Project File 2023-048 into the record.

Exparte Communications

Dana Adler-None

Linda Purdo-None

Benjamin Baffer-None

Alison Thomas-None

Steven Cohen-None

Carol Perez-None

Annette Gray-None

Applicant Presentation

Mike Covelli, Covelli Design Associates; 1209 S Swinton Avenue, Delray Beach, FL 33444

Staff Presentation

Jennifer Buce, Planner, presented the project from a Microsoft PowerPoint presentation.

Public Comment

None

Rebuttal/Cross

None

Board Comments

Carol Perez asked about the material and height of the fencing that will be installed around the playground.

Annette Gray noted that the proposed changes were reasonable based on the change of circumstances at the site.

MOTION to move approval of the Class II Site Plan Modification and Landscape Plan (2023-048) for Popstroke, located at 1314 North Federal Highway, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan, was made by Alison Thomas and seconded by Linda Purdo.

MOTION Carried 7-0

D. Alexan Delray (2022-110): Consideration of a Class V Site Plan Application, including a Landscape Plan and Architectural Elevations, for a 267-unit multi-family residential development including resident amenities, parking, landscaping, and other site improvements associated with the establishment of the Alexan Delray SAD.

Address: 1155 South Congress Avenue

PCN: 12-43-46-19-00-000-5037

Applicant / Agent: Eckols '77 Ltd. & Admiral '80, Ltd.; Maple Multi-Family Land SE, L.P /Jeffrey A. Costello, JC Planning Solutions; jcostello@jcplanningsolutions.com

Planner: Julian Gdaniec, Senior Planner; gdaniec@mydelraybeach.com; Alexis Rosenberg, Senior Planner; rosenberga@mydelraybeach.com

Julian Gdaniec, Senior Planner, entered Project File 2022-110 into the record.

Exparte Communications

Dana Adler-Spoke with Jeff Costello.

Linda Purdo-None

Benjamin Baffer-None

Alison Thomas-None

Steven Cohen-None

Carol Perez-Spoke with Jeff Costello.

Annette Gray-None

Applicant Presentation

Jeffrey A. Costello, JC Planning Solutions; 981 Delray Lakes Drive, Delray Beach, FL 33444

Thomas Kurian, Development Manager; TCR; 978 North Avenue NE, Atlanta, GA 30306

Staff Presentation

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

Public Comment

None

Rebuttal/Cross

Jeff Costello noted that the Central Business District design guidelines do not apply to this project.

Board Comments

Annette Gray would have liked to have seen a street view rendering of the project to have a better understanding of the totality of the project.

Alison Thomas was supportive of the building design as it blends into the surrounding area and was appreciative that 20% workforce housing is provided.

Benjamin Baffer was supportive of the project but noted that the architectural style was not consistent with other buildings located within the city. Mr. Baffer noted the inconsistent parking garage heights and was unable to identify the architectural style of the amenity building.

Linda Purdo identified the need for redevelopment in the area and recommended that the amenity building be redesigned to be more consistent with buildings located in the area.

Steven Cohen asked the applicant about the open space and would have liked to see a street view rendering with the proposed landscaping.

Carol Perez noted that the architectural style of the amenity building was not consistent with the surrounding area and the rest of the buildings in the proposed project. Ms. Perez was concerned that the location of the civic open space was not ideal and inquired about the landscape buffer that will be installed in the rear of the development.

Dana Adler had concerns about the massing of the structures, the architectural style of the amenity building and the lack of the architectural renderings of the different aspects of the proposed project. Ms. Adler did not find that the applicant provided sufficient information to meet the required findings listed in Land Development Regulation 4.6.18.

MOTION to postpone, was made by Carol Perez and seconded by Annette Gray.

MOTION Carried 7-0

9. Reports and Comments

A. City Staff

Next meetings will be held on March 22, 2023, and April 26, 2023.

The City Commission had a Central Business District architecture discussion at the February 21st workshop.

B. Board Attorney

William Bennett provided a summary of Ordinance 29-22 which defines abandonment of office and copies were provided to each member.

C. Board Members

Dana Adler requested clarification from staff if the masonry modern and art deco architectural style would require City Commission approval after being reviewed by the Board. Ms. Adler suggested that design or composition ratios be imposed as opposed to design requirements for specific architectural styles.

Annette Gray recommended that the Board receive additional direction from the City Commission in addressing certain architectural styles, in order to make the review process more efficient.

Benjamin Baffer stressed the importance of obtaining a rendering of a project from the human scale.

10. ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 7:46 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 **February 22, 2023**, which were formally adopted and APPROVED by the Board on

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.