

October 7, 2025 (Revised from September 19, 2025)

Susana Rodrigues
Senior Planner, City of Delray Beach
100 NW 1st Avenue
Delray Beach, FL 33444

RE: Atlantic Crossing Phase II – Waiver Request: 4.4.13(F)(4)(a) – Front Setbacks
KA#: 220066

Ms. Rodrigues,

In accordance with Land Development Regulation (LDR) 2.4.11(B) this letter represents a formal request for a partial Waiver of 2013 LDR (please note this development is subject to the statutes of the 2013 LDR) 4.4.13(F)(4)(a) – Front Setbacks. Regulation 4.4.13(F)(4)(a) requires a front setback “For buildings with nonresidential uses on the ground floor: five feet (5’); refer to Exhibit 1.1 (overall site plan) for location of Wavier request at Building IV.

Specifically, this request is for a building encroachment into the front setback at ground level that reduces the depth of the setback from 5’-0” to not less than 2’-6” for a length of 8’-0” and an encroachment into the front setback at vertical elevation 23.00’, which is approximately 13’-3” above the surface of the adjacent sidewalk, that reduces the depth of the setback from 5’-0” to 2’-6” for a length of 44’-0”. Refer to Exhibits 2.1 and 2.2 (building plans), 3.1 (building elevation) and 4.1 (building section).

This Waiver is requested to accommodate certain architectural features of the building that are constrained in location by the adjacent private drive; such private drive to accommodate deliveries, including deliveries by the USPS, for the building and to provide valet services for the entirety of the broader Atlantic Crossing development. The massing and location of the encroaching elements are also necessary to accommodate the architectural style of the building and the structural support for an overhead sculpture spanning NE 7th Avenue. Please note that both the sculpture and architectural style of the building have been recommended and approved by the Site Plan Review and Appearance Board (SPRAB) at meetings of the Board on November 13, 2019, October 25, 2023, and January 1, 2024 (see attached minutes from each meeting).

In considering this Waiver request, please note the following in accordance with LDR 2.4.11(B)(5):



(a) Granting of this Waiver request shall not adversely affect the neighboring area.

Areas neighboring the location of this Waiver request are the Atlantic Crossing development (to the North, West, and South) and Veterans Park (to the East). Regarding the Atlantic Crossing development - the intent of this Waiver is to maintain the design of the valet drop-off lanes; such valet to provide service for the entirety of the Atlantic Crossing project, and to accommodate the massing and materials critical to the execution of features associated with the architectural style of the building. Such architectural style has been determined to be compatible with, and complementary to, the several other buildings that are a part of the Atlantic Crossing development by SPRAB approval of the same at meeting held January 1, 2024 (minutes attached). Regarding Veterans Park – this Waiver will not affect the façade of any building facing Veterans Park nor the landscape areas between buildings and Veterans Park; in addition, this Waiver will not affect access to Veterans Park in any way.

(b) Granting of this Waiver request shall not significantly diminish the provision of public facilities.

Water, sewer, and stormwater utility systems will be unaffected by this Waiver. The requested Waiver will not diminish the width of the roadway (NE 7th Avenue) or sidewalk at this location and in no other way will the Waiver affect the provision of emergency services. As stated above this Waiver has no diminishing impact on Veterans Park or access to Veterans Park.

(c) Granting of this Waiver request shall not create an unsafe situation.

The nominal encroachment into the Front Setback requested by this Waiver does not result in the creation of an unsafe condition as the sidewalk width remains clear and unobstructed, including overhead obstructions. The large openings in the wall of the porte cochere adjacent to the sidewalk at this location result in clear sightlines in all directions for pedestrian safety.

(d) Granting of this Waiver request does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

The intent of this Waiver is to support the architectural design of the building while facilitating public access, through valet service, to the entirety of the Atlantic Crossing development. If granted, this Waiver will result in an enhancement to the public experience of the development and will not have an adverse effect on neighboring areas, public facilities, safety, the pedestrian experience, street and sidewalk plans, or civic open spaces. As such, it is likely the same waiver would be granted under similar circumstances.

(e)1. Granting of this Waiver request shall not result in an inferior pedestrian experience along a Primary Street, such as exposing parking garages or large expanses of blank walls.

The Waiver request does not diminish the streetscape design nor the associated pedestrian experience. The 18'-0" deep streetscape design at the location of the request consists of 10'-0" (measured from back of curb to detached sidewalk) of landscape area and an 8'-0" wide sidewalk. The 10'-0" landscape area includes a 5'-0" wide Curb Zone to accommodate three (3) street trees (Highrise Live Oak) along with shrub and ornamental plant materials; refer to

Exhibit 1.2 (enlarged landscape diagram). The architectural design of the building at this location provides large openings in the wall that meet grade to create transparency and interest, and to allow for additional landscape materials between the sidewalk and valet drive. Building materials at this location are durable and tactile and include a stone base and stucco wall treatment. Additionally, by allowing for the structural support required for the aforementioned overhead sculpture, the waiver will enhance the pedestrian experience.

(e)2. Granting of this Waiver request shall not allow the creation of significant incompatibilities with nearby buildings or uses of land.

The intent of this Waiver is to maintain the design of the valet drop-off lanes; such valet to provide service for the entirety of the Atlantic Crossing project, and to accommodate the massing and materials critical to the execution of features associated with the architectural style of the building. Such architectural style has been determined to be compatible with, and complementary to, the several other buildings that are a part of the Atlantic Crossing development by SPRAB approval of the same at meeting held January 1, 2024 (minutes attached).

(e)3. Granting of this Waiver request shall not erode the connectivity of the street and sidewalk network or negatively impact any adopted bicycle/ pedestrian master plan.

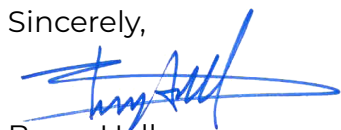
The requested Waiver will not diminish the width of the 8'-0" sidewalk and does not require adjustment to the width of the roadway (NE 7th Avenue) at this location. In addition, the width of vehicle queuing lanes and pedestrian walks associated with the valet drop-off are maintained by this Waiver request.

(e)4. Granting of this Waiver request shall not reduce the quality of civic open spaces provided under this code.

The location of the requested Waiver is within close proximity to plaza areas between several buildings that are a part of the Atlantic Crossing development; the encroachment associated with this Waiver in no way impacts the quality of those plazas. The location of the requested Waiver is also proximate to Veterans Park and a landscape plaza that will create connection between Veterans Park and the Atlantic Crossing development.; the encroachment associated with this Waiver in no way impacts the quality of either.

Please advise if you require any additional information to consider this request.

Sincerely,



Bryce Hall
KEPHART

Copy: Kim Ulle, Edwards Intracoastal

Attachments: Exhibits 1.1, 1.2, 2.1, 2.2, 3.1, and 4.1; Site Plan Review and Appearance Board Minutes from Meetings of November 13, 2019, October 25, 2023, and January 24, 2024

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

MEETING DATE: January 24, 2024

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

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

2. ROLL CALL

A quorum was present.

Members Present: Annette Gray, Vice Chair; Steven Cohen, 2nd Vice Chair; Jose Alvarez; Adam Nelson and Keith Beal.

Absent: Dana Adler and Linda Purdo.

Staff Present: Daniela Vega, Assistant City Attorney; Amy Alvarez, Assistant Development Services Director; Rafik Ibrahim, Principal Planner; Jennifer Buce, Planner; Susana Rodrigues, Planner; and Rochelle Sinisgalli, Board Secretary.

3. APPROVAL OF AGENDA

MOTION to APPROVE the January 24, 2024, agenda was made Keith Beal and seconded by Jose Alvarez.

Motion Carried 5-0

4. MINUTES

MOTION to APPROVE the minutes of the November 29, 2023 meeting was made by Jose Alvarez and seconded by Adam Nelson.

Motion Carried 5-0

MOTION to APPROVE the minutes of the December 13, 2023 meeting was made by Keith Beal and seconded by Adam Nelson.

Motion Carried 5-0

5. ADOPTION OF BYLAWS

MOTION to APPROVE the Bylaws was made by Jose Alvarez and seconded by Adam Nelson.

Motion Carried 5-0

6. SWEARING IN OF THE PUBLIC

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

7. COMMENTS FROM THE PUBLIC

None

8. PRESENTATIONS

None

9. CONSENT AGENDA

None

10. QUASI-JUDICIAL HEARING ITEMS

A. North Delray Commons (2024-063): Consideration of an amendment to the Master Sign Program for the property located at **455 NE 5th Avenue**, associated with the Shopping Plaza known as **North Delray Commons**.

Address: 455 NE 5th Avenue

PCN: 12-43-46-09-74-001-0020

Property Owner: 555 NDC LLC

Applicant/Agent: Claribel Sanchez and Dennis Malaney: cgs@benderson.com and drm@benderson.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Jennifer Buce, Planner, entered Project File 2024-063 into the record.

Applicant Presentation

Claribel Sanchez, Property Manager for Benderson Development, 455 NE 5th Avenue, Delray Beach, FL 33483

Staff Presentation

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

Exparte Communications

Steven Cohen-None

Adam Nelson-None

Keith Beal-None

Jose Alvarez-None

Annette Gray-None

Rebuttal/Cross

None

Public Comment

None

Board Comments

Adam Nelson endorsed the proposed changes.

Keith Beal expressed his support for the proposed changes, highlighting the coherence of the signage with the overall project.

Jose Alvarez sought clarification on additional proposed alterations for the location and conveyed his approval of the proposed signage.

MOTION to move approval of the Amendment to the Master Sign Program (2024-063) for North Delray Commons located at 455 NE 5th Avenue, by finding that the request meets the criteria set forth in the Land Development Regulations, was made by Keith Beal and seconded by Jose Alvarez.

MOTION Carried 5-0

B. Atlantic Crossing (2022-191): Consideration of a Level 3, formerly Class III, Site Plan Modification for Phase II of Atlantic Crossing including the reduction of the number of units in Building IV-S from 30 to 15, reduction of the retail/commercial area in Building IV-S, modifications to the exterior elevations for both Buildings IV-S and II, and reduction in the amount of parking spaces in the SE Parking Garage.

Address: 777 East Atlantic Avenue (Phase II: Buildings II and IV-S)

PCN: 12-43-46-16-P7-001-0020

Property Owner: Edwards Intracoastal, LLC

Applicant: Bryce Hall; bryceh@kephart.com

Authorized Agent: Kimberly Ulle; kulle@edwardscompanies.com

Planner: Susana Rodrigues; rodrigues@mydelraybeach.com;

Amy Alvarez, Assistant Development Services Director;
alvareza@mydelraybeach.com

Susana Rodrigues, Planner, entered Project File 2022-191 into the record.

Applicant Presentation

Bryce Hall, Kephart, Architect, 2555 Walnut Street, Denver, CO 80205

Christina Bilenki, Attorney, Dunay, Miskel, and Backman, LLP, 14 SE 4th Street, Boca Raton, FL 33401

Staff Presentation

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

Exparte Communications

Steven Cohen-None

Adam Nelson-None

Keith Beal-Received phone call from Bonnie Miskel

Jose Alvarez-None

Annette Gray-None

Rebuttal/Cross

None

Public Comment

None

Board Comments

Jose Alvarez voiced support for the proposed architectural changes to Building 4 and observed that the alterations proposed for Building 2 were minimal. He also raised concerns about the inconsistent architectural styles between Buildings 2 and 4.

Steven Cohen inquired whether there were any changes in the height of the proposed buildings, to which the applicant clarified that there were no alterations in height.

Keith Beal expressed support for the refined architectural style, highlighting that the applicant had addressed concerns raised by the Board in the previous October meeting. He emphasized the cohesive nature of the proposed changes with the entire project.

Adam Nelson noted his previous reservations about the architectural design presented during the October meeting. However, he expressed satisfaction with the revised design, stating that it had alleviated his concerns.

Annette Gray recognized the applicant's efforts in addressing the Board's previous concerns and suggested brightening the banding. Additionally, she sought confirmation from staff regarding the number of workforce housing units being offered, highlighting the importance of affordable housing.

MOTION to move to approve the Level 3 (Class III) Site Plan Modification for Phase II of Atlantic Crossing (Phase II) including the reduction of the number of units in Building IV-S, reduction of the retail/commercial area in Building IV-S, modifications to the exterior elevations for both Buildings IV-S and II, and the reduction of parking spaces in the SE Parking Garage, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations, was made by Steven Cohen and seconded by Adam Nelson.

MOTION Carried 5-0

11. Reports and Comments

A. City Staff

None

B. Board Attorney

None

C. Board Members

None

12. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 6:00 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 24, 2024**, which were formally adopted and **APPROVED** by the Board on **March 27, 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.

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

MEETING DATE: October 25, 2023

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Dana Adler, Chair, at 5:03 p.m.

2. ROLL CALL

A quorum was present.

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

Absent: None

Staff Present: Kelly Brandon Assistant City Attorney; Rafik Ibrahim, Principal Planner; Susana Rodrigues, Planner; and Rochelle Sinisgalli, Board Secretary.

3. APPROVAL OF AGENDA

Item 9A has been postponed.

MOTION to APPROVE the amended October 25, 2023, agenda was made by Alison Thomas and seconded by Carol Perez.

Motion Carried 7-0

Annette Gray was seated at the dais.

4. MINUTES

Motion to APPROVE the minutes of the August 23, 2023, and September 27, 2023, meetings was made by Carol Perez and seconded by Linda Purdo.

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. CONSENT AGENDA

None

9. QUASI-JUDICIAL HEARING ITEMS

A. Edge of Pineapple Grove (2022-008): Provide a recommendation to the City Commission for waiver requests to the requirements of the Central Business District (CBD) associated with a Class V Site Plan for an eight-unit townhouse development; the relief is to allow vehicular access from a Primary Street (NE 2nd Street) and to reduce the front setback requirement from ten feet to approximately three feet and six inches for the second and third floors and limited to the corner at the intersection of NE 6th Avenue and NE 2nd Street.

Address: 605 NE 2nd Street

PCN: 12-43-46-16-01-114-0090

Applicant: Downtown Second Street, LLC

Property Owner: 215 NE 6th Ave, LLC

Authorized Agent: Dunay, Miskel & Backman, LLP; bmiskel@dmbblaw.com, cbilenki@dmbblaw.com

Project Planner: Susie Rodrigues, Planner; rodriguess@mydelraybeach.com; Amy Alvarez, Principal Planner; alvarez@mydelraybeach.com

Item 9.A. has been postponed.

B. Fifth Third Bank (2022-267): Consideration of a Class V Site Plan Application, including a Landscape Plan and Architectural Elevations, for a standalone branch bank facility spanning 1,820 square feet, designated as Fifth Third Bank. The facility includes a drive-thru and a request for an exception in height to allow the parapet to exceed the maximum 4 feet to screen the rooftop equipment.

Address: 5070 West Atlantic Avenue

PCN: 12-42-46-14-24-002-0000

Applicant/Property Owner: KP Delray LLC

Agent: BDG Architects - Benjamin Lewis, permits@BDGllp.com

Planner: Susana Rodrigues; rodriguess@mydelraybeach.com

Susana Rodrigues, Planner, entered Project File 2022-267 into the record.

Applicant Presentation

Mathew Scott, Attorney; Dunay, Miskel and Backman LLP; 14 SE 4th Street, Boca Raton, FL 33432

Brett Nevaril, Project Engineer; Infinity Engineering Group; 1208 E Kennedy Boulevard, Tampa, FL 33602

Patrick Cunningham, Landscape Architect; 519 Sapphire Drive, Sarasota, FL 34234

Greg Walden, Architect; BDG Architects; 400 N Ashley Drive, Tampa, FL 33602

Staff Presentation

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

Exparte Communications

Annette Gray-None

Dana Adler-None

Carol Perez-None

Benjamin Baffer-None

Steven Cohen-None

Linda Purdo-None

Alison Thomas-None

Rebuttal/Cross

None

Public Comment

None

Board Comments

Linda Purdo voiced support for the project, for the addition of a mural and expressing no concerns regarding the structure's height.

Steven Cohen inquired about the number of waivers, with the applicant clarifying that most related to existing conditions at the location. Mr. Cohen further sought information from staff about the waiver related to the minimum square footage requirement.

Carol Perez conveyed her endorsement for the proposed landscape plan and the project as a whole.

Annette Gray expressed support for the landscape design and endorsed the requested waivers, citing the existing nonconformities at the development site.

Alison Thomas supported the proposed development.

Benjamin Baffer noted that the structure's design was fitting for the location.

Dana Adler voiced support for the entire project.

MOTION to move to approve of the Class V Site Plan Application, including a Landscape Plan and Architectural Elevations, for an 1,820 square foot freestanding branch bank facility, Fifth Third Bank, with a drive-thru, and a requested height exception for the parapet exceeding the maximum 4 feet to screen the roof equipment located at 5070 W Atlantic 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 Linda Purdo and seconded by Alison Thomas.

C. Atlantic Crossing (2022-191): Consideration of a Class III Site Plan Modification for Phase II of Atlantic Crossing including the reduction of the number of units in Building

IV-S from 30 to 15, reduction of the retail/commercial area in Building IV-S, modifications to the exterior elevations for both Buildings IV-S and II, and reduction in the amount of parking spaces in the SE Parking Garage.

Address: 777 East Atlantic Avenue (Phase II: Buildings II and IV-S)

PCN: 12-43-46-16-P7-001-0020

Property Owner: Edwards Intracoastal, LLC

Applicant: Bryce Hall; bryceh@kephart.com

Authorized Agent: Kimberly Ulle; kulle@edwardscompanies.com

Planner: Susana Rodrigues; rodriguess@mydelraybeach.com

Susana Rodrigues, Planner, entered Project File 2022-191 into the record.

Carol Perez recused herself from this item.

Applicant Presentation

Bryce Hall, Architect; 2555 Walnut Street, Denver, CO 80205

Staff Presentation

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

Exparte Communications

Annette Gray-None

Carol Perez-None

Benjamin Baffer-None

Steven Cohen-None

Linda Purdo-None

Alison Thomas-None

Rebuttal/Cross

None

Public Comment

None

Board Comments

Benjamin Baffer voiced support for the original approved design, expressing reservations about the proposed Masonry Modern Design and raising concerns regarding the requested parking reduction.

Alison Thomas advocated for the initially approved architectural style, noting that the proposed Masonry Modern architectural style is not cohesive with the existing buildings.

Annette Gray emphasized the appropriateness of the original approved architectural style for the neighborhood, and its cohesiveness with the architectural style of the existing

structures. Ms. Gray also expressed concern about the reduction in the number of workforce housing units.

Steven Cohen voiced apprehension about the lack of consistency between the proposed Masonry Modern architectural style and the existing structures.

Linda Purdo questioned the compatibility of the Masonry Modern style with the overall project, highlighting the need for additional affordable housing rather than luxury apartments.

Dana Adler expressed reservations about the proposed lack of integration of the architectural style with the existing structures and stressed the need for affordable housing.

MOTION to move for a continuance of the Class III Site Plan Modification (2022-191) for Phase II of Atlantic Crossing (Phase II) including the reduction of the number of units in Building IV-S, reduction of the retail/commercial area in Building IV-S, modifications to the exterior elevations for both Buildings IV-S and II, and the reduction of parking spaces in the SE Parking Garage, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations was made by Benjamin Baffer and seconded by Linda Purdo.

MOTION Carried 6-0

Carol Perez returned to the Dias.

10. Reports and Comments

A. City Staff

The upcoming Board meetings will be held on November 29, 2023, and December 13, 2023.

The amended Chapter 2 of the City's Land Development Regulations was adopted on October 17th. Board appointments will be conducted on November 7th regardless of status with terms beginning on November 1st.

B. Board Attorney

Kelly Brandon reminded the Board members that ethics training needs to be completed every two years. A legal training will be conducted, links to the video will be provided to the Board members.

C. Board Members

Steven Cohen asked about the difference between continuing a project versus denying a project.

11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 6:37 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 **October 25, 2023**, which were formally adopted and **APPROVED** by the Board on **November 29, 2023**.

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.

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

MEETING DATE: November 13, 2019

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, Todd L'Herrou, Vice-Chairman, Price Patton, 2nd Vice-Chairman, John Brewer, Carol Perez, Linda Purdo. Andrea Sherman was absent. City Staff present were William Bennett, Assistant City Attorney; Scott Pape, Principal Planner; Kent Walia, Senior Planner; Debora Slaski, Planner; Jennifer Buce, Assistant Planner; Anne Clerisse Gaisha Volcy, Planner-in-Training; Rochelle Sinisgalli, Board Secretary.

3. APPROVAL OF AGENDA

Item 7A is a Color change and not a Class I Site Plan Modification.

Motion to APPROVE the Agenda with the above revision, was made by Todd L'Herrou and seconded by Price Patton.

MOTION CARRIED 6-0

4.A. MINUTES

Motion to APPROVE the Minutes for June 26, 2019 was made by Todd L'Herrou and seconded by Linda Purdo.

MOTION CARRIED 6-0

5. SWEARING IN OF THE PUBLIC

Roger Cope, Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Rochelle Sinisgalli swore in all who wished to give testimony.

6. COMMENTS FROM THE PUBLIC

Carol Anderson, 4812 W. Bexley Park Dr.

7. QUASI-JUDICIAL HEARING ITEMS

A. Downtown Lofts Condominium Association (2020-026): Color change.

Address: 103 SE 4th Ave.

Anne Clerisse Gaisha Volcy, Planner-in-Training, introduced the project to the Board.

Exparte: None

Applicant Presentation

Tom Perry, 88 NE 5th Ave., presented the project.

Minutes of the November 13, 2019 SPRAB Meeting

Staff Presentation

There was no additional presentation given by the City.

Public Comments

None at this time.

Motion to APPROVE the Color Change was made by Price Patton and seconded by Carol Perez.
MOTION CARRIED 6-0

B. Fourth and Fifth (2019-020): Consideration of an amendment to the Master Sign Program for the IPIC and Fourth and Fifth building.
Address: 53 SE 4th Ave.

Carol Perez stepped down for this item; she was the landscape architect.

Exparte: None

Jennifer Buce, Assistant Planner, introduced the project to the Board.

Applicant Presentation

Paul Pierson, 3540 NW 56th St., Ft. Lauderdale, presented the project.

Staff Presentation

Jennifer Buce, Assistant Planner, gave the City's presentation.

Public Comments

None at this time.

Motion to APPROVE the amendment to the Master Sign Program with a modification to select color Option C2 with brown outline to the brown letters, both to the valet and parking signs, was made by Todd L'Herrou and seconded by Linda Purdo.

MOTION CARRIED 5-0

Carol Perez returned to the dais.

C. KHO Space (2020-017): Amendment to the existing Master Sign Program for Downtown Professional Center.
Address: 530 SE 6th Ave.

Exparte: None

Jennifer Buce, Assistant Planner, introduced the project to the Board.

Applicant Presentation

Chris Kirby, 2401 N. Federal Highway, presented the project to the Board.

Minutes of the November 13, 2019 SPRAB Meeting

Staff Presentation

Jennifer Buce, Assistant Planner, gave the City's presentation.

Public Comments

None at this time.

Motion to APPROVE the Amendment to the existing Master Sign Program was made by Price Patton and seconded by Todd L'Herrou.

MOTION CARRIED 6-0

D. 100 Gleason Street (2020-029): Consideration of a Class II Site Plan Modification for an approved duplex site plan to allow rooftop appurtenances that exceed the maximum height.
Address: 100 Gleason St.

Exparte: Some of the Board members had driven by the property.

Applicant was not present.

Move to POSTPONE the Class II Site Plan Modification to a time certain date of November 20, 2019, was made by Todd L'Herrou, and seconded by Carol Perez.

MOTION CARRIED 6-0

E. Atlantic Crossing (2019-273): Consideration of a Class II Site Plan Modification associated with hardscape modification, landscaping, trellis, and aerial art piece.

Address: 615 E. Atlantic Ave.

Exparte: None

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

William Bennett, Assistant City Attorney, mentioned that everything from the meeting of October 16, 2019 is still on record.

Applicant Presentation

Paul Campbell, Kephart, 15151 Winbrell Ct., Ft. Myers, presented the project.

Janet Echelman's sculpture was discussed. One of her sculptures is currently being installed in St. Petersburg.

Staff Presentation

Scott Pape, Principal Planner, gave the City's presentation and indicated on record that the proposed art piece is part of this approval.

Public Comments

Carol Anderson, 4812 W. Bexley Park Dr.

Minutes of the November 13, 2019 SPRAB Meeting

Jack Indekeu, 4812 NE 8th Ave, on behalf of Palm Trails Homeowners Association.

Motion to APPROVE the Class II Site Plan modification was made by Price Patton and seconded by Linda Purdo, with the stipulation that two of the same types of trees will be planted, per the Board's comments.

MOTION CARRIED 6-0

F. Gasland (2016-128): Consideration of a Class III Site Plan Modification for a convenience mart (gasoline station with food and convenience items sales) for the use conversion of the two automotive service bays to retail use to accommodate an interior expansion of the existing convenience store and associated site improvements.

Address: 398 NE 5th Ave.

Exparte: Some of the Board members received two emails regarding the sidewalk along 4th Ave. Carol Perez received an email from Bill Wilsher, Landscape Planner, City of Delray Beach.

Debora Slaski, Planner, introduced the project to the Board.

Applicant Presentation

Chad Herd, 6466 Emerald Dr., 105, West Palm Beach, presented the project.

Staff Presentation

Debora Slaski, Planner, gave the City's presentation and entered into the record from Palm Trail's Homeowners Association's President.

Public Comments

Jack Indekeu, 4812 NE 8th Ave, on behalf of Palm Trails Homeowners Association.
Carol Anderson, 4812 W. Bexley Park Dr.

Motion to APPROVE the Class III Site Plan modification was made by Todd L'Herrou and seconded by Carol Perez.

MOTION CARRIED 6-0

G. Florida Medical Center of Delray (2019-234): Consideration of a Class V Site Plan for the development of a vacant property into an 88,992 sf. Non-residential licensed service provider facility

Address: 4575 Linton Blvd.

Exparte: None

Debora Slaski, Planner, introduced the project to the Board.

Applicant Presentation

David Milledge, Esquire, Coteleur and Hearing, 1934 Commerce Lane, Jupiter, presented the project on behalf of the applicant, Caron of Florida, Inc.