

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

**MEETING DATE:** June 22, 2016

**MEETING PLACE:** City Commission Chambers

**I. CALL**

The meeting was called to order by Chair Jose Aguila at 6:04 P.M. There were no previous meeting Minutes to approve.

**II. ROLL**

A quorum was present. Members present were James Chard, Shannon Dawson, Jim Knight, Roger Cope, Vlad Dumitrescu and Jose Aguila. Andrew Youngross was absent. Staff present were Janice Rustin, Interim City Attorney; Amy Alvarez, Senior Planner; Candi Jefferson, Senior Planner; Jennifer Buce, Assistant Planner; Scott Pape, Principal Planner and Kelly Simmons, Board Secretary.

**III. SWEARING IN OF THE PUBLIC**

Chair Jose Aguila read the Quasi-Judicial Rules for the City of Delray Beach and Mrs. Simmons swore in all who wished to give testimony.

*Chair Jose Aguila passed the gavel to Vice Chair Roger Cope for the first item, as his firm was providing the project.*

**IV. COLOR CHANGES**

**A. The Dorchester, Inc. (2016-185):** Color change for 200 North Ocean Boulevard

**Amy Alvarez, Senior Planner,** presented the item to the Board.

**Board Comments**

Board Members were all in agreement with the color choices presented.

**Motion** to approve the Color Change was made by James Chard and seconded by Shannon Dawson.

**MOTION CARRIED 5-0**

*Chair Jose Aguila returned to the dais at 6:12 p.m. and reclaimed the gavel.*

**V. SIGHT PLANS**

**A. Depot Square Apartments (2014-025):** Extension Request for Class V Site Plan, Landscape Plan and Architectural Elevations.

**Scott Pape, Principal Planner,** presented the project to the Board.

**Board Comments**

Board Members were comfortable with the extension request.

**Motion** to recommend approval to the City Commission for the Class V Site Plan, Landscape Plan and Building Extension Request for 18 months made by Roger Cope and seconded by Jim Knight.

**MOTION CARRIED 6-0**

**B. Rainbow (2016-167):** Class I Site Plan Modification for Architectural Elevations at 1509-1513 S Congress Avenue.

**Jennifer Buce, Assistant Planner,** presented the item through a review of the staff report and entered file 2016-167 into the record.

**Board Comments**

Board Members had no concerns with the project.

**Motion** to approve the Architectural Elevations was made by Shannon Dawson and seconded by James Chard.

**MOTION CARRIED 6-0**

**C. Wellness Resource Center (2016-152):** Class II Site Plan Modification associated with revisions to the parking lot, Landscape Plan and facades at 2870 Florida Blvd.

**Amy Alvarez, Senior Planner,** presented the item through a review of the staff report and entered file 2016-152 into the record.

**Board Comments**

The Board discussed their disappointment that important items such as cut sheets or color samples were not provided with the project submission. However, they felt that the overall improvements to the property would be welcomed.

**Motion** to approve the Class II Site Plan was made by James Chard and seconded by Roger Cope, with the following condition:

- Revise the number of required parking space to 33

**MOTION CARRIED 6-0**

**Motion** to approve the Architectural Elevation Plan was made by James Chard and seconded by Roger Cope with the following condition:

- Light cut sheets...more....

**MOTION CARRIED 6-0**

**Motion** to approve the Landscape Plan was made by James Chard and seconded by Roger Cope.  
**MOTION CARRIED 6-0**

**D. Del-Aire Country Club (2016-137):**

**Amy Alvarez, Senior Planner**, presented the item through a review of the staff report and entered file 2016-167 into the record.

**Board Comments**

XXXXX

XXXXX

XXXXX

**Motion** to approve the Class II Site Plan was made by James Chard and seconded by Roger Cope, with the following condition:

**MOTION CARRIED 5-1**

**Motion** to approve the Landscape Plan was made by James Chard and seconded by Roger Cope.  
**MOTION CARRIED 4-2**

**E. The 301 (2016-083):** Class V Site Plan Modification, Landscape Plan, Architectural Elevations and Special Action Parking Reduction Request for the construction of a 4-story mixed-use building at 301 SE 1<sup>st</sup> Avenue.

**Candi Jefferson, Senior Planner**, presented the item through a review of the staff report and entered file 2016-083 into the record.

**Board Comments**

The Board felt the project was a great design on a particularly difficult site.

**Motion** to approve the Special Action Parking Reduction was made by James Chard and seconded by Jim Knight.

**MOTION CARRIED 6-0.**

**Motion** to approve the Class V Site Plan was made by James Chard and seconded by Jim Knight.  
**MOTION CARRIED 6-0.**

**Motion** to approve the Landscape Plan was made by James Chard and seconded by Roger Cope.  
**MOTION CARRIED 6-0.**

**Motion** to approve the Architectural Elevations was made by James Chard and seconded by Shannon Dawson.

**MOTION CARRIED 6-0.**

## **VI. REPORTS AND COMMENTS**

### **City Attorney Comments**

None.

### **Staff Comments**

CJ...Appealed to CC on 7/5/16

Amy Alvarez ...Drieshaus Award, Candi Jefferson will return as SPRAB liaison in July.

### **Board Comments**

James Chard commended Ms. Jefferson on her thorough staff report on the last item and wanted to again mention the importance of notifying neighborhoods...

## **IX. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 8:03 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 June 22, 2016, which were formally adopted and approved by the Board on \_\_\_\_\_, 2016.

**Kelly Ann Simmons**

Kelly Ann Simmons

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