

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

MEETING DATE: December 11, 2024

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

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

2. ROLL CALL

A quorum was present.

Members Present: Annette Gray, Chair; Jose Alvarez, Vice Chair; Keith Beal; Robert Lewis; Christina Morrison; and Wensky Villanoix.

Absent: Linda Purdo, 2nd Vice Chair

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

3. APPROVAL OF AGENDA

MOTION to APPROVE the December 11, 2024, agenda was made by Christina Morrison and seconded by Jose Alvarez.

Motion Carried 6-0

4. MINUTES

MOTION to APPROVE the minutes of the October 23, 2024, meeting was made by Christina Morrison and seconded by Jose Alvarez.

Motion Carried 6-0

5. SWEARING IN OF THE PUBLIC

Annette Gray, 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. Gesto Restaurant (2025-043): Consideration of a Level 1 Site Plan Application for a color change from a soft yellow to black on the wood cladding façade, a dark gray to red

along the trim and window openings, and replacement of the black canvas awning to a black and white striped canvas.

Address: 522 East Atlantic Avenue

PCN: 12-43-46-16-01-109-0050

Property Owner: Atlantic Avenue Promenade LLC

Agent: Nicolas Kurban, Kurban Hospitality LLC; nicolas@amardelray.com

Planner: Susana Rodrigues, Senior Planner; rodriguess@mydelraybeach.com

Exparte Communications

Jose Alvarez-None

Robert Lewis-None

Christina Morison-None

Wensky Villanoix-None

Annette Gray-None

Susana Rodrigues, Senior Planner, entered Project File 2025-043 into the record.

Applicant Presentation

Nicolas Kurban, 522 East Atlantic Avenue, Delray Beach, FL

Staff Presentation

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

Public Comment

None

Rebuttal/Cross

None

Board Comments

During the discussion on the proposed black color for the restaurant exterior, Keith Beal expressed concern about the inconsistency of painting the building black, emphasizing that it does not align with the surrounding architectural aesthetic. Robert Lewis agreed with Mr. Beal, stating that the color choice creates visual disharmony. Similarly, Jose Alvarez noted that the black color does not fit with the overall context of the area, adding that the stark contrast makes it overly prominent.

Christina Morrison asked the applicant, Nicolas Kurban, why he selected black as the primary exterior color. Mr. Kurban explained that the color choice was intentional, as he wanted the restaurant to stand out and viewed it as a key element of its branding and success. However, Wensky Villanoix remarked that the boldness of the color clashes with the adjacent buildings and disrupts the visual cohesion of the streetscape. Annette Gray echoed these sentiments, suggesting that the applicant revisit the design because the black color appears jarring and out of place.

Christina Morrison acknowledged that while the proposed signage could make the restaurant distinct, the overall design must align with the area's character. The Board then inquired about the procedural implications if the applicant chose to revise the exterior color. Mr. Bennett, the Board Attorney, consulted with Mr. Ibrahim, the board liaison who confirmed that if the applicant submits a revised color acceptable to staff, the application could be approved administratively without requiring further review by SPRAB.

The Board encouraged the applicant to work collaboratively with staff to identify a color that balances distinctiveness with compatibility, ensuring both the restaurant's success and the harmony of the neighborhood's architectural character.

MOTION to defer with direction was made by Christina Morrison and seconded by Robert Lewis.

MOTION Carried 6-0

B. 238 SE 1st Avenue (2024-148): Consideration of a Level 1 Site Plan Modification, including exterior renovations and requests for two landscape waivers pursuant to LDR Sections 4.6.16(H)(3)(d) and 4.6.16(H)(3)(i).

PCN: 12-43-46-16-01-071-0060

Property Owner: Wylie Properties LLC

Authorized Agent: Sandra Miura; permitrunner@outlook.com

Planner: Rolland Bogacz, Planner; bogaczr@mydelraybeach.com

Exparte Communications

Christina Morison-Saw the property today.

Jose Alvarez-None

Robert Lewis-None

Wensky Villanoix -None

Annette Gray-None

Rafik Ibrahim, Principal Planner, presented the project on behalf of Rolland Bogacz and entered Project File 2024-148 into the record.

Applicant Presentation

John Wylie, 23429 Rio Delmar Drive, Boca Raton, FL

Celyn Dezmain, Civil Engineer, Dezmain Engineering

Staff Presentation

Rafik Ibrahim, Principal Planner, presented the project from a Microsoft PowerPoint presentation.

Public Comment

None

Rebuttal/Cross

None

Board Comments

Wensky Villanoix inquired about the height of the proposed fence. The applicant responded that a 6-foot fence would be installed along the property line and would be complemented by coco plum plantings. Christina Morrison remarked that the planned renovations would significantly improve the site's appearance, ensuring it is well-cleaned and visually appealing.

Jose Alvarez questioned whether anything would prevent the landscaping from growing toward the west. Celyn Dezmain clarified that the landscaping's expansion to the west would be minimized due to the reduced size of the landscaped island. Following this explanation, Jose Alvarez expressed satisfaction with the proposed landscape selection.

Robert Lewis did not provide any comments on the matter. Keith Beal expressed support for the overall renovations, noting their alignment with the project's goals. Annette Gray concluded that the proposed solutions appeared reasonable and well-considered.

MOTION to move **approval** of the Level 1 Site Plan Modification for 238 SE 1st Avenue, including exterior renovations and requests for two landscape waivers pursuant to LDR Sections 4.6.16(H)(3)(d) and 4.6.16(H)(3)(i), was made by Christina Morrison and seconded by Keith Beal.

MOTION Carried 6-0

10. Reports and Comments

A. City Staff

The next meetings will be held on January 22, 2025, and February 26, 2025.

B. Board Attorney

William Bennett wished happy holidays to all.

C. Board Members

None

11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 5:55 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 **December 11, 2024**, which were formally adopted and **APPROVED** by the Board on **January 22, 2025**.

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.