

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

**MEETING DATE:** May 8, 2019

**MEETING PLACE:** Commission Chambers, City Hall

**1. CALL TO ORDER**

The meeting was called to order at 6:03 p.m.

**2. ROLL CALL**

A quorum was present. Members present were Roger Cope, Vlad Dumitrescu, Todd L'Herrou, and Linda Purdo. John Brewer, Price Patton, and Annie Adkins-Roof were absent with notice. City Staff present were William Bennett, Assistant City Attorney; Scott Pape, Principal Planner; Jennifer Buce, Assistant Planner; Rochelle Sinisgalli, Board Secretary.

**3. APPROVAL OF AGENDA**

**Motion** to **APPROVE** the Agenda was made by Linda Purdo and seconded by Vlad Dumitrescu.

**MOTION CARRIED 4-0**

**4. MINUTES**

**Motion** to **APPROVE** the Minutes for February 27, 2019 was made by Vlad Dumitrescu and seconded by Todd L'Herrou.

**MOTION CARRIED 4-0**

**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**

None

**7. QUASI-JUDICIAL HEARING ITEMS**

**Taco Bell (2019-176):** Approval of an Amendment to the Master Sign Program located at Delray Commons.

Address: 5070 W. Atlantic Ave.

**Ex parte:** None

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

**Applicant Presentation**

**Mark Brenchley, 3790 Beacon Ridge Way, Claremont, FL**, presented the project.

**Staff Presentation**

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

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### Public Comments

Alice Finst, 707 Place Tavant spoke.

**Motion to APPROVE** the Amendment to the Master Sign Program was made by Todd L'Herrou and seconded by Linda Purdo.

**MOTION CARRIED 4-0**

**Delray Beach Ford (2019-112):** Class III Site Plan Modification associated with a net increase of 1,949 square feet to the approved full-service automobile dealership.

Address: 2501 S. Federal Highway

Ex parte: None

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

### Applicant Presentation

**Rebecca Zissel, attorney at Sachs Sax Caplan, 6111 Broken Sound Parkway, Boca Raton,** presented the project to the Board.

### Staff Presentation

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

### Public Comments

None at this time.

**Motion to APPROVE** the Site Plan Modification was made by Linda Purdo and seconded by Todd L'Herrou.

**MOTION CARRIED 4-0**

## 8. REPORTS AND COMMENTS

### A. Staff

The next meeting will be held on May 22, 2019.

### B. Board Comments

Vlad Dumitrescu asked why Planning & Zoning (P&Z) and Site Plan Review and Appearance Board (SPRAB) are two separate Boards. William Bennett responded that the Boards look at different aspects; P&Z is a recommendation Board whereas SPRAB is an approval Board.

## 9. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 6:50 p.m.

## Minutes of the May 8, 2019 SPRAB Meeting

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 May 8, 2019, which were formally adopted and approved by the Board on \_\_\_\_\_, 2019.

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