

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

MEETING DATE: October 27, 2021

MEETING PLACE: Commission Chambers, City Hall

1. CALL TO ORDER

The meeting was called to order by Todd L'Herrou, Board Chair, at 5:05 p.m.

2. ROLL CALL

A quorum was present.

Members present were Dana Post Adler, John Brewer, Annette Gray, Todd L'Herrou, and Carol Perez.

Absent were Steven Cohen and Price Patton.

Staff present were William Bennett, Assistant City Attorney; Scott Pape, Principal Planner; Jennifer Buce, Planner; Rachel Falcone, Planner; Rochelle Sinisgalli, Board Secretary.

3. APPROVAL OF AGENDA

Motion to APPROVE the Agenda was made by Annette Gray and seconded by Dana Post Adler.

MOTION CARRIED 5-0

4. MINUTES

Motion to APPROVE the Minutes for August 11, 2021 was made by Annette Gray and seconded by Carol Perez.

MOTION CARRIED 5-0

5. SWEARING IN OF THE PUBLIC

Todd L'Herrou, Chairperson, 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

A. 502 E. Atlantic Ave. (2022-033): Consideration of a color change from pink walls and white trim to "Dover White" walls and fascia, "Silhouette" brown trim and awnings and "Mountain Air" light blue base.

Address: 502 E. Atlantic Ave.

Rachel Falcone, Planner, entered the project into the record.

Exparte

None

Applicant Presentation

Jered Guzman

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1471 S. Federal Highway
Delray Beach, FL

Staff Presentation

Rachel Falcone, Planner, presented the project.

Public Comments

None

Motion to APPROVE the color change was made by Carol Perez and seconded by Annette Gray.
MOTION CARRIED 5-0

Motion to APPROVE the color change for 555 NE 5th Ave. was made by Carol Perez and seconded by Dana Post Adler.
MOTION CARRIED 7-0

B. Abbey Delray South (2021-241): Consideration of a Class I Site Plan modification associated with a color change and exterior architectural modifications to enclose the existing corridor openings. Address: 1717 Homewood Blvd.

Rachel Falcone, Planner, entered the project into the record.

Exparte

None

Applicant Presentation

Tippu Sashi
101 NE 3rd Ave.
Ft. Lauderdale, FL

Staff Presentation

Rachel Falcone, Planner, presented the project.

Public Comments

None

Board Comments

John Brewer, Dana Post Adler, and Todd L'Herrou agreed that closing it in and making it more comfortable and protective for the residents.

Motion to APPROVE the Class I Site Plan Modification, was made by Dana Post Adler and seconded by Carol Perez.
MOTION CARRIED 5-0.

C. Arby's Restaurant (2021-244): Consideration of a Class II Site Plan modification associated with a Site Plan and Architectural Elevations. Address: 280 Linton Blvd.

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Jennifer Buce, Planner, entered the project into the record.

Exparte

None

Applicant Presentation

Justin Polk
Polk Development Consultants
15152 Heron Hideaway
Winter Park, FL

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Motion to APPROVE the Class II Site Plan Modification, was made by John Brewer and seconded by Dana Post Adler.

MOTION CARRIED 5-0.

D. Delray Beach Market (2021-273): Consideration of a Class II Site Plan Modification associated with a Site Plan, Landscape Plan, and Architectural Elevations.

Address: 33 SE 3rd Ave.

Jennifer Buce, Planner, entered the project into the record.

Exparte

None

Applicant Presentation

Jose Gonzalez
14 NE 1st Ave.
Miami, FL

Jordana Jarjura
President and General Counsel-Menin Development
101 Se 4th Ave.
Delray Beach, FL

It was discussed that the living wall has not worked out the way as intended and approved.

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Motion to APPROVE the Class II Site Plan Modification, was made by Dana Post Adler and seconded by Annette Gray.

MOTION CARRIED 5-0.

E. Sprouts (2021-202): Consideration of a Class III Site Plan Modification including the Site Plan, Landscape Plan and Architectural Elevations.

Address: 5026 W. Atlantic Ave.

Jennifer Buce, Planner, entered the project into the record.

Exparte

None

Applicant Presentation

Chuck Luedermann

7900 Glades Rd., Suite 600

Boca Raton, FL

Scott Barber

Landscape Architect

Wellington, FL

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Board Comments

Carol Perez asked what kinds of trees were being removed. Scott Barber said that Oak trees will be removed and refilling them. Carol Perez said that the Oaks will provide shade, and Scott Barber said that Palm trees would be planted for accent.

Todd L'Herrou asked if there will be any electric charging stations, to which Chuck Luedermann responded that they are looking into integrating it in to the project, but not at this time.

Motion to APPROVE the Class III Site Plan Modification, was made by Carol Perez and seconded by Annette Gray.

MOTION CARRIED 5-0.

8. REPORTS AND COMMENTS

A. Staff

Scott Pape, Principal Planner, announced that the next meeting will be November 10, 2021 and that the Board members were sent the remaining meeting dates for 2021.

B. Board Comments

John Brewer was pleased that older buildings are getting refreshed and refurbished.

A living wall is difficult to execute, even though it sounds like a great idea.

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Electric charging stations are encouraged for the environment.

9. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 6:05 p.m.

The information provided herein is the Minutes of the meeting of said Site Plan Review and Appearance Board (SPRAB) on October 27, 2021 which Minutes were formally approved and adopted by the Board on (Month, Day, Year).

ATTEST:

CHAIR

BOARD SECRETARY

NOTE TO READER: If the Minutes you have received are not completed as indicated above, this means they are not the official Minutes of the SPRAB Board. They will become official Minutes only after review and approval, which may involve some amendments, additions, or deletions.