

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

MEETING DATE: February 9, 2022

MEETING PLACE: Commission Chambers, City Hall

1. CALL TO ORDER

The meeting was called to order by Todd L'Herrou, Board Chair, at 5:08 p.m.

2. ROLL CALL

A quorum was present.

Members present were Todd L'Herrou (Board Chairperson), Dana Post Adler (Vice Chairperson), Price Patton (2nd Vice Chairperson), John Brewer, Steven Cohen, Annette Gray, and Carol Perez.

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

3. APPROVAL OF AGENDA

Motion to APPROVE the Agenda was made by Dana Post Adler and seconded by Steven Cohen.

MOTION CARRIED 7-0

4. SWEARING IN OF THE PUBLIC

Todd L'Herrou, Board Chairperson, read the Quasi-Judicial Rules for the City of Delray Beach and Rochelle Sinisgalli, Board Secretary, swore in all who wished to give testimony.

5. COMMENTS FROM THE PUBLIC

None

6. QUASI-JUDICIAL HEARING ITEMS

A. 500 NE 5th Avenue (2022-095): Consideration of material change to a mansard roof from white tile to gray metal.

Address: 500 NE 5th Avenue

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

Exparte

None

Applicant Presentation

Ray Powell

Property Manager, Interloc Properties

466 NE 5th Avenue Delray Beach, Florida

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Board Comments

None

Motion to APPROVE the material change was made by Dana Post Adler and seconded by Steven Cohen.

MOTION CARRIED 7-0

B. 506 NE 5th Avenue (2022-096): Consideration of color change on the existing mansard roof from green shingles to gray shingles.

Address: 506 NE 5th Avenue

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

Exparte

None

Applicant Presentation

Ray Powell

Property Manager, Interloc Properties
466 NE 5th Avenue, Delray Beach, Florida

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Motion to APPROVE the color change was made by Price Patton and seconded by Dana Post Adler.

MOTION CARRIED 7-0

C. Highland Park Waivers (2020-157): Consideration of waivers related to a Class V Site Plan application for a 31-unit townhome development.

Address: 375 & 395 NE 6th Avenue

Elizabeth Eassa, Senior Planner, entered the project into the record.

Exparte

Price Patton has had conversations with Jill Schifferly and Joy Howell.

Applicant Presentation

Mike Covelli

1209 South Swinton Avenue, Delray Beach, Florida

Waiver #1 is for setback. The project met the front and side setback.

Waiver #2 is for the location of the civic open space. It does not go to the sidewalk.

Staff Presentation

Elizabeth Eassa, Senior Planner, presented the project.

Public Comments

None

Board Comments

Carol Perez said that the civic space breaks up the building. She is in favor of the waivers.

John Brewer thinks it is a positive improvement for the area and the community. As long as maintenance and security are kept up, it should be encouraged.

Price Patton and Todd L'Herrou agree that it has been an eye-sore spot for a long time.

Motion to APPROVE the setback waiver was made by Carol Perez and seconded by Steven Cohen.

MOTION CARRIED 6-1

Price Patton voted No.

Motion to APPROVE the civic open space waiver was made by Carol Perez and seconded by Steven Cohen.

MOTION CARRIED 7-0

D. Island Cove (2021-264): Consideration of a Class IV Site Plan application with a request for special parking reduction, landscape plan with waiver, and architectural plan for the 18.18-acre Village Square development, to develop the 3.070-acre Phase III as Island Cove, a 2-story, 60-unit apartment community with associated parking, landscaping, one-story clubhouse with recreation area, pool and playground.

Address: North of SW 10th Street, south of SW 8th Street, east of SW 13th Avenue, and west of SW 12th Avenue.

Rebekah Dasari, Senior Planner, entered the project into the record.

Exparte

The Board members spoke with Andrea Keiser and/or had received an email.

Applicant Presentation

Jason Weber

Kimley Horn

1615 South Congress Avenue, Suite 201, Delray Beach, Florida

This item was brought back from the January 26, 2022 Board meeting.

The teen amenities will be modified by removing bag toss boards and including a half-court basketball court.

Additional benches will be provided in front of each building and playground area.

There will be an additional barbeque at the pool area.

Sabal Palms will be added to each corner of the property. There will be reserved spaces on site for Island Cove residents.

Forty-eight on-street parking spaces were provided towards the total. The parking reduction request was explained..

Staff Presentation

Rebekah Dasari, Senior Planner, presented the project.

Public Comments

Dr. Jessie Saginor, Chairman at Delray Beach Housing Authority and Urban Planning professor at FAU

899 NW 37th Avenue
Delray Beach, Florida

Board Comments

Price Patton said that there is a critical need for low and very low-income housing.

Annette Gray said that problems are solved based on diversity and thought. Project maximized the potential. It is now a much stronger project.

The Board members thanked the applicants for listening to their comments and thanked staff.

Motion to APPROVE the Class IV site plan modification was made by Dana Post Adler and seconded by Annette Gray.

MOTION CARRIED 7-0

7. REPORTS AND COMMENTS

A. Staff

- Next meeting date is February 23, 2022
- Project Updates-No comments

B. Board Comments

- Todd L'Herrou announced that there will be a workshop to understand the process of administrative approvals.
- Price Patton announced that in the new budget, we received money for electronic plan review.

8. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 6:53 p.m.

Minutes of the February 9, 2022 SPRAB Meeting

The information provided herein is the Minutes of the meeting of said Site Plan Review and Appearance Board (SPRAB) on February 9, 2022, which Minutes were formally approved and adopted by the Board on _____, 2022.

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.