

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

MEETING DATE: February 23, 2022

MEETING PLACE: Commission Chambers, City Hall

1. CALL TO ORDER

The meeting was called to order by Todd L'Herrou, Board Chair, at 5:03 p.m.

2. ROLL CALL

A quorum was present.

Members present were Todd L'Herrou, Chairperson; Dana Post Adler, Vice Chairperson; Price Patton, 2nd Vice Chairperson; Steven Cohen; and Annette Gray.

Absent were John Brewer and Carol Perez.

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

3. APPROVAL OF AGENDA

Motion to AMEND the Agenda to move item 6E to 6D and move item 6D to 6E, was made by Price Patton and seconded by Annette Gray.

4. 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.

5. COMMENTS FROM THE PUBLIC

None

6. QUASI-JUDICIAL HEARING ITEMS

A. 25 SE 6th Ave. (2022-088) Corrected from the project number originally on the agenda listed as 2022-086: Consideration of a Class I Site Plan Modification associated with architectural elevations.
Address: 25 SE 6th Avenue

Scott Pape, Principal Planner, entered the project into the record on behalf of Jennifer Buce, Planner.

Exparte

None

Applicant Presentation

Selene Varela
Gonzalez Architects
Miami, FL

Staff Presentation

Scott Pape, Principal Planner, presented the project on behalf of Jennifer Buce, Planner.
This was the former location of the Mellow Mushroom restaurant.

A letter from the Delray Beach Downtown Development Authority (DDA) was entered into the record.

Public Comments

None

Board Comments

Todd L'Herrou and Price Patton asked if the planters would be real or live plans. Selene Varela confirmed that they would be real.

Motion to APPROVE the Class I Site Plan Modification was made by Dana Post Adler and seconded by Steven Cohen.

MOTION CARRIED 5-0

Applicant was not present for item B. Lamrini Retail Store (2022-044)

Motion to AMEND the Agenda to move item 6B to the end of the quasi-judicial items was made by Dana Post Adler and seconded by Steven Cohen.

B. 394 SE 5th Avenue (2022-011): Consideration of a Class I Site Plan Modification associated with the exterior architectural modifications to the existing one-story building at the northeastern portion of property (Building #394); installation of a gazebo; and installation of a pool.
Address: 394 SE 5th Avenue

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

Exparte

None

Applicant Presentation

Steve Knight
Alexis Knight Architect
100 NE 6th Street
Boynton Beach, FL

Staff Presentation

Rachel Falcone, Planner, presented the project.

Public Comments

None

Board Comments

Todd L'Herrou said that it is a nice, refreshed update.

Motion to APPROVE the Class I Site Plan Modification was made by Price Patton and seconded by Dana Post Adler.

MOTION CARRIED 5-0

C. Emmanuel Catholic Church (2021-171): Consideration of a Class III Site Plan Modification associated with the installation of a new 3,600 SF covered pavilion to the western portion of the existing structure to accommodate patrons before and after mass.

Address: 15700 S. Military Trail

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

Exparte

None

Applicant Presentation

Elizabeth Colome

530 24th Street

West Palm Beach, FL

Rachel Falcone, Planner, presented the project.

Public Comments

None

Board Comments

Todd L'Herrou asked and Elizabeth Colome confirmed that there will not be any music or services. Board members commented to the applicant that they can plant trees and provide shade, rather than payments into the in-lieu fund.

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

MOTION CARRIED 5-0

D. Churchill Condominium Clubhouse (2021-223): Consideration of a Class III Site Plan Modification and Architectural Plan to expand the existing clubhouse facility.

Address: 611 SE 7th Street

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

Exparte

None

Applicant Presentation

Thomas Hill

611 SE 7th Street

Delray Beach, FL

Staff Presentation

Rebekah Dasari, Senior Planner, presented the project.

Public Comments

None

Motion to APPROVE the Class III Site Plan Modification was made by Dana Post Adler and seconded by Steven Cohen.

MOTION CARRIED 5-0

E. Silver Terrace Office (2021-209): Consideration of a Class V Site Plan, Landscape Plan, and Architectural Plan, to develop the 0.1902 parcel as a 2-story, 2,700 square foot office.

Address: 1000 Old Dixie Highway

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

Exparte

None

Applicant Presentation

Bradley Miller
Urban Design Studio
610 Clematis Street
West Palm Beach, FL

Staff Presentation

Rebekah Dasari, Senior Planner, presented the project.

Public Comments

None

Board Comments

Annette Gray asked about the material and Bradley Miller said that the rounded wall is primarily glass. Board members expressed concern about shade.

Price Patton asked about Leadership Energy and Environmental Design (LEED).

Applicant

Steve Knight
Alexis Knight Architect
1000 NE 6th Street
Boynton Beach, FL

Steve Knight responded that it uses LEED principles, but they are not seeking LEED certification.

Motion to APPROVE the Class V Site Plan, Landscape Plan, and Architectural Plan was made by Steven Cohen and seconded by Annette Gray.

MOTION CARRIED 5-0

F. Lamrini Retail Store (2022-044): Consideration of a Class I Site Plan Modification associated with modifications to the architectural elevations.

Address: 50 SE 6th Avenue

Scott Pape, Principal Planner, entered the project into the record on behalf of Jennifer Buce, Planner.

Exparte

None

Applicant Presentation

Simeon Kirilov
Steve Siebert Architecture
466 N. Federal Highway
Boynton Beach, FL

Staff Presentation

Scott Pape, Principal Planner, presented the project on behalf of Jennifer Buce, Planner. This was the former location of the Ace Hardware building. A letter from the Delray Beach Downtown Development Authority (DDA) was entered into the record.

Public Comments

None

Motion to APPROVE the Class I Site Plan Modification was made by Dana Post Adler and seconded by Price Patton.

MOTION CARRIED 5-0

7. REPORTS AND COMMENTS

A. Staff

- The April 13, 2022 meeting will be moved to Thursday, April 14, 2022

8. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 6:25 p.m.

Minutes of the February 23, 2022 SPRAB Meeting

The information provided herein is the Minutes of the meeting of said Site Plan Review and Appearance Board (SPRAB) on February 23, 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.