

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

**MEETING DATE:** June 22, 2022

**MEETING PLACE:** City Commission Chambers

**1. CALL TO ORDER**

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

**2. ROLL CALL**

A quorum was present.

**Members Present:** Todd L'Herrou, Chair; Price Patton, 2<sup>nd</sup> Vice Chair; Steven Cohen; Annette Gray; and Carol Perez.

**Absent:** Dana Adler, Vice Chair, and John Brewer.

**Staff Present:** William Bennett, Assistant City Attorney; Michelle Hoyland, Principal Planner; Jae Eun Kim, Senior Landscape Planner; and, Rochelle Sinisgalli, Board Secretary.

**3. APPROVAL OF AGENDA**

It was noted by Michelle Hoyland that the address for item 8.B should read NW 22<sup>nd</sup> Street.

**Motion** to APPROVE the June 22, 2022, agenda was made by Annette Gray and seconded by Carol Perez.

**MOTION CARRIED 5-0**

**4. MINUTES**

**Motion** to APPROVE the February 23, 2022, minutes was made by Price Patton and seconded by Steven Cohen.

**MOTION CARRIED 5-0**

**5. SWEARING IN OF THE PUBLIC**

Price Patton, 2<sup>nd</sup> Vice Chair, read the Quasi-Judicial Rules for the City of Delray Beach and the Board Secretary swore in all who wished to give testimony.

**6. COMMENTS FROM THE PUBLIC**

None

**7. PRESENTATIONS**

None

**8. QUASI-JUDICIAL HEARING ITEMS**

**A. Delray Beach Club (2022-143):** Consideration of a Class II Site Plan Modification for landscape plan modifications and exterior color changes of the building for the existing Delray Beach Club.

**Address:** 2001 South Ocean Avenue

**Authorized Agents:** David Bodker, Landscape Architecture/Planning, Inc.; dplapinc@aol.com

**Applicant/Agent:** Emilio Lebolo, One A Architecture; el@oneaarchitecture.com

Michelle Hoyland, Principal Planner entered Project File 2022-143 into the record.

**Exparte**

None

**Applicant Presentation**

Emilio Lebolo, One A Architecture

Dave Bodker, Landscape Architect

**Staff Presentation**

Jae Eun Kim, Senior Landscape Planner presented the project.

**Public Comment**

None

**Rebuttal**

None

**Board Comments**

Carol Perez asked why Royal Palms instead of Coconut Palms, to which Dave Bodker responded that they are a cleaner look.

Carol Perez asked about the colors.

A physical copy of the color palette was circulated to the board members to see.

Todd L'Herrou asked if there is a place to do something other than grey.

Emilio Lebolo wants to keep it crisp; that's the goal of the client.

Todd L'Herrou expressed his disappointment that so many trees in good health are going to be cut down and replaced and wished that the trees can go elsewhere.

**MOTION** to approve the Class II Site Plan Modification (2022-143), for the Delray Beach Club located at 2001 South Ocean Boulevard, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan, was made by Carol Perez and seconded by Annette Grey.

**MOTION CARRIED 5-0**

**B. Delray Ridge (2022-109):** Consideration of Class III Site Plan Modification, Landscape Plan, and Waiver for Delray Ridge associated with the development of 14 single-family homes and site improvements.

**Address:** Northeast corner of Swinton Avenue and NE 22<sup>nd</sup> Street

**Authorized Agent:** Allan Hendricks, Caulfield & Wheeler, Inc.; allan@cwiasoc.com

Jae Eun Kim, Senior Landscape Planner entered Project File 2022-109 into the record.

**Exparte**

None

**Applicant Presentation**

Allan Hendricks, Caulfield & Wheeler; 7900 Glades Road, Boca Raton, FL

**Staff Presentation**

Jae Eun Kim, Senior Landscape Planner presented the project.

**Public Comment**

None

**Rebuttal**

None. Allan Hendricks commented that he reached out to two communities and the city to see if they could recycle any of the trees.

**Board Comments**

Price Patton likes the addition of the street trees.

Jae Eun Kim said that they are mitigating all palms and trees.

The Waiver is for replacing shade trees with palm trees.

Allan Hendricks said that instead of canopy trees, it will be canopy palms.

Carol Perez asked if there is a gate, to which Jae Eun Kim responded that there is.

**Applicant**

Stephanie Purts, Landscape Architect, 2385 NW Executive Drive, Boca Raton, FL

On Swinton Ave, there are Silver Buttonwoods, on NW 22<sup>nd</sup> Street, there are Green Buttonwoods, providing more shade because there's an instant canopy. An oak tree gets planted to soften the facades of the houses and give more shade.

**Board Comments**

Price Patton asked what the acceptable trees are.

Jae Eun Kim responded that they are not in the city's code.

**MOTION** to approve the Class II Site Plan Modification and Waiver (2022-109) for Delray Ridge, which is located at the Northeast corner of North Swinton Avenue and NE 22<sup>nd</sup> Street, by finding that the requests are consistent with the Land Development Regulations and the Comprehensive Plan, made by Annette Grey and seconded by Steven Cohen.

**MOTION CARRIED 4-1**

**Price Patton voted No.**

**C. Chick-fil-A (2022-036):** Consideration of Class II Site Plan, Landscape Plan, and Waivers for modifications to the existing Chick-fil-A drive-thru restaurant.

**Address:** 1800 South Federal Highway

**Owner:** Chick-fil-A, Inc.

**Applicant:** Jenny Baez, Bowman Consulting Group, Ltd; jbaez@bowmanconsulting.com

Michelle Hoyland, Principal Planner entered Project File 2022-036 into the record.

**Exparte**

None

**Applicant Presentation**

Bonnie Miskel, Dunay, Miskel and Backman; 14 SE 4<sup>th</sup> Street, Boca Raton, FL  
Jenny Baez, Bowman Consulting; 910 SE 17<sup>th</sup> Street, Suite 300, Ft. Lauderdale, FL

**Staff Presentation**

Michelle Hoyland, Principal Planner presented the project.

**Public Comment**

None

**Rebuttal**

Jenny Baez said that 18 cars are currently cued, and it will be 24 cars with the new plan.

**Board Comments**

Carol Perez expressed concerns about the traffic flow.

**Applicant**

Steven Moore, Landscape Architect; Alfreda, GA. Mr. Moore said that all shrubs will be new and fresh.

**Board Comments**

Todd L'Herrou is pleased with the collaborative work for this site.

**MOTION** to approve the Class II (2022-036) Site Plan, Landscape Plan, and Waivers for modifications to the existing Chick-fil-A, located at 1800 South Federal Highway, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations, made by Price Patton and seconded by Annette Grey.

**MOTION CARRIED 4-1**, Steven Cohen dissenting.

**9. LEGISLATIVE ITEMS – CITY INITIATED**

None

**10. REPORTS AND COMMENTS**

**A. City Staff**

- The next meeting is scheduled for July 27, 2022.
- Project Updates-None

**B. Board Comments**

None

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

The undersigned is the Board Secretary of the Site Plan Review and Appearance Board and the information provided herein is the Minutes of the meeting of said body for **June 22, 2022**, which were formally adopted and APPROVED by the Board on \_\_\_\_\_.

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.