

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

**MEETING DATE:** December 14, 2022

**MEETING PLACE:** City Commission Chambers

**1. CALL TO ORDER**

The meeting was called to order by Dana Post Adler, Chair, at 5:02 p.m.

**2. ROLL CALL**

A quorum was present.

**Members Present:** Dana Adler, Chair; Carol Perez, Vice Chair; Annette Gray, 2<sup>nd</sup> Vice Chairman; Benjamin Baffer; Steven Cohen; Linda Purdo and Alison Thomas.

**Absent:** None

**Staff Present:** William Bennett, Assistant City Attorney; Amy Alvarez, Principal Planner; Alexis Rosenberg, Senior Planner; Susana Rodrigues, Planner; Jennifer Buce, Planner; and Rochelle Sinisgalli, Board Secretary.

**3. APPROVAL OF AGENDA**

Item 9B to become item 9E.

**MOTION** to APPROVE the amended December 14, 2022, agenda as amended by Carol Perez and seconded by Annette Gray.

**Motion Carried 7-0**

**4. MINUTES**

**Motion** to approve the October 26, 2022 minutes was made by Annette Gray and seconded by Carol Perez.

**Motion Carried 7-0**

**5. SWEARING IN OF THE PUBLIC**

Dana Adler, Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Ms. Sinisgalli swore in all who wished to give testimony.

**6. COMMENTS FROM THE PUBLIC**

None

**7. PRESENTATIONS**

None

## 8. CONSENT APPLICATIONS

**A. Residence Inn, Color Change (2023-020):** Consideration of color changes for the building to Benjamin Moore AC-41 Acadia White on the body of the structure, Benjamin Moore AC-2 Berkshire Beige on the tower walls, Benjamin Moore OC-150 Brilliant White on the banding and parapet caps, Sandstone for the metal roof, and anodized bronze on the windows, storefronts, shutters, and railings.

**Address:** 1111 East Atlantic Avenue

**PCN:** 12-43-46-16-71-000-0000

**Property Owner:** Tallmar, Inc.

**Designated Agent:** Gary Eliopoulos, GE Architecture Inc.; gary@eliarch.com

**Planner:** Susana Rodrigues, Planner; rodriguess@mydelraybeach.com

**B. OK&M, Class I Site Plan Modification (2022-290):** Consideration of a Class I Site Plan Modification associated with the installation of a plant wall around the existing sliding door.

**Address:** 502 East Atlantic Avenue

**PCN:** 12-43-46-16-G6-000-0010

**Property Owner:** MROD Realty Group; ab@madisonsquarerealty.com

**Designated Agent:** Jered Guzman; jguzman@seagate.com

**Planner:** Susana Rodrigues, Planner; rodriguess@mydelraybeach.com

**MOTION** to APPROVE the consent applications was made by Annette Gray and seconded by Carol Perez.

**Motion Carried 7-0**

## 9. QUASI-JUDICIAL HEARING ITEMS

**A. Blue Gallery at Atlantic Avenue (2022-278):** Consideration of a Class I Site Plan Modification associated with exterior alterations including the existing stone-cladded columns to be re-cladded with wood planks and the existing parapet to receive a new white paint finish and new perforated metal cladding.

**Address:** 600 East Atlantic Avenue

**PCN:** 12-43-46-16-01-117-0010

**Property Owner:** 600 East Atlantic Ave, LLC - Rami Rotkopf; rami@smart-publishing.com

**Authorized Agent:** Gonzalez Architects; jose@gonzalez-architects.com

**Planner:** Susana Rodrigues, Planner; rodriguess@mydelraybeach.com.

Susana Rodrigues, Planner entered Project File 2022-278 into the record.

## Exparte Communications

Dana Adler-None

Linda Purdo-None

Benjamin Baffer-None

Alison Thomas-None

Steven Cohen- None

Carol Perez-None  
Annette Gray-None

### **Applicant Presentation**

Jose Gonzalez, Principal Architect; Gonzalez Architects 14 NE 1<sup>st</sup> Street, Miami, FL 33132

### **Staff Presentation**

Susana Rodrigues, Planner presented the project from a Microsoft PowerPoint presentation.

### **Rebuttal/Cross**

None

### **Public Comment**

Roger Cope, 701 SE 1<sup>st</sup> Avenue-Mr. Cope was in support of the project as the renovation will be a great improvement to the existing exterior.

### **Board Comments**

Benjamin Baffer, Alison Thomas, Annette Gray and Dana Adler were in support of the project.

Carol Perez asked the applicant if they agreed to reinstall the planters and if the height of the structure will change.

Linda Purdo was in support of the project and recommended that some vegetation be provided.

**MOTION** to move approval of the Class I Site Plan Modification (2022-278) associated with the exterior renovations at Blue Gallery at Atlantic Avenue, located at 600 E Atlantic Avenue, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations was made by Annette Gray and seconded by Steven Cohen.

**MOTION Carried 7-0**

**B. The Oasis (2023-014):** Consideration of the establishment of a Master Sign Program for The Oasis located at 1319 North Federal Highway.

**PCN:** 12-43-46-09-12-000-0050

**Address:** 1319 North Federal Highway

**Designated Agent:** Mark Gregory; gregorymg1@aol.com

**Planner:** Jennifer Buce; buce@mydelraybeach.com

Jennifer Buce, Planner entered Project File 2023-014 into the record.

### **Exparte Communications**

Dana Adler-None

Linda Purdo-None

Benjamin Baffer-None

Alison Thomas-None

Steven Cohen- None

Carol Perez-None

Annette Gray-None

### **Applicant Presentation**

Mark Gregory, MG Concepts LLC; 18 Salina Avenue, Suite 29, Delray Beach, FL 33483.

### **Staff Presentation**

Jennifer Buce, Planner presented the project from a Microsoft PowerPoint presentation.

### **Rebuttal/Cross**

Mark Gregory clarified the height of the signage on the building and requested that the tenant signage on the free-standing sign have different color font with a white background that will be consistent with all the tenant signage.

Jennifer Buce informed the Board that initially the application was 1319 and 1325 North Federal Highway and that staff was supportive of the differing colors of font and with white backgrounds on the free-standing sign.

### **Public Comment**

Christina Morrison asked the Board to approve the proposed master sign program.

### **Board Comments**

Carol Perez asked the applicant if the landscaping will interfere with the free-standing sign. Ms. Perez was concerned about the font colors as they did not appear to be consistent.

Steven Cohen and Linda Purdo preferred a single white face and indicated that the colors and fonts must be consistent.

Benjamin Baffer was concerned about the height of the free-standing sign and reiterated the need to have consistence with the different tenant signage.

Annette Gray asked the applicant if the monument sign color will match the building color and inquired as to the total number of signs that can be placed on the building.

Dana Adler was concerned about the consistency of the different tenant signage and proposed a limit of 3 colors with differing fonts. The three colors would be the Snappy Turtle Pink and Captain Clay blue and the teal color that currently exists on the building trim.

**MOTION** to move approval, as amended, to establish a Master Sign Program (2023-014) for The Oasis located at 1319 North Federal Highway, Development Regulations subject to the conditions that the signs be limited to three colors, the color of the existing aqua building trim color, the snappy turtle pink color and the brilliant blue of the Captain Clay sign and that the monument sign has white plexiglass flat face, by finding that the request meets the criteria set forth in the Land Development Regulations, made by Carol Perez and seconded by Annette Gray.

**MOTION Carried 7-0**

**C. Delray Beach Club (2021-194):** Consideration of a Class III Site Plan Modification, Landscape Plan, and Architectural Elevations associated with the construction of a one story covered parking garage (17,243 SF) with two rooftop tennis courts.

**Address:** 2001 South Ocean Boulevard

**PCN:** 12-43-46-28-00-000-1111

**Property Owner:** Delray Club Inc.

**Applicant:** GE Architecture Inc; Gary P. Eliopoulos; Gary@eliarch.com

**Planner:** Jennifer Buce; buce@mydelraybeach.com

Jennifer Buce, Planner entered Project File 2021-194 into the record.

#### **Exparte Communications**

Dana Adler-None

Linda Purdo-None

Benjamin Baffer-None

Alison Thomas-None

Steven Cohen-None

Carol Perez-None

Annette Gray-None

#### **Applicant Presentation**

Christian Mendoza, GE Architecture; 1045 E Atlantic Avenue, Delray Beach, FL 33444

Gary Eliopoulos, Architect; GE Architecture; 1045 E Atlantic Avenue, Delray Beach, FL 33444

#### **Staff Presentation**

Jennifer Buce, Planner presented the project from a Microsoft PowerPoint presentation.

#### **Rebuttal/Cross**

Gary Eliopoulos noted that there will not be an increase in the amount of tennis courts and the number of parking spaces will be increased.

Jennifer Buce noted that the traffic approval statement from Palm Beach County is still valid.

### **Public Comment**

Bernard Levoloff- 2075 South Ocean Boulevard-Mr. Levoloff voiced concern that that the proposed changes will be detrimental to the surrounding residents due to the additional noise and traffic generated from the increased usage of the facility.

### **Board Comments**

Alison Thomas requested clarification regarding the proposed changes.

Annette Gray was concerned about an increased amount of traffic generated by the club and how staff calculated the number of required parking spaces.

Carol Perez asked about relocation of existing trees and the screening of the parking areas. Ms. Perez noted that there are Australian Pine trees located in the northern and southern portions of the property.

Steven Cohen requested clarification as to the proposed elevation of structure in question.

Linda Purdo noted that there is a need for additional parking spaces but was concerned that the architectural style does not match the entrance into the club. Ms. Purdo recommended that the parking structure be minimized so that the entrance into the club is the focal point.

Benjamin Baffer recommended that the parking garage architecture be altered to better incorporate into the existing club and acknowledged that there is a need for additional parking at that location.

Dana Adler noted that there is a need for additional parking spaces and recommended that additional landscaping be provided.

**MOTION** to continue with direction was made by Carol Perez and seconded by Linda Purdo.

**MOTION Carried 7-0**

**D. 7th Avenue Banyan (2022-092):** Provide a recommendation to the City Commission for a waiver request associated with a Class V Site Plan to allow the use of the Porch frontage type, in place of the required Storefront or Arcade with Storefront frontage type, for the purpose of constructing a 16,298 square foot, three-story mixed-use building.

**Address:** 625, 633, and 645 West Atlantic Avenue

**Applicant/Property Owner:** West Atlantic Development Company, LLC

**Authorized Agent:** John W. Szerdi, Living Design Group Florida Architects, Inc.; (561) 578-0776; john@ldgfla.com

**Planner:** Alexis Rosenberg, Senior Planner; rosenberga@mydelraybeach.com

Amy Alvarez, Principal Planner entered Project File 2022-092 into the record.

**Carol Perez recused herself from this item.**

**Exparte Communications**

Dana Adler-None

Linda Purdo-None

Benjamin Baffer-None

Alison Thomas-None

Steven Cohen-None

Annette Gray-Met with the representative of the applicant

**Applicant Presentation**

John W. Szerdi, Living Design Group Florida Architects Inc; 1005 Lake Ave, Lake Worth, FL 33460

**Staff Presentation**

Amy Alvarez, Principal Planner presented the project from a Microsoft PowerPoint presentation.

**Rebuttal/Cross**

None

**Public Comment**

Christina Morrison, requested that the Board approve the waiver as the applicant is unable to provide the required arcade due to the Florida Department of Transportation right of way regulations.

**Board Comments**

Annette Gray, Steven Cohen and Alison Thomas were in support of granting the waiver as the porch provides the effect of an arcade.

Linda Purdo was in support of the waiver and hopes that this project will lead to revitalization of the West Atlantic Avenue area.

Benjamin Baffer requested clarification as to what the Board was voting on.

Dana Adler asked the applicant about other projects that have received waivers to the required Storefront or Arcade with Storefront frontage type, and recommended a Land Development Regulation change to address similar waivers for this requirement in the future.

**MOTION** to move to recommend approval to the City Commission of the waiver request for 7th Avenue Banyan at 625, 633, and 645 West Atlantic Avenue (2022-092) to utilize the Porch frontage type in place of the required Storefront or Arcade with Storefront frontage type, by finding that the request meets the criteria set forth in the Land Development Regulations was made by Steven Cohen and seconded by Annette Gray.

**MOTION Carried 6-0**

**Carol Perez returned to the dais.**

**10. Reports and Comments**

**A. City Staff**

Next meeting will be January 25, 2023

**B. Board Attorney**

**C. Board Members**

None

**11. ADJOURN.**

There being no further business to come before the Board, the meeting was adjourned at 7:08 p.m.



The undersigned is the Board Clerk of the Site Plan Review & Appearance Board and the information provided herein is the Minutes of the meeting of said body for **December 14, 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.