

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

MEETING DATE: February 8, 2023

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, 2nd Vice Chair; 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; Julian Gdaniec, Senior Planner; and Rochelle Sinisgalli, Board Secretary.

3. APPROVAL OF AGENDA

MOTION to APPROVE the amended February 8, 2023, agenda as amended by Alison Thomas and seconded by Linda Purdo.

Motion Carried 7-0

4. MINUTES

None

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 AGENDA

None

9. QUASI-JUDICIAL HEARING ITEMS

A. The North Edge (2022-238): Consideration of a Class V Site Plan Application, including a Landscape Plan, Architectural Elevations, and Landscape Waiver, for a 9-unit multi-family residential development.

Address: 1405 North Federal Highway and 716 North Lake Avenue

PCN: 12-43-46-09-11-004-0012; 12-43-46-09-11-004-0011; 12-43-46-09-11-004-0050

Applicant / Agent: Lake Ave Federal LLC / Jeffrey A. Costello, JC Planning Solutions; jcostello@jcplanningsolutions.com

Planner: Julian Gdaniec, Senior Planner; gdaniec@mydelraybeach.com

Julian Gdaniec, Senior Planner; entered Project File 2022-238 into the record.

Carol Perez recused herself from this item.

Applicant Presentation

Gary Eliopoulos, Architect; GE Architecture Inc; 1045 E Atlantic Avenue, Delray Beach, FL 33483

Jeff Costello, JC Planning Solutions; 981 Delray Lakes Drive, Delray Beach, FL 33444

Staff Presentation

Julian Gdaniec, Senior Planner, presented the project from a Microsoft PowerPoint presentation.

Exparte Communications

Dana Adler-None

Linda Purdo-None

Benjamin Baffer-None

Alison Thomas-None

Steven Cohen-None

Annette Gray-None

Rebuttal/Cross

None

Public Comment

None

Board Comments

Benjamin Baffer inquired about the 6-foot-tall masonry perimeter wall on the east side of the proposed structure.

Annette Gray was supportive of the project but voiced concern regarding the zig zag pattern of the structure along Federal Highway.

Steven Cohen inquired about the 10-foot front setback and the current location of the sidewalk.

Linda Purdo asked staff about the height limitation that was imposed by the Planning and Zoning Board and the permissible uses of the roof top terrace.

Dana Adler expressed support for the proposed project and the architectural style.

MOTION to move approval of the Class V Site Plan Application, including a Landscape Plan, Architectural Elevations, and Landscape Waiver (2022-238) for The North Edge, a 9-unit multi-family residential development for the property located at 1405 North Federal Highway and 716 North Lake 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 Linda Purdo and seconded by Steven Cohen.

MOTION Carried 6-0

Carol Perez returned to the dais.

B. Regions West Atlantic (2022-201): Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevations for the construction of a 1,904 square foot Regions Bank with a drive thru facility.

Address: 4760 West Atlantic Avenue

PCN: 12-42-46-13-01-000-0080

Property Owner: 4760 West Atlantic Avenue, LLC

Designated Agent: Andrew Savage, Bohler Engineering FL, LLC,
asavage@bohlereng.com

Planner: Amy Alvarez, alvarez@mydelraybeach.com; Susana Rodrigues,
rodriguess@mydelraybeach.com

Amy Alvarez, Principal Planner, entered Project File 2022-201 into the record.

Exparte Communications

Dana Adler-Received email

Linda Purdo-Received email

Benjamin Baffer-Received email

Alison Thomas-Received email

Steven Cohen-Received email

Carol Perez-None

Annette Gray-None

Applicant Presentation

Mathew Lynn, Bohler Engineering FL, LLC; 1900 NW Corporate Boulevard, Boca Raton, FL 33431

Jack Marshall, Architect; BDG Architects; 2100 1st Ave N # 100, Birmingham, AL 35203

Staff Presentation

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

Rebuttal/Cross

None

Public Comment

None

Board Comments

Alison Thomas was supportive of the project as the proposed structure is an improvement compared to the existing conditions.

Annette Gray asked the applicant to consider the addition of a mural on the northern facade facing West Atlantic Avenue.

Carol Perez noted that the proposed project is an improvement to the existing structure and asked the applicant about the availability of certain vegetation noted on the landscape site plan.

Benjamin Baffer was concerned that the location of the drive-up ATM may result in traffic obstructions along Whatley Road, and suggested that the ATM be located further to the rear of the building.

Dana Adler recommended that a mural be added on the portion of the blank façade facing West Atlantic Avenue.

MOTION to move approval of the Class V Site Plan (2022-201), Landscape Plan, and Architectural Elevations for Regions West Atlantic, a 1,904 square foot bank with a drive thru facility, located at 4760 West 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 Alison Thomas.

MOTION Carried 6-1

DISSENTING Benjamin Baffer

C. 318 SE 5th Avenue (2022-013): Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevations for the construction of a four-story, mixed-use development located at the properties currently addressed as 302, 318, 338, and 346 SE 5th Avenue.

Address: 302, 318, 338, and 346 SE 5th Avenue

PCNs: 12-43-46-21-01-104-0010 ;12-43-46-21-01-104-0030 ;12-43-46-21-01-104-0050; and 12-43-46-21-01-104-0060

Applicant / Agent: Jerrod Purser of WGI; Jerrod.Purser@wginc.com

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

Alexis Rosenberg, Senior Planner, entered Project File 2022-013 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

Neil Schiller, Attorney; Government Law Group; 137 NW 1st Avenue, Delray Beach, FL 33444

Jerrod Purser, Planner; WGI; 2035 Vista Parkway, West Palm Beach, FL 33411

John Harrigan; Eco Plan; 310 SE 18th Street, Ft. Lauderdale, FL 33316

Staff Presentation

Alexis Rosenberg, Senior Planner, presented the project from a Microsoft PowerPoint presentation.

Public Comment

Alice Finst, 707 Place Tavant-Ms. Finst was concerned that the height of the proposed structure would be detrimental to the surrounding residential properties.

Rebuttal/Cross

Neil Schiller noted that the proposed structure is below the maximum height established by the City's Land Development Regulations and that the building will be setback 30 feet from the property line.

Board Comments

Annette Gray was not in favor of the architectural style and indicated that the style is not harmonious with other structures in that area.

Carol Perez recommended that the applicant add more detail to the exterior wall located on the northeast corner of the 4th floor, as that area currently contains large blank walls. Ms. Perez also recommended the addition of tall landscaping in the rear of the structure that abuts residential properties to add a visual screen of the building.

Steven Cohen recommended that the building should have additional architectural details to add architectural complexity to the building.

Linda Purdo noted that the massing of the building is not appropriate for that area and that the retail portion of the building be redesigned to allow a better pedestrian experience. Ms. Purdo suggested additional architectural designs be incorporated in order to soften the massing of the building.

Benjamin Baffer suggested that some shade trees be added to the civic open space and landscaping be added to the rear of the building to minimize the industrial appearance of the building.

Alison Thomas echoed Mr. Baffer's recommendation that additional landscaping be added to the rear of the building, but was not concerned that the massing or height of the building was detrimental to the adjacent residential neighborhood.

Dana Adler recommended that additional architectural designs be incorporated into the facade of the building, and that the massing of the building be reduced to minimize the impact to the adjacent single-family dwellings.

MOTION to postpone without a date certain was made by Steven Cohen and seconded by Annette Gray.

MOTION Carried 7-0

10. Reports and Comments

A. City Staff

The next meetings will be February 22nd and March 22nd.

Anthea Gianniotis will be present at the March 22nd meeting in place of Amy Alvarez.

B. Board Attorney

William Bennett informed the Board that the City Commission will be holding a workshop regarding Central Business District architecture guidelines.

C. Board Members

Annette Gray asked if an applicant could present a mixture of more than one approved architectural style.

Steven Cohen asked why the masonry modern style is so popular.

Linda Purdo asked if there were provisions in place to limit the accumulation of certain architectural styles within a given neighborhood.

Amy Alvarez responded that we don't currently have that in place; there are still deviations in style.

11. ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 6:59 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 **February 8, 2023**, 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.