

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

MEETING DATE: October 26, 2016

MEETING PLACE: City Commission Chambers

I. CALL

The meeting was called to order by Roger Cope, at 6:10 P.M.

II. ROLL

A quorum was present. Members present were Alice Finst, Shannon Dawson, James Chard, Fred Kaub, Vlad Dumitrescu, and Roger Cope. Linda Purdo-Enochs was absent. Staff present were Janice Rustin, Assistant City Attorney; Candi Jefferson, Senior Planner; Scott Pape, Principal Planner; Tim Stilling, Director of Planning, Zoning and Building; and Diane Miller, Board Secretary.

III. MINUTES

Motion to approve the Minutes for September 14, 2016, was made by James Chard and seconded by Vlad Dumitrescu

ALL IN FAVOR.

IV. APPROVAL OF AGENDA

Motion to approve the Agenda was made by James Chard and seconded by Shannon Dawson.

ALL IN FAVOR.

V. SWEARING IN OF THE PUBLIC

Roger Cope read the Quasi-Judicial Rules for the City of Delray Beach and Ms. Miller swore in all who wished to give testimony.

VI. COMMENTS FROM THE PUBLIC

None.

VII. COLOR CHANGES

A. Delray Beach Boxing (2016-284): Architectural Elevations, Color and Material Change request to replace an existing dark green awning with a black and white striped awning at 2455 North Old Dixie Highway.

Candi Jefferson, Senior Planner, presented the project to the Board.

Motion to approve Architectural Elevations, Color and Material Change was made by James Chard and seconded by Shannon Dawson.

MOTION CARRIED 6-0.

B. Shaner Project (2017-004): Architectural Elevations, Color and Material Change at 74 NE 4th Avenue.

Candi Jefferson, Senior Planner, presented the project to the Board.

Motion to approve Architectural Elevations, Color and Material Change was made by James Chard and seconded by Alice Finst.

MOTION CARRIED 6-0.

Board member Fred Kaub notified the Assistant City Attorney, Janice Rustin, that he would need to step down for the next project, due to a conflict of interest.

VIII. SITE PLANS

A. Delray Place South (2016-051): Class III Site Plan Modification, Landscape Plan and Architectural Elevations associated with redevelopment of Tropic Square, including but not limited to partial demolition of the site, construction of a new building addition, reconfiguration of the existing parking lot, landscaping upgrades and provision of additional parking and outdoor dining areas located at 1911 South Federal Highway.

Candi Jefferson, Senior Planner, presented the project to the Board.

Exparte

Board members indicated that they had visited the site or spoken with the applicant prior to the meeting. Roger Cope disclosed that he had received a UPS package from the applicant which he had not opened and returned it to staff at the meeting.

Motion to approve the landscape buffer waiver was made by Roger Cope and seconded by Shannon Dawson, subject to the condition that the required twenty feet (20') buffer be increased from the proposed 7'2" to 9'2" to allow an additional 2' for the outdoor dining area along US1.

MOTION CARRIED 4-1, James Chard dissenting.

Motion to approve the shade tree waiver was made by James Chard and seconded by Shannon Dawson.

MOTION CARRIED 3-2, Alice Finst and James Chard dissenting.

Motion to deny the special action parking reduction request was made by Shannon Dawson and seconded by Vlad Dumitrescu.

MOTION CARRIED 5-0, unanimously.

Motion to approve the site plan was made by Roger Cope and seconded by Shannon Dawson, subject to staff's three recommended conditions plus two additional conditions which included provision of a pedestrian connector across Eve Street to accommodate a foot path for non-vehicular use to serve patrons walking between Delray Place North and Delray Place South and relocation of the base of the proposed tower feature for Dunkin Donuts two feet to the east to create a greater buffer, to be reviewed and approved by staff prior to site plan certification.

MOTION FAILED 2-3, Alice Finst, James Chard and Vlad Dumitrescu dissenting.

Motion to approve the landscape plan was made by James Chard and seconded by Shannon Dawson, subject to removal of staff's two stated conditions.

MOTION CARRIED 5-0, unanimously.

Motion to approve the architectural elevations was made by Vlad Dumitrescu and seconded by James Chard, subject to staff's two recommended conditions.

MOTION CARRIED 5-0, unanimously.

VIII. REPORTS AND COMMENTS

City Staff Comments

The next SPRAB meeting will Thursday, November 17, 2016 due to the holiday. It will be held in the 1st Floor Conference Room.

City Attorney Comments

Since the Site Plan for Delray Place South was not approved, the Applicant has the opportunity the appeal it to the City Commission, if they choose to do it. On the other side, the Party can appeal the waivers that were approved and they can be reheard by the Commission.

Board Member Comments

James Chard requested the minutes reflect further comment regarding Delray Place South and the rebuilding of Tropic Isles Blvd., with the proposed expansion from three lanes to five lanes in the Site Plan as the primary reason for the motion to fail.

IX. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 11:10 P.M.

The undersigned is the Secretary of the Site Plan Review and Appearance Board and the information provided herein is the Minutes of the meeting of said body for October 26, 2016, which were formally adopted and approved by the Board on November 30, 2016.

Kelly Ann Simmons

Kelly Ann Simmons

If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes. They will become so after review and approval, which may involve some changes.

(These Minutes are a record of the proceedings of this Board. The full audio and video recording of these proceedings are available at:

www.mydelraybeach.com/city-commission/av or a digital copy may be purchased at City Hall.)