

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

**MEETING DATE:** April 10, 2019

**MEETING PLACE:** Commission Chambers, City Hall

**1. CALL TO ORDER**

The meeting was called to order at 6:02 p.m.

**2. ROLL CALL**

A quorum was present. Members present were John Brewer, Roger Cope, Vlad Dumitrescu, Todd L'Herrou, Price Patton, and Linda Purdo. Annie Adkins-Roof was absent with notice. City Staff present were William Bennett, Assistant City Attorney; Scott Pape, Principal Planner; Christine Stivers, Senior Planner; Jennifer Buce, Assistant Planner; Rochelle Sinisgalli, Board Secretary.

**3. APPROVAL OF AGENDA**

**Motion to APPROVE** the Agenda was made by Todd L'Herrou and seconded by Linda Purdo.

**MOTION CARRIED 6-0**

**4. MINUTES**

**Motion to APPROVE** the Minutes for February 13, 2019 was made by Todd L'Herrou and seconded by Linda Purdo, with a correction to change the name for exparte on item VIII A. to John Brewer.

**MOTION CARRIED 6-0**

**5. SWEARING IN OF THE PUBLIC**

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

**6. COMMENTS FROM THE PUBLIC**

None at this time.

**7. PRESENTATIONS**

**8. Quasi-Judicial Hearing Items**

**A. 301 NE 1<sup>st</sup> St. (2019-141):** Color Change from a Pink to Pure White on exterior of the structure.  
Address: 301 NE 1<sup>st</sup> St.

**Exparte:** None

Jennifer Buce, Assistant Planner, introduced the project to the Board.

**Applicant Presentation**

Shai Mashiach, 18590 Harbor Light Way, Boca Raton, presented the project.

## **Minutes of the April 10, 2019 SPRAB Meeting**

### **Staff Presentation**

Jennifer Buce, Planner, gave the City's presentation.

### **Public Comments**

None at this time.

**Motion to APPROVE** the Color Change made by Todd L'Herrou and seconded by Linda Purdo.  
**MOTION CARRIED 6-0**

**B. 2500 SW 22<sup>nd</sup> Ave (2019-143):** Color change from White walls and Grey railings to Grey walls and White railings and columns.  
Address: 2500 SW 22<sup>nd</sup> Ave.

**Exparte:** None

Jennifer Buce, Assistant Planner, introduced the project to the Board.

### **Applicant Presentation**

**Jacob Van Wageningen, 2700 SW 22<sup>nd</sup> Ave., Delray Beach,** presented the project to the Board.

### **Staff Presentation**

Jennifer Buce, Assistant Planner, gave the City's presentation.

### **Public Comments**

None at this time.

**Motion to APPROVE** the Site Plan Modification was made by Vlad Dumitrescu and seconded by Todd L'Herrou.  
**MOTION CARRIED 6-0**

**C. Lucky's Market (2019-070):** Approve a Class I Site Plan Modification associated with minor façade changes  
Address: 5030 W. Atlantic Ave.

**Exparte:** None

Jennifer Buce, Assistant Planner, introduced the project to the Board.

### **Applicant Presentation**

**Daniel Corbin,** presented the project to the Board.

### **Staff Presentation**

Jennifer Buce, Assistant Planner, gave the City's presentation.

### **Public Comments**

None at this time.

## **Minutes of the April 10, 2019 SPRAB Meeting**

**Motion to APPROVE** the Class I Site Plan Modification was made by Price Patton and seconded by Todd L'Herrou.

**MOTION CARRIED 6-0**

**D. Delray Chevrolet (2019-079):** Consideration of a Class III Site Plan Modification, Landscape Plan, and Architectural Elevations, associated with the modification of the approved site plan for a full service automobile dealership.

Address: 2605 S Federal Highway and associated parcels

**Exparte:** Price Patton drove by the location.

Christine Stivers, Senior Planner, introduced the project to the Board.

### **Applicant Presentation**

**Rebecca Zissel, of Sax, Sachs, and Caplan, 6111 Broken Sound Parkway** presented the project to the Board.

### **Staff Presentation**

Christine Stivers, Senior Planner, gave the City's presentation.

### **Public Comments**

None at this time.

**Motion to APPROVE** the Site Plan Modification was made by Todd L'Herrou and seconded by Vlad Dumitrescu.

**MOTION CARRIED 6-0**

**Motion to APPROVE** the Landscape Plan was made by Todd L'Herrou and seconded by Vlad Dumitrescu.

**MOTION CARRIED 6-0**

**Motion to APPROVE** the Architectural Elevations was made by Todd L'Herrou and seconded by Vlad Dumitrescu.

**MOTION CARRIED 6-0**

**E. 405 South (2018-158):** Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevations, associated with the construction of a mixed-use building consisting of three residential units and three office units.

Address: 405 SE 6<sup>th</sup> Ave.

**Exparte:** Todd L'Herrou and Price Patton had driven by the location.

Christine Stivers, Senior Planner, introduced the project to the Board.

### **Applicant Presentation**

**Stephen Albanese, Albanese Home Builders,** presented the project to the Board.

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### **Staff Presentation**

Christine Stivers, Senior Planner, gave the City's presentation.

### **Public Comments**

Evan Widlitz, 365 SE 6<sup>th</sup> Ave., asked if construction vehicles enter and exit through Federal Highway. Scott Pape, Principal Planner, responding that a pre-construction meeting would take place regarding construction traffic, prior to construction activities beginning. The Chief Building Official and other staff members would address these matters at that time.

**Motion to APPROVE** the Site Plan Modification was made by Price Patton and seconded by Todd L'Herrou.

**MOTION CARRIED 6-0**

**Motion to APPROVE** the Landscape Plan was made by Vlad Dumitrescu and seconded by Todd L'Herrou, with the condition that landscape plans be updated without reflecting proposed paving plan.

**MOTION CARRIED 6-0**

**Motion to APPROVE** the Architectural Elevations was made by Vlad Dumitrescu and seconded by Todd L'Herrou.

**MOTION CARRIED 6-0**

**F. Murphy Oil (2018-201):** Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevations, associated with the construction of a convenience mart (gas station with food sales) for Murphy Oil.

Address: 16211 S. Military Trail

**Exparte:** None

Christine Stivers, Senior Planner, introduced the project to the Board.

### **Applicant Presentation**

**Jillian Janovsky, on behalf of Greenberg Farrow, 3 Executive Dr., Somerset, NJ** presented the project to the Board.

### **Staff Presentation**

Christine Stivers, Senior Planner, gave the City's presentation.

### **Public Comments**

None at this time.

**Motion to APPROVE** the Site Plan Modification was made by Todd L'Herrou and seconded by Vlad Dumitrescu.

**MOTION CARRIED 6-0**

## **Minutes of the April 10, 2019 SPRAB Meeting**

## **Minutes of the April 10, 2019 SPRAB Meeting**

**Motion to APPROVE** the Landscape Plan was made by Todd L'Herrou and seconded by Vlad Dumitrescu.

**MOTION CARRIED 6-0**

**Motion to APPROVE** the Architectural Elevations was made by Todd L'Herrou and seconded by Vlad Dumitrescu.

**MOTION CARRIED 6-0**

### **9. REPORTS AND COMMENTS**

#### **A. Staff**

The next meeting will be held on April 24, 2019.

#### **B. Board Comments**

Price Patton stated that he has trouble reading the Landscape Plans online.

### **10. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 7:49 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 April 10, 2019, which were formally adopted and approved by the Board on \_\_\_\_\_, 2019.

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Rochelle Sinisgalli

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