

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

MEETING DATE: October 28, 2020

MEETING PLACE: Virtual Meeting - City Hall

1. CALL TO ORDER

The meeting was called to order by Todd L'Herrou, Board Chair, at 5:07 p.m.

2. ROLL CALL

A quorum was present.

Members present were Todd L'Herrou, Chair, Price Patton, Vice Chair, Carol Perez, 2nd Vice Chair, John Brewer, Dana Post Adler, Andrea Sherman, and Andreka Youngblood.

Staff present were William Bennett, Assistant City Attorney; Scott Pape, Principal Planner; Kent Walia, Senior Planner; Jennifer Buce, Planner; Rachel Falcone, Planner; Rochelle Sinisgalli, Board Secretary.

3. APPROVAL OF AGENDA

William Bennett, Assistant City Attorney, announced that the Agenda was updated with the call-in phone number.

Motion to APPROVE the Agenda was made by Carol Perez and seconded by Andrea Sherman

MOTION CARRIED 7-0

4. MINUTES

Motion to APPROVE the Minutes for September 23, 2020 with a correction of adding Price Patton's last name to 3.C., was made by Price Patton and seconded by Carol Perez.

MOTION CARRIED 7-0

5. SWEARING IN OF THE PUBLIC

Todd L'Herrou, Chairperson, read the Quasi-Judicial Rules for the City of Delray Beach and because it was a virtual meeting, the public was previously sworn in by Rochelle Sinisgalli when they called in to leave their comments via voicemail to give testimony.

6. COMMENTS FROM THE PUBLIC

NOTE: Comments on items that are NOT on the Agenda will be taken immediately prior to Public Hearing Items. Speakers will be limited to 3 minutes.

None

7. Presentations

A. William Bennett, Assistant City Attorney gave a presentation of the Sunshine Laws, and also welcomed Andreka Youngblood to the Board.

8. QUASI-JUDICIAL HEARING ITEMS

A. 2655 W. Atlantic Ave. (2021-013): Consideration of a Material Change application from a seafoam green metal roof to a Certain Teed Dimensional Shingle in the color Sunrise Cedar.

Address: 2655 W. Atlantic Ave.

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Rachel Falcone, Planner, entered the project into the record.

Exparte

None

Applicant Presentation

Dave Morgan - Pegasus Construction, Hollywood, FL

Staff Presentation

Rachel Falcone, Planner, presented the project.

Public Comments

None

Board Comments

Carol Perez – Would prefer that they go with a metal roof rather than shingles. She likes the color change.

Todd L’Herrou - Prefers a much lighter material in Florida sunshine; it decreases the Florida heat.

Motion to APPROVE the Material Change, was made by Carol Perez and seconded by John Brewer.
MOTION CARRIED 7-0

B. Collier Club (2020-279): Consideration of an amendment to the Master Sign Program.
Address: 777 S. Congress Ave.

Jennifer Buce, Planner, entered the project into the record.

Exparte

None

Applicant Presentation

Chris Levey – Signarama, 2905 S. Congress Ave.

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Board Comments

Andrea Sherman – It looks fine.

John Brewer – It looks great. Eagerly looking forward to it opening.

Andreka Youngblood – It looks fine.

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Motion to APPROVE the amendment to the Master Sign Program, was made by Carol Perez and seconded by Andrea Sherman.

MOTION CARRIED 7-0.

C. Delray Chevrolet (2020-196): Consideration of a Class I Site Plan Modification associated with addition of a 75 sq. ft. storage area which is screened with an 8' high CMU wall; addition of glass storefronts; new canopy eyebrows; and a raised parapet on the front elevation.

Address: 2605 and 2703 S. Federal Highway

Rachel Falcone, Planner, entered the project into the record.

Exparte

None

Applicant Presentation

Greg Molina – GBM Architecture, 2801 SW 3rd Ave., St. Lauderdale

Michael Weiner – Sax Sachs Caplan, PL

Staff Presentation

Rachel Falcone, Planner, presented the project.

Public Comments

None

Board Comments

Carol Perez – Another layer of hedge in front of the Federal Highway side would suit the city well.

Price Patton – The additional eyebrows will give it additional architectural character.

Motion to APPROVE the Class I Site Plan Modification was made by Carol Perez with the condition the hedge screening by additional liquid storage to be increased from 2' height to 3' and seconded by Dana Post Adler.

MOTION CARRIED 7-0.

D. 110 Building (2020-265): Consideration of a Class I Site Plan Modification associated with minor modifications to the architectural elevations.

Address: 110 E. Atlantic Ave.

Jennifer Buce, Planner, entered the Avalon restaurant project into the record.

Exparte

None

Applicant Presentation

Jordana Jarjura - Vice President and General Counsel of Menin – 101 SE 4th Ave.

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Staff Presentation

Jennifer Buce, Planner, presented the project. Parking was assessed. There are 131 spaces so there is excessive parking.

Public Comments

Billy Himmelrich – 105 E. Atlantic Ave.

Jordana Jarjura commented – We don't impact the intensity

Jennifer Buce commented that there is plenty of parking which is why it came in as a Class 1 application.

Jordana Jarjura explained that they are just changing the façade and that the only difference to the exterior is that they are relocating the entrance.

Board Comments

Dana Post Adler – Beautiful job connecting the façade and it looks terrific.

Carol Perez – Architecturally it's an improvement.

Andrea Sherman – A beautiful improvement. Loves the entry, the simplicity of it. Thinks it's stunning.

Todd L'Herrou – Definitely is an improvement. Thinks it will be a great space. It will increase the beauty of the downtown.

Motion to APPROVE the Class I Site Plan Modification, was made by Price Patton and seconded by Andreka Youngblood.

MOTION CARRIED 7-0.

E. Banyan Court (2020-094): Consideration of a Class II Site Plan Modification, Landscape Plan and Architectural Elevations for a Master Development Plan associated with the construction of a new 40-unit single-family detached home development.

Address: 13132 & 13088 Barwick Rd.

Kent Walia, Senior Planner, entered the project into the record.

Exparte

Price Patton and Carol Perez had received an email from John Miller Jr.

The email was entered into the record.

Applicant Presentation

Bradley Miller – Miller Land Planning, 508 E. Boynton Beach Blvd., Boynton Beach

Austin Sims – Architect

David Bodker – Landscape Architect

Staff Presentation

Kent Walia, Senior Planner, presented the project.

Public Comments

None

Board Comments

Carol Perez – Project would be better suited with a more consistent look. Landscape plan is sufficient.
John Brewer – Concern is with 40 units and everybody picking what they want, what the finished product is eventually going to look like. Feels like this is how many units can we get in here and how can we maximize.

Dana Post Adler – Doesn't believe that this style S is British West Indies style at all. Not a huge fan of what was done with the Spanish style, but it's a little easier on the eye than the others. The Annapolis plan is fine. Not happy with the 2-story Atlanta or Boston or Columbia at all. The Spanish is better than the British West Indies. Doesn't understand the photometric plan. Doesn't see much cohesion at all. She is disappointed.

Price Patton – Shares concerns about the West Indies style. Two bay garage door is a concern. Two separate bays would be more inviting.

Todd L'Herrou – Has concerns about the parameters about the black chain linked fence. Adjacent to a very active public elementary school. Concerned about openings appearing in the chain linked fence very quickly and concerned about it being a safety issue. He is disappointed that this Board historically has been very concerned about loss of native species. There are some wonderful live oaks and lovely trees on the property right now, and he's disturbed that the approach is to take them all out and they are gone forever. He agrees with the other Board members that neither of the plans look particularly Spanish or West Indies. It's a boxy looking style that he's not happy with.

Andrea Sherman – There's nothing exciting or architectural interest to them. They look very dated.

Motion to CONTINUE WITH DIRECTION, the Class II Site Plan Modification, Landscape Plan and Architectural Elevations, was made by Carol Perez and seconded by Andrea Sherman.

F. Opal Grand (2020-263): Consideration of a Class II Site Plan Modification associated with the addition of new event deck, parking, and architectural features such as the addition of glass railings, stucco decorative panels (palm leaves), decorative architectural brackets, and decorative shutters; replacing decorative railings at existing parking garage; modification of the "Marriott Clock Tower"; addition of shutters to north tower; rebuilding the existing wooden roof top trellises out of aluminum and the removal of false windows on the tower feature.

Address: 10 N. Ocean Blvd.

Rachel Falcone, Planner, entered the project into the record.

Exparte

None

Applicant Presentation

Gary Eliopoulos – GE Architecture, 1045 E. Atlantic Ave. representing Ocean Properties, fka The Marriott.

Staff Presentation

Rachel Falcone, Planner, presented the project.

Public Comments

None

Board Comments

Carol Perez – Loves everything that is being done.

Price Patton – Looks like a great spot. It's a great looking project.

Andrea Sherman – It's fabulous; brought a dated project into the 21st century. Loves all the detail on it.

Dana Post Adler – Terrific, fresh, clean, updated.

John Brewer – It's turned into quite the property. Very tasteful. Loves the changes, spreading the gathering areas out with the bell toward. Smaller congregating areas where people can be spaced. Increasing the outdoor space where people feel more comfortable.

Andreka Youngblood – Very beautiful.

Todd L'Herrou – Loves this project. It's beautiful now and it's getting more beautiful.

Motion to APPROVE the Class II Site Plan Modification was made by Andreka Youngblood and seconded by Dana Post Adler.

MOTION CARRIED 7-0.

G. Pour and Famous (2020-007): Consideration of a Class III Site Plan application associated with a change of use, site plan, landscape plan and architectural elevations.

Address: 525 W. Atlantic Ave.

Jennifer Buce, Planner, entered the project into the record.

Exparte

Price Patton had spoken with Neil Schiller and went to the site.

Applicant Presentation

Neil Schiller, Esquire – Saul, Ewing, Arnstein & Lehr, 515 N. Flagler Dr., Suite 1400, West Palm Beach

Staff Presentation

Jennifer Buce, Planner, presented the project. It's a change of use from bar to restaurant. A separate Conditional Use is being applied for because they are within 300' of RM which is a residential neighborhood.

Public Comments

None

Rebuttal or Additional Comments

Neil Schiller wanted to go back to the condition of approval that staff initiated and incorporated in the possible motion. He asked that the business be allowed to be open until midnight in the outdoor area.

Jennifer Buce read performance standards 3.2.h. She said that staff felt that it would have a negative effect on the neighborhood, and therefore put the 11:00 p.m. condition of approval.

Board Comments

Dana Post Adler – Concerned about the sound and the lighting.

Andreka Youngblood – She thinks it’s a good idea.

John Brewer – A great crossover of diversity and would like to break down those barriers of things happening east of Swinton. He supports the project with the caveat that the neighborhood and the folks in the work force housing, that their opinions are monitored and respected, and if there are issues, that they get addressed.

Carol Perez – Looks forward to it opening. She thinks it’s a great idea but still has a few faults.

Price Patton – Concerned about it being a hybrid bar. Would be more eager to support it if they would put landscaping in the rear to absorb noise, and light.

Andrea Sherman – Would like to see more landscaping in the back, aesthetically as well as a sound deterrent.

Todd L’Herrou – Seems like the Board consensus is not in favor of the condition of closing at 11:00 p.m.

Motion to APPROVE the Class III Site Plan with the condition provided this applicant and staff work together to increase the landscape buffer on south side of property, was made by Price Patton and seconded by Andreka Youngblood.

MOTION CARRIED 7-0.

H. Delray Park Plaza (2020-123): Consideration of a Class III Site Plan application, Landscape Plan, and Architectural Elevations associated with the addition of 130 sq. ft., partitioning of the existing floor plan to create four (4) new bays; modifications to the parking lot to decrease existing nonconformities; façade improvements and color changes; landscaping and irrigation; site lighting; and a new dumpster enclosure.

Address: 1311-1319 N. Federal Highway

Rachel Falcone, Planner, entered the project into the record.

Exparte

Todd L’Herrou lives nearby and travels pass there regularly.

Applicant Presentation

Louis Carbone – 90 SE 4th Ave.

Architect

Dan Carter - Landscape Architect

Staff Presentation

Rachel Falcone, Planner, presented the project.

Public Comments

None

Board Comments

John Brewer – Loves the deco look. We’re lucky to have people that are improving retail property in this environment, improving the aesthetics of Federal Highway. He likes the landscaping.

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Andreka Youngblood – Agrees with John Brewer. Glad that they decided to lighten up the place.

Dana Adler – It's a breath of fresh air; loves the art deco. This is a great project.

Andrea Sherman – Really likes the architecture but a little bit on the fence about the domes. They're interesting, but not sure if it's necessary and still get an art deco feeling. She really likes it.

Carol Perez – If they took the domes off, the building would look really nice also.

Price Patton – He's all for it.

Todd L'Herrou – Agrees with the all the comments. Glad to see the investment in the city and North Federal Highway. It will be a distinct improvement. The domes are a whimsical take on art deco.

Motion to APPROVE the Class III Site Plan, Landscape Plan, and Architectural Elevations, was made by Dana Post Adler and seconded by Carol Perez.

MOTION CARRIED 7-0.

I. Parks at Delray (2020-096): Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevation associated with a residential development with 600 dwelling units.

Address: Southwest corner of Congress Ave. and Germantown Rd.

John Brewer stepped down for this item and stated the conflict that the commercial brokerage firm that he's involved with is responsible for leasing of the commercial space.

Scott Pape, Principal Planner, entered the project into the record.

Exparte

None

Applicant Presentation

Mike Covelli – Covelli Design Associates, 1209 S. Swinton Ave.

Bonnie Miskel – Dunay, Miskel and Backman

Staff Presentation

Scott Pape, Principal Planner, presented the project.

William Bennett, Assistant City Attorney, announced that the Board has to take a vote for the meeting to go past 11:00 p.m. and also postponing item 9.A. to the next meeting.

Motion to APPROVE to extend the meeting past 11:00 p.m., was made by Dana Post Adler and seconded by Andrea Sherman.

Amended **Motion to APPROVE** to extend the meeting past 11:00 p.m. and postpone item 9.A. to the next meeting, was made by Dana Post Adler and seconded by Andrea Sherman.

MOTION CARRIED 6-0.

John Brewer had recused himself from item 8.I. and was not in the room.

Project 8.I. continued.

Public Comments

1. Pat O'Brian, Salerno Way
2. No name, phone #561-809-2564

Mike Covelli commented that they had numerous meetings with homeowners to the west when they did the SAD process. There was a lot of work done with the traffic engineers. He thinks they're okay with preserving the traffic influence in the neighborhood to the west.

Bonnie Miskel commented that when they originally came through with the SAD (Special Activities District), the City Commission approved their regulations. They've come back to modify some of those but the majority of the regulations will continue to survive. The City Commission approved a definition for moderate household. Bonnie Miskel respectfully asked that the note be removed tonight.

Board Comments

Dana Post Adler – Quite an impressive project.

Carol Perez – Landscape buffer on west side and on Germantown Rd. looks a little sparse in areas. The buildings are devoid of details. The landscape plan looks good.

Andrea Sherman – Likes beautiful large green space. She thinks the people who live in the buildings who live facing that big green space are going to be happier than the ones facing the big parking lot. Wondering if it can be landscaped differently to mitigate all that asphalt.

Todd L'Herrou – The detail particularly the five story buildings are lacking, pretty flat looking. Seems like more can be done, the 3 and 5-story buildings. The sides of the buildings don't have much in architectural detail. The fronts and backs have more detail and articulation.

Motion to CONTINUE WITH DIRECTION for the Class V Site Plan, Landscape Plan, and Architectural Elevation, was made by Price Patton and seconded by Carol Perez.

MOTION CARRIED 6-0.

John Brewer had recused himself.

John Brewer returned to Chambers.

9. REPORTS AND COMMENTS

A. Staff

Scott Pape, Principal Planner reported that the 2021 draft schedule was emailed to the Board members.

Next meeting is November 18, 2020 which will be an in-person meeting.

Anthea Gianniotis, Director, asked if the Board is open to finding an available second meeting date in November 2020, to balance multiple projects between 2 meetings.

B. Board Comments

Dana Post Adler asked why there will be in-person meetings during Covid being on the rise. William Bennett explained that the Governor controls if there are in-person meetings.

Price Patton is unavailable between November 4th and November 10th.

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Scott Pape welcomed Andreka Youngblood to the Board.

William Bennett recognized the IT team.

10. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 12:05 a.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 28, 2020, which were formally adopted and approved by the Board on _____.

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.)