

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

MEETING DATE: November 18, 2020

MEETING PLACE: Commission Chambers, City Hall

1. CALL TO ORDER

The meeting was called to order by Todd L'Herrou, Board Chair, at 5:04 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; Rachel Falcone, Planner; Rochelle Sinisgalli, Board Secretary.

3. APPROVAL OF AGENDA

Motion to APPROVE the Agenda was made by Carol Perez and seconded by Dana Post Adler.

MOTION CARRIED 7-0

4. MINUTES

Motion to APPROVE the Minutes for October 28, 2020 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 Rochelle Sinisgalli swore in all who wished 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. QUASI-JUDICIAL HEARING ITEMS

A. Ocean City Lofts Condominium (2021-023): Consideration of a color change from green and yellow to Peacock Plume Green, Site White, Argos Gray, and Grizzle Gray.

Address: 180 NE 4th Ave.

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

Applicant Presentation

Richard Jones – Richard Jones Architecture, 10 SE 1st Ave., Delray Beach

Minutes of the November 18, 2020 SPRAB Meeting

Exparte

Dana Post Adler drove by, walked around the building and took pictures.
Price Patton drives by every day.

Staff Presentation

Rachel Falcone, Planner, presented the project.

Public Comments

None

Board Comments

Andrea Sherman – It's a nice change. It's really updating the building.
Carol Perez – Likes the change and color combination.
Price Patton – Makes it look fresh and more modern. It's a good improvement.
John Brewer- It will make an improvement.
Andreka Youngblood – Very nice.
Dana Post Adler – Doesn't like it. The colors are industrial, dark and cold; disappointed and doesn't think it's keeping with the downtown look.
Todd L'Herrou – It will be an improvement.

Motion to APPROVE the color change, was made by Price Patton and seconded by Carol Perez.

MOTION CARRIED 6-0

Dana Post Adler voted No.

B. 905 SW 14th St. (2020-266): Consideration of a Class I Site Plan Modification associated with minor modifications to the architectural elevations such as the introduction of new windows, doors, and stairs, and the addition of office space by creating a second floor within the existing structure.
Address: 905 SW 14th St.

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

Exparte

None

Applicant Presentation

James Drago, Architect – 333 NE 24th St., Boca Raton

Staff Presentation

Rachel Falcone, Planner, presented the project.

Public Comments

None

Board Comments

Dana Post Adler – No issues.
Andreka Youngblood – No Comment.

Minutes of the November 18, 2020 SPRAB Meeting

John Brewer – It's pretty straightforward.

Price Paton – Had questions for the applicant.

Carol Price – Fine with it.

Andrea Sherman – Fine with it. Seems like a long run with a landing and 15 steps; impractical with all the steps.

Todd L'Herrou – No issue with it. Doesn't think it changes the look in any substantial way.

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

MOTION CARRIED 7-0.

C. 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.

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

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.

Exparte

None

Applicant Presentation

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

Staff Presentation

Scott Pape, Principal Planner, presented the project.

Public Comments

None

A letter from George T. Elmore, 1320 N. Ocean Blvd., Gulf Stream, FL 33483, dated November 10, 2020, was entered into the record.

Board Comments

Price Patton – Glad the applicant worked with the Board's comments (from the October 28, 2020 SPRAB meeting). They are improvements helping to produce a better product. He wants to get it on the record, as to what Mr. Elmore's letter says.

Mike Covelli said that he would pass the letter to the owners to take into consideration what Mr. Elmore's letter says.

Carol Perez – Thanked the applicant for all the work he did to turn it around and for listening to what the Board had to say (at the October 28, 2020 SPRAB meeting).

Andrea Sherman – Glad the applicant followed what the Board requested (at the October 28, 2020 SPRAB meeting) and thinks it's a nice project.

Dana Post Adler – Thanked the applicant for their hard work.

Minutes of the November 18, 2020 SPRAB Meeting

Andreka Youngblood – Loves it, especially the dog parks.

Todd L'Herrou – Thanked the applicant for listening to the Board (at the October 28, 2020 SPRAB meeting). The additional feature on the third story and fifth story buildings enhances the look of the project. He likes the new landscaping, the revision to the new park strip on the west side. It's a big impact on the look and feel of the project for those who live there and those who live nearby.

Motion to APPROVE the Class V Site Plan, Landscape Plan, and Architectural Elevation, subject to revisions to the three-story buildings as presented to the Board during the November 18, 2020 meeting, was made by Carol Perez and seconded by Andreka Youngblood.

MOTION CARRIED 6-0.

John Brewer had recused himself.

John Brewer returned to Chambers.

C. Pierre Delray II (2019-266): Consideration of a Class V Site Plan application, Landscape Plan, and Architectural Elevations for a 49,282 gross square foot, three-story office/restaurant/retail building with three arcades, an internal parking garage, and roof top parking area with adjacent landscaping, utility and paving improvements in the public right-of-way.
Address: 298 E. Atlantic Ave.

Exparte

None

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

Applicant Presentation

Bonnie Miskel – Dunay, Miskel, Backman

John Cunningham – Zyscovich Architects
250 Park Ave South, Suite 510
Winter Park, FL

Staff Presentation

Kent Walia, Senior Planner, presented the project.

Public Comments

None

Board Comments.

Andreka Youngblood – Very nice.

Dana Post Adler – Asked Kent Walia what the covering on the parking lot ordinance was about.

Price Patton – Likes the relationship between Pierre I and Pierre II. It's a good project.

John Brewer – It's a welcome addition to Atlantic Ave.

Carol Perez – Phase 1 looks very nice and likes this building and how it compliments phase 1. Not a fan of the fake vine, would rather see an architectural element there instead, something interesting, something exciting and different that could add to the building.

Malcolm Butters – Butters Construction Development, said they are currently working with FPL. One side of the wires are encroaching into the property without an easement. They are going to flip the wires on the west side of the pole with extenders. They are currently working with them to make sure they have enough safety and distance.

Price Patton – Agrees with Carol Perez and would prefer some kind of architectural element, something to keep that same kind of pattern and rhythm on the wall, but not the fake vine.

Andrea Sherman – Concerned about the artificial products fading in the sun and it would look tacky against the real vine. Would like to see a photograph of the mosaic tile.

Todd L'Herrou – A green version of mosaic tile would be very striking. Happy with the wood look.

Motion to POSTPONE the Class V Site Plan, Landscape Plan, and Architectural Elevation, to a date and time certain meeting, that being Thursday, November 19, 2020 at 5:01 p.m., was made by Price Patton and seconded by Andrea Sherman.

MOTION CARRIED 7-0.

8. REPORTS AND COMMENTS

A. Staff

Scott Pape, Principal Planner announced that the next meeting is November 19, 2020. The City will be going back to virtual meetings as of December 1, 2020.

B. Board Comments

None

Todd L'Herrou thanked everyone for coming to the meeting in person. He thanked staff for being dedicated throughout the months (of the Covid related meeting process), and appreciates what staff does and how much staff supports the Board, also thanking William Bennett and the IT Department.

Scott Pape gave thanks to the IT department.

Todd L'Herrou expressed that he appreciates William Bennett's and Scott Pape's input and support.

9. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 7:16 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 November 18, 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.)

DRAFT