

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

MEETING DATE: March 24, 2021

MEETING PLACE: Virtual Meeting - City Hall

1. CALL TO ORDER

The meeting was called to order by Todd L'Herrou, Board Chair, at 5:10 p.m.

2. ROLL CALL

A quorum was present.

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

Absent was Price Patton, Vice Chair.

Staff present were William Bennett, Assistant City Attorney; Scott Pape, Principal Planner; Elizabeth Eassa, Senior Planner; Kent Walia, Senior Planner; William Wilsher, Landscape Planner; Jennifer Buce, 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 Andrea Sherman.

MOTION CARRIED 6-0

Todd L'Herrou asked for a moment of silence in memory of Richard Jones, Architect.

4. MINUTES

Motion to APPROVE the Minutes for February 10, 2021 was made by Carol Perez and seconded by John Brewer.

MOTION CARRIED 6-0

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. QUASI-JUDICIAL HEARING ITEMS

A. SOFA Apartments (2021-048): Consideration of a color change from green, white, coral, and grey to "Pure White", "Alabaster", and "Gray Clouds" on the body of the structure; the lower body of the structure will consist of "Peppercorn" throughout, and "Dustblu" accents and highlights throughout the structure.

Address: 151 SE 3rd Ave.

Minutes of the March 24, 2021 SPRAB Meeting

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

Applicant Presentation

John Karlic, FL Contractors
2321 SE 24th Terrace, Dania Beach

Staff Presentation

Rachel Falcone, Planner presented the project.

Exparte

None

Public Comments

Kevin Homer, Homeowner
Osceola Park

Board Comments

Andrea Sherman – They haven't changed anything if it's still in the grey scheme.

John Karlic responded that it is in the grey family. It's a brighter blue than it is grey.

Andrea Sherman – It's not in the blue family, it's a blue-grey.

John Brewer – What works is the pop of the landscape. The building looks sleek. Landscaping adds to the general tone.

Andreka Youngblood – Wishes she could see the samples on the building because the pictures doesn't do it any justice.

Carol Perez – The blue-grey color is better. Doesn't think that the applicant listened from what the Board told them at the last meeting.

Todd L'Herrou – The Board asked the applicant for an accent color from what they previously provided. Thinks it will be an attractive structure.

Dana Post Adler – It's not a true blue, not an accent color. Applicant didn't change what they were asked to change. Would like to see a brighter blue.

Todd L'Herrou – Agrees that this is exactly the same what the applicant presented at the previous meeting, and that they didn't listen to the Board's comments.

Motion to APPROVE the color change was made by Carol Perez and seconded by John Brewer.

MOTION FAILED 2-4.

Andrea Sherman, Dana Post Adler, Andreka Youngblood, and Todd L'Herrou voted No.

Applicant would like to return and asked for the Board members to go by and look at the color on the building. The applicant will return and come up with a new color palate for the City. The applicant asked for the Board members to look at the SW corner, east side of the tracks.

Motion to CONTINUE the color change to the April 28, 2021 SPRAB meeting was made by Carol Perez and seconded by Andrea Sherman.

MOTION PASSED 6-0.

B. 5th Ave. Suites (2021-090): Consideration of a color change from orange to "Silver City" grey on the body of the structure and "Pure White" for the trim.

Address: 85 SW 5th Ave.

Minutes of the March 24, 2021 SPRAB Meeting

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

Exparte

None

Applicant Presentation

Steven Michael

909 McCleary St., Delray Beach

Staff Presentation

Rachel Falcone, Planner, presented the project.

Public Comments

None

Board Comments

Dana Post Adler – Disappointed on many levels. The building was painted without SPRAB approval. It went from a whimsical color to grey.

Andreka Youngblood – It's okay to not always wanting to fit in with the greys. Overwhelmed with the greys and the whites.

Andrea Sherman – It's bland; maybe an accent color would help.

Carol Perez – It's bland and was painted without approval. Appreciates the landscaping and the sod.

John Brewer – No comment.

Todd L'Herrou – It's a challenge because we've seen a lot of greys and whites and have been turning them down because it could become a dominant color scheme.

Steven Michael said that he should have known with his experience, to have applied for the color change. Applicant will come back to the next meeting on April 28, 2021.

Todd L'Herrou – Doesn't want to see muted colors; not greys and whites or beige. Make the building stand out. Put some thought into it.

Dana Post Adler – They're looking for a color rather than a neutral.

John Brewer – We're becoming monochromatic. Any pop in color is appreciated.

Todd L'Herrou – Appreciates the applicant's willingness to return to the next meeting.

Motion to CONTINUE the color change to the April 28, 2021 SPRAB meeting was made by Dana Post Adler and seconded by Andreka Youngblood.

MOTION CARRIED 6-0.

C. 2413 N. Federal Highway (2021-098): Consideration of a Class I Site Plan Modification with modifications to the architectural elevations and site improvements.

Address: 2413 N. Federal Highway

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

Exparte

Todd L'Herrou drives by regularly.

Applicant Presentation

Abhi Kanthan, Kanthan Design Corp.
631 Potter Rd., Boynton Beach

Glen Welden, Glen Welden & Associates
5126 7th Ave. N., Saint Petersburg

Staff Presentation

Rachel Falcone, Planner, presented the project.

Public Comments

None

Board Comments

Carol Perez – The architecture looks great; it's an exciting building. Come in with a landscape plan and provide some trees in the landscape islands in the parking lot.

Andrea Sherman – It's a great project. It's creative, innovative, and loves the color.

Dana Post Adler – Thinks it's brilliant.

John Brewer – Loves that they're keeping the bones of the project. Not increasing the density. Loves the vertical lines, keeps things low to the ground. Loves the muted orange, it's smart and agrees with the direction that Delray Beach should go.

Andreka Youngblood – Loves the orange color, its popping.

Todd L'Herrou – Agrees with the comments. It's a great upgrade to that section of the new north section of Federal Highway.

Motion to APPROVE the Class I Site Plan Modification by Dana Post Adler and seconded by Andrea Sherman.

MOTION CARRIED 6-0.

D. Ocean Delray (2021-100): The proposed Class II Site Plan modification is associated with the minor site, landscaping, and architectural changes to a 19-unit, three-story condominium (under construction).

Address: 1901 S. Ocean Blvd.

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

Exparte

A copy of an email from Kenneth Kaleel, Esquire, was forwarded to the Board members and entered into the record.

Applicant Presentation

Thomas Carney, Attorney
135 SE 5th Ave.

John Farina, Builder
Randall Stofft and Carlos Linares, Randal Stofft Architects

Staff Presentation

Kent Walia, Senior Planner, presented the project.

Public Comments

None

Board Comments.

Carol Perez – We need trees, landscaping and green.

Andrea Sherman – Likes the architecture of the building. Concerned about the walkway. Sees Carol's point about lack of landscaping and trees.

Andreka Youngblood – No comment.

John Brewer – People to the south of the property have just as much rights as the property owners.

Dana Post Adler – No comment.

Todd L'Herrou – We're seeing minor modifications to what was approved.

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

MOTION CARRIED 5-1.

Carol Perez voted No.

E. Keele Cneter (2021-075): Consideration of a Class II Site Plan modification, for modifications to the approved architectural elevations and the pool area.

Address: 4675 Linton Blvd.

Elizabeth Eassa, Senior Planner, entered the project into the record.

Exparte

None

Applicant Presentation

David Milledge, Attorney, Coteleur-Hearing, on behalf of Caron South Florida.
1934 Commerce Lane, Suite 1, Jupiter

Steve Pollio, Senior Architect, Peacock & Lewis Architects
1295 US Highway 1, North Palm Beach

Staff Presentation

Elizabeth Eassa, Senior Planner, presented the project.

Public Comments

None

Board Comments

John Brewer – Appreciates Board members for their diligence and focus on things that laymen like himself, might miss.

Andreka Youngblood – Looks very tasteful.

Dana Post Adler – Concerned that a glass wall will eliminate natural light. Concerned about maintaining the green wall.

Steve Polio addressed the concerns of not to have a dark space between the natural and architectural light, and the light colors, it will be light and fresh.

Carol Perez – A couple of Oak trees were removed. How was that mitigated? Were more trees put on the site?

Steve Polio responded yes.

Andrea Sherman – The windows no longer have a balcony on the second floor.

Todd L'Herrou – Has concerns about the north side of the building.

Motion to **APPROVE** the Class II Site Plan modification was made by Carol Perez with the condition that they add two faux windows on the north elevation on the 3rd story, below the two windows proposed on the 4th story, and seconded by John Brewer.

MOTION CARRIED 6-0.

F. 50 SE 4th Ave. (2020-204): Consideration of a Class III Site Plan, Landscape Plan and Architectural Elevations for a 3,625 SF one-story restaurant.

Address: 50 SE 4th Ave.

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

Exparte

Dana Post Adler is a neighbor. Did a drive by and runs by it.

Applicant Presentation

George Brewer
85 SE 4th Ave.

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Board Comments

Dana Post Adler – Terrific project.

Andreka Youngblood – Looks very nice.

Andrea Sherman - It's a combination of main street vernacular with a midcentury modern twist. Likes nano doors with a lot of open air.

John Brewer – Great use of space. Great urban feel and matches well with what's going on in Delray. It will encourage people to get off of the avenue.

Carol Perez – Looks great. Looks like a lot of fun. Landscape plan is stellar!

Todd L'Herrou – Great place to see something coming up next to iPic, Great project.

Motion to **APPROVE** the Class III Site Plan, Landscape Plan and Architectural Elevations, was made by John Brewer and seconded by Andrea Sherman.

MOTION CARRIED 6-0.

Dana Post Adler had announced previously that she would be leaving at this point of the meeting.

G. 1177 Moderne (2020-174): Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevations for a 3-story residential condominium building.
Address: 1177 George Bush Blvd.

Elizabeth Eassa, Senior Planner, entered the project into the record.

Exparte

John Brewer did a driveby.

Todd L'Herrou did a driveby.

Applicant Presentation

Chris Bennardo, Attorney

Tom Laudani, Owner's Representative

Simeon Kirleov, Architect

Siebert Architects

Dave Bodker, Landscape Architect

601 N. Congress Ave.

Staff Presentation

Elizabeth Eassa, Senior Planner, presented the project.

Public Comments

None

Board Comments

Andrea Sherman – Very pretty project.

Andreka Youngblood – Very nice.

John Brewer – This product integrates well with the rest of the area. Another kind of living in Delray Beach.

Carol Perez – Building is very nice. Dave Bodker did a great job with the landscape plan. There's no shaded walkway.

Todd L'Herrou – Huge improvement, a much-appreciated change.

Motion to APPROVE the Class V Site Plan, Landscape Plan, and Architectural Elevations, was made by John Brewer and seconded by Andreka Youngblood.

MOTION CARRIED 5-0.

8. REPORTS AND COMMENTS

A. Staff

- Meeting Dates have been sent out. The next meeting date is April 28, 2021.

B. Board Comments

None

9. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 9:34 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 March 24, 2021, 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.)