

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

MEETING DATE: May 26, 2021

MEETING PLACE: Virtual Meeting - City Hall

1. CALL TO ORDER

The meeting was called to order by Todd L'Herrou, Board Chair, at 5:33 p.m.

2. ROLL CALL

A quorum was present.

Members present were Todd L'Herrou, Chair; Price Patton, Vice Chair; Dana Post Adler, and Andrea Sherman.

Absent were Carol Perez, 2nd Vice Chair, John Brewer, and Andreka Youngblood.

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

3. APPROVAL OF AGENDA

Motion to **APPROVE** the Agenda, per Scott Pape, to move Item 7B Ramen Lab Eatery (2021-135), to 7D1, was made by Price Patton and seconded by Dana Post Adler.

MOTION CARRIED 4-0

4. MINUTES

Motion to **APPROVE** the Minutes for April 28, 2021 was made by Dana Post Adler and seconded by Andrea Sherman.

MOTION CARRIED 4-0

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

Todd L'Herrou recognized and asked for a moment of silence, for the passing of Rick Brautigan, Architect.

7. QUASI-JUDICIAL HEARING ITEMS

A. 258 SE 6th Ave (2021-149): Consideration of a color change from Peach and Cream to Super White with Tarnished Trumpet accents.

Address: 258 SE 6th Ave.

Minutes of the May 26, 2021 SPRAB Meeting

Jennifer Buce, Planner entered the project into the record.

Exparte

None

Applicant Presentation

Adam Rydzewski
7700 Congress Ave, Suite 1117
Boca Raton

Staff Presentation

Jennifer Buce, Planner presented the project.

Public Comments

None

Board Comments

Andrea Sherman – Fine with the color.
Dana Post Adler – Looks great.
Price Patton – Fine with it.
Todd L'Herrou – It will be an improvement and will look good.

Motion to APPROVE the Color Change was made by Dana Post Adler and seconded by Andrea Sherman.

MOTION CARRIED 4-0.

C. 912 Palm Trail (2021-146): Consideration of a Class I Site Plan Modification to the Architectural Elevations to a previously approved Class V Site Plan Modification.
Address: 912 Palm Trail

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

Exparte

None

Applicant Presentation

Jeffrey Silberstein
524 NE 2nd St.
Delray Beach

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Board Comments

Price Patton – Likes both of them; it's a nice look.

Minutes of the May 26, 2021 SPRAB Meeting

Andrea Sherman – Very attractive, very clean look.

Dana Post Adler – Thinks it's very industrial looking. Prefers the bronze railings. It needs contrast, otherwise it looks like a factory.

Todd L'Herrou - Likes the look. It's interesting looking. Doesn't like that there's no contrast, that it's all done in the white color. Needs visual interest. Monochrome palate hasn't been Delray. Would like to see something done with contrast throughout the building to see a little pop.

Dana Post Adler-Would love to see color within the structure of the building.

Price Patton-Thinks the louvres and the way the sun moves across, creates shadows and different colors. He likes it and thinks it's a nice clean look.

Andrea Sherman-Finds it very appealing. There's a play of different dimensions on the building. The way the light plays against it is very attractive.

Motion to APPROVE the Class I was made by Price Patton and seconded by Andrea Sherman.

MOTION CARRIED 3-1.

Dana Post Adler voted No.

D. Delray Park Plaza South (2021-158): Consideration of a Class I Site Plan Modification associated with the removal of the two rooftop decorative domes on the structure, and the removal of windows on the eastern and northern facades.

Address: 1311-1319 N Federal Highway

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

Exparte

None

Applicant Presentation

Louis Carbone, Attorney

90 SE 4th Ave.

Delray Beach

Staff Presentation

Rachel Falcone, Planner, presented the project.

Public Comments

None

Board Comments

Dana Post Adler – Likes the dome but understands they're having engineering issues and that's why it has to be removed. The color is wonderful.

Andrea Sherman – Agrees with Dana Post Adler that it still looks attractive. It would have set some kind of landmark because it's unusual but understands the engineering issue.

Price Patton – No problems with it.

Todd L'Herrou – Keeps most of the whimsy.

Motion to APPROVE the Class I was made by Andrea Sherman and seconded by Dana Post Adler.

MOTION CARRIED 4-0.

D.1. Ramen Lab Eatery (2021-135): Consideration of a Class 1 Site Plan Modification associated with architectural elevation changes including the installation of two standard slope style fabric awnings to provide coverage for the existing outdoor patio seating on the northern and western sides of the structure.

Address: 25 NE 2nd Ave.

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

Exparte

None

Applicant Presentation

Donald Day
Delay Awnings
80 N. Congress Ave.
Delray Beach

Staff Presentation

Rachel Falcone, Planner, presented the project.

Public Comments

None

Board Comments.

Price Patton – A simple solution and it's a fix we need to have if there's room. There might be a little traffic congestion on the west side, but on the courtyard side it's great.

Dana Post Adler- It's a terrific solution.

Andrea Sherman – Likes it. It's a great solution.

Todd L'Herrou – Feels the same as the other Board members.

Motion to APPROVE the Class I was made by Dana Post Adler and seconded by Andrea Sherman.
MOTION CARRIED 4-0.

E. Starbucks at the Bed Bath and Beyond Plaza (2021-056): Consideration of a Class IV, including the site plan, landscape plan, and architectural elevations.

Address: 14802 S Military Trail

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

Exparte

None

Applicant Presentation

Bonnie Miskel, Attorney
Dunay, Miskel, Backman
14 SE 4th St, Ste 36
Boca Raton

Minutes of the May 26, 2021 SPRAB Meeting

Stephan Claren
Claren Architecture & Design
6400 Congress Ave, Suite 2150
Boca Raton

Tom Hargrett
Kimley Horn
1920 Wekiva Way, Suite 200
West Palm Beach

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

Susan Murray
13445 Fishtail Palm Ct
Delray Beach

Board Comments

Andrea Sherman – Confirmed that those were typical Starbucks colors.

Price Patton – Asked if the trees and renderings were in the landscape plan. He also confirmed that 8 trees are being removed.

Tom Hargrett responded that the majority are live Oaks and Gumbo Limbo.

Dana Post Adler – Building seems very dark and knows they have to conform to the Starbucks colors. Asked if there were any options to brighten it up staying within earth tones. The drive thru and traffic flow out into Military and Atlantic. She also asked how many cars can line up so that you're not blocking traffic in any of the turning lanes.

Bonnie Miskel – Starbucks' standard for stacking is greater than the City's, so they exceed the City's requirement for queuing as far as the drive thru is concerned. The way the flow of the site is designed and laid out, the areas are even greater than what Starbucks asked for.

Stephan Claren said Starbucks has a standard color palate and this one was proposed to this area.

Todd L'Herrou – Asked for clarification of the screening of the rooftop to which Stephan Claren responded that it is a metal louvred screen which is designed to protect it from view.

Todd L'Herrou added that he likes the project, suitable location. He likes that it's further off the street corner so stacking allows for more stacking. It's a good fit for the plaza.

Motion to **APPROVE** the Class IV Site Plan Modification was made by Dana Post Adler and seconded by Price Patton.

MOTION CARRIED 4-0.

F. Delray East Townhomes (2020-202): Consideration of a Class V Site Plan, Landscape Plan and Architectural Elevations for a 2-story, 7-unit townhome development with associated landscape and parking.

Address: 2812 Florida Blvd.

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

Exparte

None

Applicant Presentation

Jose Obeso
JAO Architects
3100 NW Boca Raton Blvd, Suite 115
Boca Raton

Lennie Smith
LF Style Homes
111 SE 2nd St, Unit 101
Delray Beach

Staff Presentation

Elizabeth Eassa, Senior Planner, presented the project.

Elizabeth Eassa made a correction for the record: Earlier, she referenced and it is, LDR 4.4.6.(I).

Public Comments

None

Board Comments

Andrea Sherman – Could be more interesting. Looks a little faded.

Jose Obeso said that the colors make it contemporary.

Dana Post Adler – There's nothing creative or exciting about it. A pop-up color would help tremendously.

Jose Obeso said that they will come up with a better color scheme.

Lennie Smith said that they are trying to keep it modern without making it all white.

Price Patton – Finds the architecture uninspiring. Would love to give the applicant and architect an opportunity to come back with a better plan. Different variations in the façade could help.

Lennie Smith said that they will want to postpone the vote until the next meeting.

Todd L'Herrou – The back of the building is plain as well. Would like to see something whimsical for the charm of Delray.

Price Patton-Add some muntins to differentiate the units, to change them up a bit.

Dana Post Adler-Use colors that are whimsical, some kind of architectural element in the back.

Andrea Sherman-Clad the face of the garage door. Make it interesting looking.

Motion to POSTPONE the Class V Site Plan, Landscape Plan and Architectural Elevations and come back at their earliest convenience, was made by Price Patton and seconded by Dana Post Adler.

MOTION CARRIED 4-0.

G. Delray Park Plaza North (2021-045): The proposed Class V Site Plan is associated with the demolition of a vacant 1,823 sq. ft. bar/lounge and the construction of a new one story 4,995 sq. ft. commercial retail building with four bays and site and landscape improvements.

Address: 1325 N. Federal Highway

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

Exparte

None

Applicant

Louis Carbone, Attorney
90 SE 4th Ave.
Delray Beach

Howard Dean

Richard Hasner
Castle Florida

Betsy Chavez
Rick Brautigan Architecture

Staff Presentation

Kent Walia, Senior Planner, presented the project.

Kent Walia entered an email into the record, which was from Phillip Young.

Public Comments

Phillip Young
704 S. Lake Ave.
Delray Beach

Board Comments

Todd L'Herrou-Concerned about loss of separation from the neighborhood. Could we consider changing the hedge from 3 gallon to 5 gallon? It would help alleviate some of the conditions of the neighborhood, considerably. Pedestrian friendly door in the back is useful for the bay.

Price Patton – Likes just about everything about it except the buffer between the single-family residence to the east and the parking lot.

Andrea Sherman – The dome is appealing and likes the way it's situated on the corner. Great project, loves the design, loves the art deco.

Dana Post Adler – Concurs with fellow Board members. Compromise to give more neighborly privacy. She's thinks it's a great project.

Todd L'Herrou – It will add a lot of eye appeal along Federal Highway. Concerned about protection to the neighborhood to the east.

Motion to APPROVE the Class V Site Plan Modification with the following conditions:

-Applicant will provide for a replacement of the existing opaque fence along on the East side of the property line, prior to site plan certification

-Applicant will plant a row of 5-gallon Clusia plants instead of 3-gallon, on inside of fence was made by Price Patton and seconded by Andrea Sherman.

MOTION CARRIED 4-0.

Louis Carbone agreed to the conditions.

8. REPORTS AND COMMENTS

Minutes of the May 26, 2021 SPRAB Meeting

A. Staff

- Scott Pape, Principal Planner, announced that this will be our last virtual meeting. Next meetings will be June 23, 2021, July 14, 2021 and July 28, 2021.
- William Bennett, Assistant City Attorney, said that all Covid protocols will be lifted as of June 1, 2021.

B. Board Comments

None

9. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 9:44 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 May 26, 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.)