

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

MEETING DATE: July 14, 2021

MEETING PLACE: Commission Chambers, City Hall

1. CALL TO ORDER

The meeting was called to order by Todd L'Herrou, Board Chair, at 5:08 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; Dana Post Adler, and Andrea Sherman.

Absent were John Brewer and Andreka Youngblood.

Staff present were Lawonda Warren, Police Legal Advisor; Scott Pape, Principal Planner; Elizabeth Eassa, Senior Planner; Jennifer Buce, Planner; Rachel Falcone, Planner; Rochelle Sinisgalli, Board Secretary.

3. APPROVAL OF AGENDA

Motion to APPROVE the Agenda was made by Price Patton and seconded by Carol Perez.

MOTION CARRIED 5-0

4. MINUTES

Motion to APPROVE the Minutes for May 26, 2021 was made by Price Patton and seconded by Dana Post Adler.

MOTION CARRIED 5-0

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

None

PRESENTATIONS

- A. Presentation of By-Laws by the City Attorney's Office
Lawonda Warren, Police Legal Advisor presented the by-laws.

Motion to APPROVE the Board By-Laws was made by Carol Perez and seconded by Dana Post Adler.

MOTION CARRIED 5-0

Todd L'Herrou, Chair, reminded everyone that the meetings have shifted to 5:01 p.m. on the second and fourth Wednesdays of the month.

7. QUASI-JUDICIAL HEARING ITEMS

A. Park Ten (2021-153): Consideration of an Amendment to the Master Sign Program for Park Ten.

Address: 1300 SW 10th St., 1450 SW 10th St., 1065 SW 10th St., 1055 SW 15th St., 1085 SW 15th Ave., 1305 Poinsettia Dr., 1405 Poinsettia Dr., and 1505 Poinsettia Dr.

Jennifer Buce, Planner entered the project into the record.

Exparte

None

Applicant Presentation

Nicole Carosella

1450 SW 10th St., Suite 8

Delray Beach, FL

The applicant's objective is to make the sign package current for the industrial center. There is an option for the tenant to illuminate the sign or not illuminate their sign.

Staff Presentation

Jennifer Buce, Planner presented the project.

Public Comments

None

Board Comments

Carol Perez-It's good for a recognizable logo as well as for people to see where they're going.

Dana Post Adler – Clarified that red was no longer required.

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

MOTION CARRIED 5-0.

B. Ocean Hammock HOA (2021-172): Consideration of a material change from a Charcoal colored metal roof on units 1224, 1232, 1240, 1244, 1252, and 1260 to Boral Saxony 900 concrete tiles in the color Charcoal.

Address: 1224-1260 Pelican Lane

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

Exparte

None

Applicant Presentation

John Mulleavey, Rooftec Consultant

180 SE 2nd Ave.

Delray Beach, FL

The applicant explained that this project is going to all tile. Price Patton asked to see a sample, which was passed around to the Board members.

Staff Presentation

Rachel Falcone, Planner, presented the project.

Public Comments

None

Board Comments

Andrea Sherman – Asked if this is more cost effective than metal. Per John Mulleavey, it is about the same.

Todd L’Herrou – It is an improvement to the community.

Motion to APPROVE the Material Change was made by Price Patton and seconded by Dana Post Adler.

MOTION CARRIED 5-0.

C. Grand Bahama Professional Park Condo (2021-176): Color Change from Tangerine to a Breather of Fresh Air.

Address: 955 NW 17th Ave.

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

Exparte

None

Applicant Presentation

David Healy, H&R Management
955 NW 17th Ave, Building D
Delray Beach, FL

Staff Presentation

Jennifer Buce, Planner, presented the project and passed around a color sample to the Board members.

Public Comments

None

Board Comments

The Board members agreed that they all like the color.

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

MOTION CARRIED 5-0.

D. The Mark Downtown (2021-186): Consideration of a Color Change from white, light green and blue/gray to white on the body of the structure, “Shiitake” sand/beige on the accents, and “Iron Ore” gray on the garage doors.

Address: 110 & 111 SE 2nd St.

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

Exparte

None

Applicant Presentation

Lars Heldre, President of the Board of Directors
Delray Beach

Staff Presentation

Rachel Falcone, Planner, presented the project and passed around color copies of paint chips.

Public Comments

None

Board Comments.

Dana Post Adler - Concerned that the “Shiitake” color might take away the whimsy of Delray.

Price Patton – Asked if the awning/eyebrow colors were going to be changed.

Lars Heldre, applicant, said that it’s not going to be changed at this time.

Todd L’Herrou – Added that the Board is concerned; they would like to see a touch of color and whimsy added to the community.

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

MOTION CARRIED 5-0.

E. Throw Social (2021-161): Consideration of a Class I Site Plan Modification associated with architectural elevation changes including the installation of awnings and the painting of the building.
Address: 29 SE 2nd Ave.

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

Exparte

None

Applicant Presentation

Ginger Flesher
29 SE 2nd Ave.
Delray Beach, FL

Abi Kanthan
631 Potter Rd.
Boynton Beach, FL

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Board Comments

Price Patton – Asked if the awning is taut to which Ginger Flesher, applicant, responded that it was.
Carol Perez – Asked where the cabanas will be. Ginger Flesher responded that they will be out in the rear of the building.

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

MOTION CARRIED 5-0.

F. The Ray Hotel (2021-192): Consideration of a Class II Site Plan Modification.
Address: 233 NE 2nd Ave.

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

Exparte

None

Applicant Presentation

Jordana Jarjura, President and General Counsel, Menin Development
101 SE 4th Ave.
Delray Beach, FL

Melissa Apolinario, Menin Development

Jose Gonzalez, Gonzalez Architecture
Miami, FL

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Board Comments

Carol Perez-Understands that for safety reasons, the planters were moved. Why don't the landscaping plans have utilities.

Scott Pape, Principal Planner, responded that the applicant is waiting to get the Certificate of Occupancy. The Composite Utility Plan will need to be provided.

Price Patton - Questioned why the number of trees when you walk on 2nd Ave. was reduced and the tree species changed.

Motion to APPROVE the Class II Site Plan, was made by Dana Post Adler and seconded by Carol Perez.

MOTION CARRIED 5-0.

Jordana Jarjura announced that the ribbon cutting ceremony will be held on Wednesday, September 1, 2021 and the soft opening will be on Labor Day weekend.

G. 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, FL

Lennie Smith

LF Style Homes

111 SE 2nd St, Unit 101

Delray Beach, FL

Staff Presentation

Elizabeth Eassa, Senior Planner, presented the project. The project was originally introduced at the May 26, 2021 SPRAB meeting.

Public Comments

None

Board Comments

Carol Perez – Asked if Muntins were added to the windows. It needs a little more detail, it looks a little too plain.

Price Patton – Not a fan of the balconies which are non-functional.

Dana Post Adler –Something should be done with the garage doors to be more interesting.

Todd L'Herrou –More use of the wood tile accent might have helped. Bring out a little more texture and appeal from front to side. Appreciates that a lot of changes were made.

Motion to APPROVE the Class V Site Plan, Landscape Plan and Architectural Elevations, was made by Dana Post Adler and seconded by Price Patton.

MOTION CARRIED 5-0.

8. REPORTS AND COMMENTS

A. Staff

- Scott Pape, Principal Planner, announced that the next meeting will be July 28, 2021.

B. Board Comments

None

9. ADJOURN

Minutes of the July 14, 2021 SPRAB Meeting

There being no further business to come before the Board, the meeting was adjourned at 6:45 p.m.

Site Plan Review and Appearance Board (SPRAB)
July 14, 2021 Meeting Minutes

The undersigned is the Secretary of the SPRAB Board and the information provided herein is the minutes of the meeting of said SPRAB Board on July 14, 2021 which minutes were formally approved and adopted by the Board on (Month, Day, Year).

ATTEST:

CHAIR

BOARD SECRETARY

NOTE TO READER: If the minutes you have received are not completed as indicated above, this means they are not the official minutes of the SPRAB Board. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.