

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

**MEETING DATE:** July 28, 2021

**MEETING PLACE:** Commission Chambers, City Hall

**1. CALL TO ORDER**

The meeting was called to order by Price Patton, Vice Chair, at 5:08 p.m.

**2. ROLL CALL**

A quorum was present.

**Members present** were Price Patton, Vice Chair; Carol Perez, 2<sup>nd</sup> Vice Chair; John Brewer, and Andrea Sherman.

Absent were Todd L'Herrou, Chair; and Dana Post Adler.

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

**3. APPROVAL OF AGENDA**

**Motion** to **APPROVE** the Agenda with the removal of Item 6C 390 SE 2<sup>nd</sup> Ave. (2021-173), was made by Carol Perez and seconded by Andrea Sherman.

**MOTION CARRIED 4-0**

**4. SWEARING IN OF THE PUBLIC**

Price Patton, Vice Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Rochelle Sinisgalli swore in all who wished to give testimony.

**5. COMMENTS FROM THE PUBLIC**

None

**6. QUASI-JUDICIAL HEARING ITEMS**

**A. 142 SE 5<sup>th</sup> Ave (2021-214):** Consideration of a material change from a white barrel tile roof to Owens Corning Duration Shingles in the color Antique Silver.

Address: 142 SE 5<sup>th</sup> Ave.

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

**Exparte**

None

**Applicant Presentation**

Patrick Elber

142 SE 5<sup>th</sup> Ave.

Delray Beach, FL

**Staff Presentation**

Rachel Falcone, Planner, presented the project.

**Public Comments**

None

**Motion to APPROVE** the Material Change was made by Carol Perez and seconded by John Brewer.  
**MOTION CARRIED 4-0.**

**B. 1625 S. Ocean Blvd. (2021-181):** Consideration of a Class II Site Plan Modification associated with the site plan, landscape plan and architectural elevations.  
Address: 1625 S. Ocean Blvd.

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

**Exparte**

None

**Applicant Presentation**

Thomas Carney  
135 SE 5<sup>th</sup> Ave.  
Delray Beach, FL

Randall Stoff  
Randall Stoff Architects  
42 N. Swinton Ave.  
Delray Beach, FL

Mark Jacobson, Landscape Architect  
2300 NW Corporate Blvd.  
Boca Raton, FL

Matthew Kahn

**Staff Presentation**

Jennifer Buce, Planner, presented the project.

**Public Comments**

None

**Board Comments**

Carol Perez – Landscaping is light. West side needs trees. There's no shade for the street. North side-concerned about Australian Pines if they come down.

Price Patton – Asked if notes carried over. Jennifer Buce said yes, because it's still in the Building Department. Price Patton asked if the Tree Fund is what was agreed upon. Tom Carney said it was certified with the mitigation fee in there.

Per Scott Pape, Principal Planner, the mitigation funds were submitted prior to building permit and demolition. Landscaping was changed so mitigation fees had changed.

Price Patton asked Mark Jacobson if the applicant would agree to increase landscaping on West side, to which Mark Jacobson agreed.

**Motion** to **APPROVE** the Class II Site Plan Modification was made by John Brewer, with a condition that with Staff approval, the landscaping on the West side will be increased, and seconded by Andrea Sherman.

**MOTION CARRIED 4-0.**

## **7. CONCEPT PLAN REVIEW**

**A. 905 NE 6<sup>th</sup> Ave. (2021-187):** Conceptual Plan Review discussion regarding the construction of a three-unit town home development pursuant to LD Section 2.4.1(A)  
Address: 905 NE 6<sup>th</sup> Ave.

Rachel Falcone, Planner, introduced the project.

### **Applicant Presentation**

Eric Granger  
1825 NW Corporate Blvd.  
Boca Raton, FL

### **Board Comments**

Carol Perez - If the parking was in the back, it would be more in keeping with the property to the north of this property.

Andrea Sherman - Asked for applicant to describe architecturally what this will look like. Eric Granger responded that the colors and style would be consistent with recently approved projects that have a similar modern design.

Price Patton – Confirmed with the applicant that the project will be 2-stories, flat roof, and no appurtenances.

## **8. REPORTS AND COMMENTS**

### **A. Staff**

- Scott Pape, Principal Planner, announced that the next meetings will be August 11 and August 25, 2021. There is a holiday conflict for the originally scheduled meeting on September 8, 2021. September 29<sup>th</sup> is an option for a second meeting if necessary.

### **B. Board Comments**

- Price Patton asked Scott to please find out how much money is in the tree fund.

## **9. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 5:57 p.m.

Site Plan Review and Appearance Board (SPRAB)  
July 28, 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 28, 2021 which minutes were formally approved and adopted by the Board on (Month, Day, Year).

ATTEST:

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CHAIR

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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.