

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

**MEETING DATE:** August 28, 2024

**MEETING PLACE:** City Commission Chambers

**1. CALL TO ORDER**

This meeting was called to order by Dana Adler, Chair, at 5:01 pm.

**2. ROLL CALL**

A quorum was present.

**Members Present:** Dana Adler, Chair; Annette Gray, Vice Chair; Steven Cohen, 2<sup>nd</sup> Vice Chair; Jose Alvarez; Keith Beal; Adam Nelson; and Linda Purdo.

**Staff Present:** William Bennett, Assistant City Attorney; Rafik Ibrahim, Principal Planner; Julian Gdaniec, Senior Planner; and Rochelle Sinisgalli, Board Secretary.

**3. APPROVAL OF AGENDA**

**MOTION** to APPROVE the August 28, 2024, agenda was made by Annette Gray and seconded by Keith Beal.

**Motion Carried 7-0**

**4. MINUTES**

**MOTION** to APPROVE the minutes of the July 24, 2024, meeting was made by Jose Alvarez and seconded by Steven Cohen.

**Motion Carried 7-0**

**5. SWEARING IN OF THE PUBLIC**

Dana Adler, Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Ms. Sinisgalli, Board Secretary, swore in all who wished to give testimony.

**6. COMMENTS FROM THE PUBLIC**

None

**7. PRESENTATIONS**

None

**8. CONSENT AGENDA**

None

**9. QUASI-JUDICIAL HEARING ITEMS**

**A. 101 SE 2<sup>nd</sup> Ave Restaurant Conversion (2023-253)**

**PCN:** 12-43-46-16-01-086-0010

**Applicant/Property Owner:** 101 Delray Triangle LLC

**Agent:** Jeffrey A. Costello, JC Planning Solutions; [jcostello@jcplanningsolutions.com](mailto:jcostello@jcplanningsolutions.com)

**Planner:** Julian Gdaniec, Senior Planner; [gdaniecj@mydelraybeach.com](mailto:gdaniecj@mydelraybeach.com)

Julian Gdaniec, Senior Planner, entered Project File 2023-253 into the record.

### **Applicant Presentation**

Jeff Costello, JC Planning Solutions; 981 Delray Lakes Drive, Delray Beach, FL

### **Exparte Communications**

Adam Nelson-None

Keith Beal-None

Jose Alvarez-None

Annette Gray-None

Linda Purdo-None

Steven Cohen-None

Dana Adler-None

### **Staff Presentation**

Julian Gdaniec, Senior Planner, presented the project from a Microsoft PowerPoint presentation.

### **Public Comment**

None

### **Rebuttal/Cross**

None

### **Board Comments**

Linda Purdo recommended the incorporation of additional landscaping to enhance the overall site design and aesthetic appeal.

Jose Alvarez acknowledged the improvements made in the proposal, noting that they represent a positive step forward. However, he expressed concern that the current location of the loading area could potentially obstruct ADA-compliant parking spaces. He suggested that improved signage could help mitigate this issue but emphasized the need for careful consideration of this conflict.

Steven Cohen concurred with Jose Alvarez's observations and endorsed the idea of relocating the loading zone to the southern portion of the parking area. He indicated that this relocation would likely provide a more effective and functional solution.

Annette Gray expressed her agreement with both Jose Alvarez and Steven Cohen, also advocating for the relocation of the loading zone to the south side of the parking area for improved operational efficiency.

Adam Nelson agreed with the other board members, underscoring the importance of maintaining ADA compliance without compromise. He supported the relocation of the loading bay and proposed utilizing the adjacent on-street parking spaces for loading operations, citing the common practice of restaurants using street parking for similar purposes.

Keith Beal raised a concern that the adjacent on-street parking would not meet the minimum dimensional requirements for a compliant loading zone, particularly for accommodating larger delivery vehicles.

Julian Gdaniec agreed with Keith Beal's assessment and noted that the use of on-street parking for loading was not part of the current application. He emphasized that this alternative would require additional review and approval from other relevant city departments.

Dana Adler supported the relocation of the loading zone to the south side of the parking area, in line with the consensus of the board.

**MOTION** to move to approval, as amended, of the Level 1 (2023-253) Site Plan, Landscape Plan, and Architectural Elevations, for a change of use to establish a restaurant within the existing approximate 6,600 sq. ft. building footprint located at 101 SE 2<sup>nd</sup> Avenue, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations, subject to the condition that the loading zone be relocated from the northern side of the parking lot to the drive aisle immediately to the south. Motion was made by Keith Beal and seconded by Annette Gray.

**MOTION Carried 6-1**

**Steven Cohen voted No**

## **10. Reports and Comments**

### **A. City Staff**

The next meetings will be held on September 25, 2024, and October 23, 2024.

Rafik Ibrahim, Principal Planner, thanked Dana Adler, Chair; Steven Cohen, 2<sup>nd</sup> Vice Chair; and Adam Nelson, Board Member for the time and dedication during their time as Board members.

Dana Adler, Chair, thanked the Board and Staff.

William Bennett, Assistant City Attorney, thanked the Board members.

### **B. Board Attorney**

None

### **C. Board Members**

None

## **11. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 5:39 p.m.

The undersigned is the Board Clerk of the Site Plan Review & Appearance Board and the information provided herein is the Minutes of the meeting of said body **August 28, 2024**, which were formally adopted and **APPROVED** by the Board on October 23, 2024

*(Signature)*

**ATTEST:**

*(Signature)*  
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**CHAIR**

*(Signature)*  
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**BOARD SECRETARY**

NOTE TO READER: If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes of the Site Plan Review and Appearance Board. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.