

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

MEETING DATE: December 12, 2018

MEETING PLACE: Commission Chambers, City Hall

I. CALL TO ORDER

The meeting was called to order at 6:10 p.m.

II. ROLL CALL

A quorum was present. Members present were Annie Adkins-Roof, John Brewer, Vlad Dumitrescu, Todd L'Herrou, Price Patton, and Linda Purdo. Roger Cope was absent with notice. City Staff present were William Bennett, Assistant City Attorney; Scott Pape, Principal Planner; Kent Walia, Senior Planner, and Rochelle Sinisgalli, Board Secretary.

III. MINUTES

Motion to **APPROVE** the Minutes for November 28, 2018 was made by Todd L'Herrou and seconded by Annie Adkins-Roof.

MOTION CARRIED 6-0

IV. APPROVAL OF AGENDA

Motion to **APPROVE** the Agenda was made by Annie Adkins-Roof and seconded by Linda Purdo.

MOTION CARRIED 6-0

V. SWEARING IN OF THE PUBLIC

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

VI. COMMENTS FROM THE PUBLIC

None at this time.

VII. SITE PLANS

A. 50 SE 4th Ave. (2019-027): Approval of a Class I Site Plan Modification associated with the elimination of a condition of approval restricting the hours of restaurant operation on weekdays from a previous Class V Site Plan approval.

Address: 50 SE 4th Ave.

Exparte: Price Patton said he is friends with the applicant. Linda Purdo said she has spoken with the applicant.

Kent Walia, Senior Planner, introduced the project to the Board, recommending denial.

Applicant Presentation

Mike Covelli of Covelli Design, 2295 NW Corporate Blvd., Suite 213

Boca Raton, presented the project to the Board. Steve Cohen, applicant, 1140 Bauhinia Rd, Delray Beach also spoke on the project.

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Staff Presentation

Kent Walia, Senior Planner, gave the City's presentation

Public Comments

None

Motion to APPROVE the Class I Site Plan Modification was made by Price Patton and seconded by Todd L'Herrou, with the condition that the minimum required parking be reduced from 34 spaces to 9 spaces during lunchtime hours on weekdays only in accordance with LDR sections 4.4.13 (I)(3)(a)(5) and 4.6.11 (E) (1) (5) (6), and find that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(G)(5) and Chapter 4 Section 4.6.9 of the Land Development Regulations.

MOTION CARRIED 6-0

B. Drug Abuse Foundation (2018-189): Approval of a Class III Site Plan Modification associated with an addition to a Women and Children Center building and a new standalone Education Building for the Drug Abuse Foundation multi-purpose treatment facility.

Address: 400 S. Swinton Ave.

Exparte: None

Kent Walia, Senior Planner, introduced the project to the Board and indicated an edit to the Staff Report which was distributed to the Board members as well as a color sample.

Applicant Presentation

Jose Obeso of JAO Architects, 3100 N. Boca Raton Blvd., Boca Raton, presented the project to the Board. Alton Taylor, CEO of the Drug Abuse Foundation, 512 Cypress Lakes Preserve Drive, Lake Worth, also presented the project.

Staff Presentation

Kent Walia, Senior Planner, gave the City's presentation.

Public Comments

None

Motion to APPROVE the Class III Site Plan Modification was made by Todd L'Herrou and seconded by Annie Adkins-Roof.

MOTION CARRIED 6-0

Motion to APPROVE the Class III Landscape Plan was made by Todd L'Herrou and seconded by Annie Adkins-Roof.

MOTION CARRIED 6-0

Motion to APPROVE the Class III Architectural Plan was made by Todd L'Herrou and seconded by Annie Adkins-Roof.

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MOTION CARRIED 6-0

C. Coastal Business Park (2018-200): Approval of a Class V Site Plan Modification with the construction of a new 28,493-sf, two-story warehouse building with associated site improvements. Address: Located on the South side of SW 10th Street, West of SW 10th Ave. and Wallace Drive.

Exparte: Annie Adkins-Roof stepped down.

Kent Walia, Senior Planner, introduced the project to the Board.

Applicant Presentation

Gary Eliopoulos of G. E. Architecture, 1045 E. Atlantic Ave., Delray Beach, presented the project to the Board.

Staff Presentation

Kent Walia, Senior Planner, gave the City's presentation.

Public Comments

None

Motion to APPROVE the Class V Site Plan Modification was made by Linda Purdo and seconded by Todd L'Herrou.

MOTION CARRIED 6-0

Motion to APPROVE the Landscape Plan was made by Linda Purdo and seconded by Todd L'Herrou.

MOTION CARRIED 6-0

Motion to APPROVE the Architectural Plan was made by Linda Purdo and seconded by Todd L'Herrou.

MOTION CARRIED 6-0

Annie Adkins-Roof re-entered the room from stepping down.

VIII. DISCUSSION ITEMS

Scott Pape, Principal Planner, reminded the Board members that they should not "Reply to all" in emails. He asked if all Board members had their City of Delray Beach email addresses working and the Board members confirmed that they did. Scott Pape reiterated that the December 19, 2018 SPRAB Meeting was cancelled. He also confirmed that all Board members received the 2019 SPRAB Meeting Schedule.

IX. REPORTS AND COMMENTS

City Staff Comments

None at this time.

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City Attorney Comments

William Bennett, Assistant City Attorney, will raise the issues to Lynn Gelin regarding the LDR for daytime parking.

Board Member Comments

Price Patton asked about the development on the NE corner of 22nd St. and N. Swinton Ave. He stated that an application for rezoning to SAD was received for 54 townhomes. He asked about GIAB decisions.

The Board members also asked Scott Pape about Historic Preservation.

X. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 8:15 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 December 12, 2018, which were formally adopted and approved by the Board on January 9, 2019.

Rochelle Sinisgalli

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 at: www.mydelraybeach.com/city-commission/av or a digital copy may be purchased at City Hall.)