

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

**MEETING DATE:** July 10, 2019

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

**1. CALL TO ORDER**

The meeting was called to order at 6:01 p.m.

**2. ROLL CALL**

A quorum was present. Members present were John Brewer, Roger Cope, Vlad Dumitrescu, Todd L'Herrou, Price Patton, Annie Adkins-Roof and Linda Purdo. City Staff present were William Bennett, Assistant City Attorney; Scott Pape, Principal Planner; Christine Stivers, Senior Planner; Rachel Falcone, Planner in Training; Rochelle Sinisgalli, Board Secretary.

**3. APPROVAL OF AGENDA**

**Motion to APPROVE** the Agenda was made by Todd L'Herrou and seconded by Annie Adkins-Roof.

**MOTION CARRIED 7-0**

**4. SWEARING IN OF THE PUBLIC**

Roger Cope, 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. Chick-Fil-A (2019-211):** Amendment to the existing Master Sign program for Delray Square at the Chick Fil A Restaurant.

Address: 4823 W. Atlantic Ave.

**Exparte:** None

Rachel Falcone, Planner in Training, introduced the project to the Board, on behalf of Jennifer Buce, Assistant Planner.

**Applicant Presentation**

**Kristen Ferretti, Corporate Property Services, Inc., 1239 E. Newport Dr., Suite 113, Deerfield Beach, FL** presented the project.

**Staff Presentation**

Rachel Falcone, Planner in Training, gave the City's presentation.

**Public Comments**

None at this time.

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**Motion to APPROVE** the Amendment to the existing Master Sign program was made by Todd L'Herrou and seconded by Annie Adkins-Roof.

**MOTION CARRIED 7-0**

**B. 250 N. Congress Ave. (2019-222):** Consideration of a Class I Site Plan Modification associated with architectural elevation changes to the east façade to add four new window openings.  
Address: 250 N. Congress Ave.

**Exparte:** None

Rachel Falcone, Planner in Training, introduced the project to the Board, on behalf of Debora Slaski, Planner.

### **Applicant Presentation**

**Matt Wolf, 858 N. Dixie Highway,** presented the project to the Board.

### **Staff Presentation**

Rachel Falcone, Planner in Training, gave the City's presentation.

### **Public Comments**

None at this time.

**Motion to APPROVE** the Class I Site Plan Modification, was made by Vlad Dumitrescu and seconded by Annie Adkins-Roof.

**MOTION CARRIED 7-0**

**C. Village Square Homes Phase III (2019-100):** Consideration of a Class IV Site Plan Modification, Landscape Plan, Architectural Elevations, and Internal Adjustments associated with the development application for fifty-four fee-simple townhomes.  
Address: Between SW 8<sup>th</sup> and SW 10<sup>th</sup> Streets and SW 12<sup>th</sup> and SW 13<sup>th</sup> Avenues

**Exparte:** Price Patton drove by. Vlad Dumitrescu excused himself, as he had participated in the design of the project.

Christine Stivers, Senior Planner, introduced the project to the Board.

### **Applicant Presentation**

**Mark Rickards of Kimley Horn, 1615 S. Congress Ave., Suite 201,** presented the project to the Board, on behalf of the Delray Beach Housing Authority.

There are two internal adjustments:

- 1)The end units not having a ten-foot setback, but instead, zero.
- 2)Rear setback on units closest to internal drive aisle are twenty feet, but instead, 19.1 feet.

### **Staff Presentation**

Christine Stivers, Senior Planner, gave the City's presentation.

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### **Public Comments**

None at this time.

Stephen Fecca, Landscape Architect of Kimley Horn, 1920 Wekava Way, West Palm Beach was there to address any questions or comments.

Dorothy Ellington, President/CEO of Delray Beach Housing Authority was there to address any questions or comments.

**Motion to APPROVE** the Class IV Site Plan Modification, was made by Price Patton and seconded by Annie Adkins-Roof.

**MOTION CARRIED 7-0**

## **7. REPORTS AND COMMENTS**

### **A. Staff**

The next meeting will be held on July 24, 2019.

Project updates-Murals will be forwarded to the Public Arts Advisory Board for recommendations before going to SPRAB.

### **B. Board Comments**

None

## **8. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 7:07 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 July 10, 2019, which were formally adopted and approved by the Board on November 20, 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](http://www.mydelraybeach.com/city-commission/av) or a digital copy may be purchased at City Hall.)*