

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

**MEETING DATE:** August 14, 2019

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

**1. CALL TO ORDER**

The meeting was called to order at 6:04 p.m.

**2. ROLL CALL**

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

**3. APPROVAL OF AGENDA**

Scott Pape, Principal Planner announced a revision to the Agenda; Item 6F. Fourth & Fifth Delray (2018-233) has been removed.

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

**MOTION CARRIED 6-0**

**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. Mojo Media (2019-246):** Color Change from Green wall, Blue wall, Pink clapboard stucco and white stucco bands to Husky Orange overhang, Earl Grey walls, Web Gray clapboard stucco and Snowbound White stucco bands.

Address: 347 NE 5<sup>th</sup> Ave.

Scott Pape, Principal Planner, introduced the project to the Board.

**Exparte:** None

**Applicant Presentation**

Justin Merlino, 347 NE 5<sup>th</sup> Ave., presented the project.

**Staff Presentation**

Scott Pape, Principal Planner, gave the City's presentation.

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### **Public Comments**

None at this time.

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

**MOTION CARRIED 6-0**

**B. John Jack, Jack Family Insurance (2019-241):** Color change from Beige exterior and Green trim to Gray Screen exterior, Site White Trim, and Naval Blue shutters.  
Address: 102 NE 6<sup>th</sup> Ave.

Scott Pape, Principal Planner, introduced the project to the Board.

**Exparte:** None

### **Applicant Presentation**

**Will Johnson, 1012 NE 6<sup>th</sup> Ave.,** presented the project.

### **Staff Presentation**

Scott Pape, Principal Planner, gave the City's presentation.

### **Public Comments**

None at this time.

**Motion to APPROVE** the Color Change was made by Price Patton and seconded by Vlad Dumitrescu.

**MOTION CARRIED 6-0**

**C. Citation Club Apartments (2019-239):** Color Change from Beige upper body, Dark Brown lower body, blue columns, and White trim to Scheme One: Elder white upper body; Gray Matters Lower body, Iron Ore columns; and Extra White trim and Scheme Two: Gray Screen upper body; Westchester Gray lower body; Iron Ore columns and pure White trim.  
Address: 4801 S. Citation Dr.

Scott Pape, Principal Planner, introduced the project to the Board.

**Exparte:** None

### **Applicant Presentation**

**John K., 4801 S. Citation Dr., on behalf of the paint company,** presented the project.

### **Staff Presentation**

Scott Pape, Principal Planner, gave the City's presentation.

### **Public Comments**

None at this time.

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

**MOTION CARRIED 6-0**

**D. Delray Beach Plaza (2019-235):** Consideration of a Class I Architectural Elevation modification associated with minor exterior color changes, awning material change, and reconfiguration of storefront windows and doors.

Address: 660 W. Linton Blvd.

**Exparte:** None

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

### **Applicant Presentation**

**Derrick Cave, Kimley-Horn, 445 24<sup>th</sup> St., Vero Beach,** presented the project to the Board.

### **Staff Presentation**

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

### **Public Comments**

None at this time.

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

**MOTION CARRIED 6-0**

**E. Delray Place South (2019-121):** Consideration of a Class III Site Plan Modification associated with the demolition of 2,904 existing square feet and construction of a 2,860 square foot building addition.

Address: 1911 S. Federal Highway

**Exparte:** Todd L'Herrou received approximately 40 emails and has had individuals contact him. Annie Adkins-Roof received phone calls. John Brewer received emails. Vlad Dumitrescu met with agent of the client, and visited the site. He has also received a package of materials, which was entered into the record. Price Patton met with individuals and attorneys; he also read emails. Roger Cope met with legal representation, Bonnie Miskel, and Joe Carosella. He also visited the site.

Scott Pape, Principal Planner, introduced the project to the Board.

### **Applicant Presentation**

**Bonnie Miskel, attorney, Dunay, Miskel, Backman, 14 SE 4<sup>th</sup> St., Boca Raton,** presented the project to the Board.

Moe Azuz of Saltz Michelson, Architect, 3501 Griffin Rd., Ft. Lauderdale introduced himself to the Board.

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Emails from the public were entered into the record.

Joaquin Vargas, Civil Engineer/Traffic Engineer, 8400 N. University Dr., Tamarac, introduced himself to the Board.

### **Staff Presentation**

Scott Pape, Principal Planner, gave the City's presentation.

### **Public Comments**

1. Dan, 323 NE 1<sup>st</sup> Ave.
2. Ron Collins, attorney representing Tropic Isle Civic Association
3. Maureen Smith, resident & landscape architect, 968 Tropic Dr.
4. Gabriella Gianturco, Langer Way
5. Nancy Costello, 226 S. Palm Way, Lake Worth
6. Steve Michael, 909 McCleary St.
7. Andrew, General Manager of Harvest Grill, 1841 S. Federal Highway
8. Jeff Larson, 959 Eve St.
9. Terry O'Connor, 942 Tropic Blvd.
10. Brad Geisen, 953 Banyan Way
11. Karen Summers, 934 Cypress Dr.
12. Jack Levy, 972 Cypress Dr.
13. Carol Callahan, Tropic Isle
14. Jim Horseman, Executive Director of Harbour's Edge
15. Howard Erlich, resident of Harbour's Edge
16. Steve Filee, Delray resident, trained civil engineer
17. Kristen White, 668 Eagle Dr.
18. Marcia Feely, 962 Tropic Blvd.
19. Jeremy Heatherington, Local Greens
20. Hugh Garby, Eve St.
21. Tom Hughs, 959 Hyacinth Dr.
22. Brian Rosen, 106 NE 16<sup>th</sup> St., works in commercial real estate
23. Bill Madden, 962 Tropic Blvd., shared pictures with the Board
24. Daryl Stress, Tropic Isle
25. Amanda Ines, Tropic Isles resident and real estate agent
26. Tom Furbish, 933 Banyan Dr.
27. Jim Chard, 401 SE 4<sup>th</sup> Ave.
28. Mark Gregory, 18 Salina Ave.
29. Martin Cherry, 954 Tropic Blvd.
30. Chris Metzger, 1734 Del Haven Dr.
31. Mike Barker, resident
32. Basil Diamond, 955 Tropic Blvd.
33. Garland Williams, Florida Blvd.
34. Kaywin Martin, 972 Evergreen Dr.
35. Paul Cohen, 931 Evergreen Dr.
36. Christina Morrison, 2809 Florida Blvd, submitted letter
37. John Snellman, 922 Eve St.

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- 38. Alan Margolis, 6030 Via Venetia
- 39. Henry Somers, 934 Cypress Dr.
- 40. Kelly Freeman, 917 Banyan Dr.
- 41. Shelley Etlin, Tropic Blvd.
- 42. Jerry Franciosa, 939 Eve St.

General Rebuttal was made by Bonnie Miskel. The Board asked questions of Joaquin Vargas, traffic engineer.

Price Patton was one of the two Board members who voted “No”.

**Motion to APPROVE** the Class III Site Plan Modification, was made by Todd L’Herrou, subject to the condition that pedestrian safety measures be provided for the Eve St. crossing, per the direction of the City Engineer, and seconded by Annie Adkins-Roof.

**MOTION CARRIED 4-2**

**G. Bed Bath and Beyond Plaza/Enterprise Rent-A-Car (2019-157):** Consideration of a Class III Site Plan Modification associated with site plan and architectural elevation modifications to accommodate a Neighborhood Automotive Rental Facility use and to screen the existing dumpster enclosures located throughout the development.

Address: 14802 S. Military Trail

**Exparte:** None

Debora Slaski, Planner, introduced the project to the Board.

### **Applicant Presentation**

**Corey Gorman, 900 US 1, Suite C,** presented the project to the Board.

### **Staff Presentation**

Debora Slaski, Planner, gave the City’s presentation.

### **Public Comments**

None at this time.

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

**MOTION CARRIED 6-0**

**H. Buddha Skybar (2019-148):** Consideration of a Class IV Site Plan, Landscape Plan and Architectural Elevation modifications associated with a 2<sup>nd</sup> floor outdoor dining deck expansion, change of use of the ground level from restaurant to retail, façade improvements and associated site improvements.

Address: 217 E Atlantic Ave.

**Exparte:** None

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

### **Applicant Presentation**

**Simeon Kirilov, Steve Siebert Architecture, 466 N. Federal Highway, Boynton Beach,** presented the project to the Board.

### **Staff Presentation**

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

### **Public Comments**

None at this time.

**Motion to APPROVE** the Class IV Site Plan, Landscape Plan and Architectural Elevation modifications, was made by Annie Adkins-Roof, and seconded by Todd L'Herrou.

**MOTION CARRIED 6-0**

## **7. REPORTS AND COMMENTS**

### **A. Staff**

The next meeting will be held on August 28, 2019.

### **B. Board Comments**

None

## **8. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 11:23 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 August 14, 2019, which were formally adopted and approved by the Board on January 8, 2020.

**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.)*