

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

**MEETING DATE:** October 16, 2019

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

**1. CALL TO ORDER**

The meeting was called to order at 6:00 p.m.

**2. ROLL CALL**

A quorum was present. Members present were John Brewer, Roger Cope, Todd L'Herrou, Price Patton, Carol Perez, Linda Purdo, and Andrea Sherman. City Staff present were William Bennett, Assistant City Attorney; Scott Pape, Principal Planner; Kent Walia, Senior Planner; Debora Slaski, Planner; Jennifer Buce; Assistant Planner; Rochelle Sinisgalli, Board Secretary.

**3. APPROVAL OF AGENDA**

A **Motion** to **APPROVE** the Agenda was made by Todd L'Herrou and seconded by Linda Purdo.

**MOTION CARRIED 7-0**

**4.A. MINUTES**

**Motion** to **APPROVE** the Minutes for May 22, 2019 was made by Price Patton and seconded by Todd L'Herrou.

**MOTION CARRIED 7-0**

**5. 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.

**6. COMMENTS FROM THE PUBLIC**

None

Todd L'Herrou made mention of the passing of Bob Currie and asked for a moment of silence.

**7. QUASI-JUDICIAL HEARING ITEMS**

**A. Fore Plex Association, Inc (2019-291):** Color change from nutmeg Mist walls and White trims to Roycroft Mist Gray walls and Snowbound trims.

Address: 2515 Lowson Blvd.

Jennifer Buce, Assistant Planner, introduced the project to the Board (on behalf of Anne Volcy, Planner in Training).

**Exparte:** None

**Applicant Presentation**

**Charles Cawthorne, South Coast Restoration and Painting,** presented the project.

## **Minutes of the October 16, 2019 SPRAB Meeting**

### **Staff Presentation**

Jennifer Buce, Assistant Planner, gave the City's presentation.

### **Public Comments**

None at this time.

**Motion to APPROVE** the Color change was made by Todd L'Herrou and seconded by Carol Perez.  
**MOTION CARRIED 7-0**

**B. Costa Del Rey Condominium (2019-292):** Color change to the body of the buildings and main walls from Beige to Atrium White. The accent or peripheral walls are proposed to change from Beige to Smoke Embers. The pavers around the pool are to change from Brick to Light Pewter. The parking area floor is proposed to change from Terracotta to Willow Creek with the pool house's perimeter wall and roof, and the wooden accessories on the decks from Terracotta to Smoke Embers. Address: 2175 S. Ocean Blvd.

**Exparte:** None

Jennifer Buce, Assistant Planner, introduced the project to the Board (on behalf of Anne Volcy, Planner in Training).

### **Applicant Presentation**

**Cheryl Snyder, 2175 S. Ocean Blvd.,** presented the project.

### **Staff Presentation**

Jennifer Buce, Assistant 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 Linda Purdo.  
**MOTION CARRIED 7-0**

**C. The OG (2019-288):** Class I Site Plan Modification associated with a mural on the south elevation of the building.  
Address: 166 SE 2<sup>nd</sup> Ave.

**Exparte:** Roger Cope, Price Patton, and Linda Purdo had driven by and saw the mural.

Jennifer Buce, Assistant Planner, introduced the project to the Board.

### **Applicant Presentation**

**Brian Rosen, 106 NE 16<sup>th</sup> St.,** presented the project to the Board.

### **Staff Presentation**

Jennifer Buce, Assistant Planner, gave the City's presentation.

## **Minutes of the October 16, 2019 SPRAB Meeting**

### **Public Comments**

James Quillian, 929 SE 2<sup>nd</sup> Ave.

**Motion to APPROVE** the Class I Site Plan Modification, was made by Todd L'Herrou, and seconded by Andrea Sherman.

**MOTION CARRIED 7-0**

**D. Harbour's Edge (2019-257):** Class II Site Plan Modification associated with repaving and restriping of the surface parking lot to include compact spaces to accommodate more parking for visitors and staff members.

Address: 401 E. Linton Blvd.

**Exparte:** None

Jennifer Buce, Assistant Planner, introduced the project to the Board.

### **Applicant Presentation**

**Yoan Machado, 2035 Vista Parkway**, presented the project to the Board.

### **Staff Presentation**

Jennifer Buce, Assistant Planner, gave the City's presentation.

### **Public Comments**

None at this time.

**Motion to APPROVE** the Class II Site Plan Modification, was made by Andrea Sherman, and seconded by Price Patton.

**MOTION CARRIED 7-0**

**E. Atlantic Crossing (2019-273):** Consideration of a Class II Site Plan Modification associated with hardscape modification, landscaping, trellis, and aerial art piece.

Address: 615 E. Atlantic Ave.

**Exparte:** None

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

### **Applicant Presentation**

**Paul Campbell of Kephart, 15151 Whimbrell Ct., Ft. Myers**, presented the project to the Board.

### **Staff Presentation**

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

### **Public Comments**

Alice Finst, 707 Place Tavant

## **Minutes of the October 16, 2019 SPRAB Meeting**

The Board asked for a narrative of what was changed, and for the applicant to return. Price Patton asked for a large size set of plans with revisions.

**Motion for postponement to continue with direction**, was made by Todd L'Herrou, and seconded by Andrea Sherman.

**MOTION CARRIED 7-0**

**F. Rub A Dub Addition (2019-260):** Class III Site Plan Modification which includes changes to the site plan and architectural elevations with the proposal of a 905 sf addition of an onsite apartment above the retail store of the car wash.

Address: 710 SE 5<sup>th</sup> Ave.

**Exparte:** None

Jennifer Buce, Assistant Planner, introduced the project to the Board.

### **Applicant Presentation**

**Simeon Kirilov, 466 N. Federal Highway**, presented the project to the Board.

### **Staff Presentation**

Jennifer Buce, Assistant Planner, gave the City's presentation.

### **Public Comments**

James Quillian, 925 SE 2<sup>nd</sup> Ave.

Mike Strickler, 713 SE 4<sup>th</sup> Ave.

**Motion to APPROVE** the Class III Site Plan Modification, was made by Price Patton, and seconded by Todd L'Herrou.

**MOTION CARRIED 7-0**

**G. AutoNation Land Rover Jaguar of Delray Beach (2019-120):** Reconsideration of a Class IV Site Plan Modification for the redevelopment of the existing property into a new 59,214 sf full-service automotive dealership.

Address: 1111 W. Linton Blvd.

**Exparte:** Carol Perez had spoken with Mike Troxell of Thomas Engineering.

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

### **Applicant Presentation**

**Mike Troxell of Thomas Engineering**, presented the project to the Board.

Ryan King, Landscape Architect spoke. Michael Weiner, attorney of Sachs Sax Caplan said that this project had been postponed at the September 25, 2019 SPRAB meeting.

### **Staff Presentation**

## **Minutes of the October 16, 2019 SPRAB Meeting**

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

Bill Wilsher, Landscape Planner from the City of Delray Beach, spoke.

### **Public Comments**

None at this time.

**Motion to APPROVE** the Class IV Site Plan Modification, was made by Todd L'Herrou.

Todd L'Herrou made an **amended motion** to include the relocation of the Oak tree to the location further west on the south frontage, and seconded by Linda Purdo.

**MOTION CARRIED 7-0**

**H. OSC Townhomes (2019-147):** Consideration of a Class V Site Plan Modification, Landscape Plan and Architectural Elevation associated with the construction of a 3,781 sf, three-story, three unit townhome building, with related site and landscaping improvements.

Address: 202 SE 4<sup>th</sup> Ave.

**Exparte:** None

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

### **Applicant Presentation**

**Richard Jones of Richard Jones Architecture, 10 SE 1<sup>st</sup> Ave.,** presented the project to the Board.

He said that Kent Walia was great to work with in the City and had very good.

Son Truong, Landscape Architect spoke.

### **Staff Presentation**

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

### **Public Comments**

James Quillian, 925 SE 2<sup>nd</sup> Ave.

**Motion to APPROVE** the Class V Site Plan Modification, was made by Carol Perez and seconded by Linda Purdo.

**MOTION CARRIED 7-0**

## **8. REPORTS AND COMMENTS**

### **A. Staff**

Scott Pape read that October is National Community Planning Month.

A photo of the Board members was taken.

The next meeting will be held on October 23, 2019.

William Bennett, Assistant City Attorney said he will not be at the next meeting; Kelly Brandon will be the Assistant City Attorney attending the next meeting.

## Minutes of the October 16, 2019 SPRAB Meeting

### **B. Board Comments**

None at this time.

### **9. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 8:43 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 October 16, 2019, which were formally adopted and approved by the Board on March 11, 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.)*