

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

MEETING DATE: November 13, 2019

MEETING PLACE: Commission Chambers, City Hall

1. CALL TO ORDER

The meeting was called to order at 6:02 p.m.

2. ROLL CALL

A quorum was present. Members present were Roger Cope, Chairman, Todd L'Herrou, Vice-Chairman, Price Patton, 2nd Vice-Chairman, John Brewer, Carol Perez, Linda Purdo. Andrea Sherman was absent. City Staff present were William Bennett, Assistant City Attorney; Scott Pape, Principal Planner; Kent Walia, Senior Planner; Debora Slaski, Planner; Jennifer Buce, Assistant Planner; Anne Clerisse Gaisha Volcy, Planner-in-Training; Rochelle Sinisgalli, Board Secretary.

3. APPROVAL OF AGENDA

Item 7A is a Color change and not a Class I Site Plan Modification.

Motion to **APPROVE** the Agenda with the above revision, was made by Todd L'Herrou and seconded by Price Patton.

MOTION CARRIED 6-0

4.A. MINUTES

Motion to **APPROVE** the Minutes for June 26, 2019 was made by Todd L'Herrou and seconded by Linda Purdo.

MOTION CARRIED 6-0

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

Carol Anderson, 4812 W. Bexley Park Dr.

7. QUASI-JUDICIAL HEARING ITEMS

A. Downtown Lofts Condominium Association (2020-026): Color change.

Address: 103 SE 4th Ave.

Anne Clerisse Gaisha Volcy, Planner-in-Training, introduced the project to the Board.

Exparte: None

Applicant Presentation

Tom Perry, 88 NE 5th Ave., presented the project.

Minutes of the November 13, 2019 SPRAB Meeting

Staff Presentation

There was no additional presentation given by the City.

Public Comments

None at this time.

Motion to APPROVE the Color Change was made by Price Patton and seconded by Carol Perez.
MOTION CARRIED 6-0

B. Fourth and Fifth (2019-020): Consideration of an amendment to the Master Sign Program for the IPIC and Fourth and Fifth building.
Address: 53 SE 4th Ave.

Carol Perez stepped down for this item; she was the landscape architect.

Exparte: None

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

Applicant Presentation

Paul Pierson, 3540 NW 56th St., Ft. Lauderdale, presented the project.

Staff Presentation

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

Public Comments

None at this time.

Motion to APPROVE the amendment to the Master Sign Program with a modification to select color Option C2 with brown outline to the brown letters, both to the valet and parking signs, was made by Todd L'Herrou and seconded by Linda Purdo.
MOTION CARRIED 5-0

Carol Perez returned to the dais.

C. KHO Space (2020-017): Amendment to the existing Master Sign Program for Downtown Professional Center.
Address: 530 SE 6th Ave.

Exparte: None

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

Applicant Presentation

Chris Kirby, 2401 N. Federal Highway, presented the project to the Board.

Minutes of the November 13, 2019 SPRAB Meeting

Staff Presentation

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

Public Comments

None at this time.

Motion to APPROVE the Amendment to the existing Master Sign Program was made by Price Patton and seconded by Todd L'Herrou.

MOTION CARRIED 6-0

D. 100 Gleason Street (2020-029): Consideration of a Class II Site Plan Modification for an approved duplex site plan to allow rooftop appurtenances that exceed the maximum height.
Address: 100 Gleason St.

Exparte: Some of the Board members had driven by the property.

Applicant was not present.

Move to POSTPONE the Class II Site Plan Modification to a time certain date of November 20, 2019, was made by Todd L'Herrou, and seconded by Carol Perez.

MOTION CARRIED 6-0

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.

William Bennett, Assistant City Attorney, mentioned that everything from the meeting of October 16, 2019 is still on record.

Applicant Presentation

Paul Campbell, Kephart, 15151 Winbrell Ct., Ft. Myers, presented the project.

Janet Echelman's sculpture was discussed. One of her sculptures is currently being installed in St. Petersburg.

Staff Presentation

Scott Pape, Principal Planner, gave the City's presentation and indicated on record that the proposed art piece is part of this approval.

Public Comments

Carol Anderson, 4812 W. Bexley Park Dr.

Minutes of the November 13, 2019 SPRAB Meeting

Jack Indekeu, 4812 NE 8th Ave, on behalf of Palm Trails Homeowners Association.

Motion to **APPROVE** the Class II Site Plan modification was made by Price Patton and seconded by Linda Purdo, with the stipulation that two of the same types of trees will be planted, per the Board's comments.

MOTION CARRIED 6-0

F. Gasland (2016-128): Consideration of a Class III Site Plan Modification for a convenience mart (gasoline station with food and convenience items sales) for the use conversion of the two automotive service bays to retail use to accommodate an interior expansion of the existing convenience store and associated site improvements.

Address: 398 NE 5th Ave.

Exparte: Some of the Board members received two emails regarding the sidewalk along 4th Ave. Carol Perez received an email from Bill Wilsher, Landscape Planner, City of Delray Beach.

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

Applicant Presentation

Chad Herd, 6466 Emerald Dr., 105, West Palm Beach, presented the project.

Staff Presentation

Debora Slaski, Planner, gave the City's presentation and entered into the record from Palm Trail's Homeowners Association's President.

Public Comments

Jack Indekeu, 4812 NE 8th Ave, on behalf of Palm Trails Homeowners Association.
Carol Anderson, 4812 W. Bexley Park Dr.

Motion to **APPROVE** the Class III Site Plan modification was made by Todd L'Herrou and seconded by Carol Perez.

MOTION CARRIED 6-0

G. Florida Medical Center of Delray (2019-234): Consideration of a Class V Site Plan for the development of a vacant property into an 88,992 sf. Non-residential licensed service provider facility

Address: 4575 Linton Blvd.

Exparte: None

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

Applicant Presentation

David Milledge, Esquire, Coteleur and Hearing, 1934 Commerce Lane, Jupiter, presented the project on behalf of the applicant, Caron of Florida, Inc.

Minutes of the November 13, 2019 SPRAB Meeting

Staff Presentation

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

Public Comments

None

Steve Palio, Senior Landscape Architect at Peacock and Lewis, 1295 US1, N. Palm Beach, David Schultz, Corporate Director of facilities at Caron of Florida, Inc., Don Hearing, Landscape Engineer, Kyle Duncan, Simms and White, 2581 Metrocentre Blvd., West Palm Beach, were available to answer questions. Debora Slaski answered Todd L'Herrou that it is transitional, rather than non-residential. Kent Walia, Senior Planner, City of Delray Beach, added that it is more of a rehabilitate/institutional type of use. Scott Pape, Principal Planner, City of Delray Beach, explained that it does not make it a residential facility, as the rooms do not have kitchens in the facility, and that this project includes a 5 ft. landscape waiver.

Motion to APPROVE the Class V Site Plan was made by Todd L'Herrou and seconded by Carol Perez.

MOTION CARRIED 6-0

H. Pierre Delray I (Waiver Request) (2019-256): Consideration of a waiver request from LDR Section 4.4.13 (E)(4)(e)1., a., Table 4.4.13(l) A, which sets forth a minimum 10' building setback for storefronts in the CBC, whereas a 7'-10" storefront front setback is being proposed.

Address: 302 E. Atlantic Blvd.

Exparte: None

Price Patton stepped out for a moment.

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

Price Patton returned to the room.

Applicant Presentation

Bonnie Miskel, Esquire Dunay, Miskel and Backman, LLP, 14 SE 4th St., Boca Raton, presented the project, representing the applicant.

Staff Presentation

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

Public Comments

Carol Anderson, 4812 W. Bexley Park Dr.

Roger Cope complimented the graphics and city scape.

Minutes of the November 13, 2019 SPRAB Meeting

Motion to APPROVE the Waiver Request was made by Todd L'Herrou and seconded by Carol Perez.

MOTION CARRIED 6-0

8. REPORTS AND COMMENTS

A. Staff

The next meeting will be held on November 20, 2019.

The 2020 calendar will be approved by Anthea Gianniotis, the department's Director.

B. Board Comments

None at this time.

9. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 9:07 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 November 13, 2019, which were formally adopted and approved by the Board on August 26, 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 or a digital copy may be purchased at City Hall.)