

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

MEETING DATE: November 20, 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, Price Patton, 2nd Vice-Chairman, John Brewer, Linda Purdo and Andrea Sherman. Todd L'Herrou, Vice-Chairman, and Carol Perez, were absent. City Staff present were William Bennett, Assistant City Attorney; Anthea Gianniotis, Director; Scott Pape, Principal Planner; Anne Clerisse Gaisha Volcy, Planner-in-Training; Rochelle Sinisgalli, Board Secretary.

3. APPROVAL OF AGENDA

Motion to APPROVE the Agenda was made by Price Patton and seconded by Andrea Sherman.

MOTION CARRIED 5-0

4.A. MINUTES

Motion to APPROVE the Minutes for July 10, 2019 was made by Price Patton and seconded by Andrea Sherman.

MOTION CARRIED 5-0

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

7. QUASI-JUDICIAL HEARING ITEMS

A. Lucky's Market (2020-030): Class I Site Plan Modification associated with architectural elevation changes to the existing building, within the plaza.

Address: 5030 W. Atlantic Ave.

Exparte: None

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

Applicant Presentation

Applicant was not present.

Motion to POSTPONE, not date certain, was made by Price Patton and seconded by Linda Purdo.

MOTION CARRIED 5-0.

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B. 100 Gleason St. (2019-029): 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: Board members had driven by the property.

Anthea Gianniotis, Director, introduced the project to the Board (on behalf of Christine Stivers, Senior Planner).

Applicant Presentation

Michael Dutko, Esquire, Conrad Scherer, and Richard Jones, Richard Jones, Architecture, presented the project.

Staff Presentation,

Anthea Gianniotis, Director, gave the City's presentation. One email from an owner and one delivered letter from an owner, were given to the Board members.

Public Comments

Herb Sidel, 110 Gleason St., #304.

Deborah Perry Lynott, 1020 Miramar Dr. spoke on behalf of 3 other homeowners who were present and sworn in.

Gary Stromberg, 110 Gleason St., #303.

Jean Matthews, 3225 Lakeview Blvd.

Bruce Levine, 110 Gleason St., #204

Rebuttal from Michael Dutko; he said that they (attorney and architect) offered to speak with the homeowners about the appurtenances. The owners did not want to meet with them.

Anthea Gianniotis, Director, said that the error made was only procedural. She asked to go on record: Responsibilities on both sides in terms of design professionals and reviewers to make sure that the signed, sealed sets that are coming in, meet all the codes, not just the building codes, but the zoning codes as well. Mistakes remain on both sides and we're doing our best to figure out a path forward, either with or without the appurtenances.

The Board entertained another comment from the public.

Bruce Levine, 110 Gleason St., #204 commented.

Richard Jones commented with rebuttal.

William Bennett, Assistant City Attorney commented that properties are all unique, have different locations, with different neighbors. No precedent is set.

Michael Dutco, on behalf of Richard Jones, put on the record, that the applicant is willing to accept a motion to continue with direction.

Motion to CONTINUE WITH DIRECTION, was made by Price Patton and seconded by Linda Purdo.

MOTION CARRIED 5-0

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C. PHG Delray (2019-233): Consideration of a waiver associated with a Class V Site Plan for a 143-room hotel.

Address: 200 NE 5th Ave.

Exparte: Roger Cope spoke with Mike Covelli about the project.

Scott Pape, Principal Planner, introduced the project to the Board and explained that this is a waiver only; it is solely a recommendation.

Applicant Presentation

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

Public Comments

David Sabin, 290 NE 5th Ave.

Staff Presentation

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

Motion to APPROVE the Waiver was made by Price Patton and seconded by Linda Purdo.

MOTION CARRIED 5-0

8. REPORTS AND COMMENTS

A. Staff

The next meetings will be held on December 11, 2019 and December 18, 2019.

Scott Pape, Principal Planner, wished the Board a Happy Thanksgiving.

B. Board Comments

Roger Cope paid compliment to William Bennett, Assistant City Attorney.

Price Patton said that on Sunday, November 17, 2019, the CRA moved a 1937 house, weighting 80-ton house, 7 blocks, and is now behind CRA, (which is located at 20 S. Swinton Ave.).

9. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 7:46 p.m.

Minutes of the November 20, 2019 SPRAB Meeting

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 20, 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.)