

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

MEETING DATE: December 11, 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 and Andrea Sherman. City Staff present were William Bennett, Assistant City Attorney; Scott Pape, Principal Planner; Scott Pape, Principal Planner; Kent Walia, Senior Planner; Rochelle Sinisgalli, Board Secretary.

3. APPROVAL OF AGENDA

Item 7B, Lucky's Market (2020-030) was removed from the Agenda.

Motion to APPROVE the Agenda with the removal of item 7B, was made by Price Patton and seconded by Todd L'Herrou.

MOTION CARRIED 7-0

4.A. MINUTES

Motion to APPROVE the Minutes for July 24, 2019 was made by Todd L'Herrou and seconded by Linda Purdo.

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

7. QUASI-JUDICIAL HEARING ITEMS

A. Target (2020-044): Color change associated with the building's elevations.

Address: 1200 W. Linton Blvd.

Exparte: None

Scott Pape, Principal Planner (on behalf of Anne Clerisse Gaisha Volcy, Planner-in-Training), introduced the project to the Board.

Applicant Presentation

Christine Bell, 4778 Ashley Lake Circle, Riviera Beach.

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Scott Pape, Principal Planner, gave the City's presentation. The building was painted without approval. The representative from Target apologized for the building being painted before the application was submitted.

Public Comments

None at this time.

Motion to APPROVE the Color change was made by Price Patton and seconded by John Brewer. Carol Perez and Linda Purdo voted No.

MOTION CARRIED 5-2.

C. 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: John Brewer, Roger Cope, Todd L'Herrou, and Price Patton had driven by. Kelly Bennett called Price Patton.

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

Applicant Presentation

Richard Jones, Richard Jones, Architecture, presented the project. John and Sally Deleonibus are the owners of the building. Josh Corey is the general contractor. John Deleonibus gave his presentation.

William Bennett, Assistant City Attorney, asked Richard Jones if he plans on having approval on request as designed and submitted with Board requests from meeting of November 20, 2019, when this project had been postponed.

Staff Presentation

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

Public Comments

Deborah Lynott, 1020 Miramar Dr.
Lauren Lynch, 110 Gleason St.
Jean Matthews, 3225 Lakeview Blvd.
John Corey-General Contractor, Ocean Blue, 102 NE 11th St.
Peg Delp, 110 Marine Way
Herb Sidel, 110 Gleason St.

Motion to APPROVE the Class II Site Plan Modification was made by Price Patton and seconded by Linda Purdo.

John Brewer and Price Patton voted No.

MOTION CARRIED 5-2

A two-minute break was taken, and the meeting resumed at 7:48 p.m.

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D. Delray Oasis (2019-233): Consideration of a Class II Site Plan Modification, Landscape Plan and Architectural Elevation associated with the use conversion of the 2nd floor of building 1205 from residential to commercial, a parking lot modification, minor site improvements, and the construction of a new 549 sf office building (1237), for the Delray Business Park.

Address: 1201, 1203, 1205, 12235 and 1237 N. Federal Highway (unified lots)

Exparte: None

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

Applicant Presentation

Don Murakami, Murakami Landscape Architects, 326 NE 1st Ave., thanked Kent Walia for his extraordinary efforts and to help expediate this project. Don Murakami presented the project.

Matthew Scott, Esquire, Dunay, Miskel and Backman, LLP, 14 SE 4th St., Boca Raton, gave his presentation of the project.

Staff Presentation

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

Public Comments

None

Motion to APPROVE the Class II Site Plan with a stipulation that the 1237 building's roof, replicate the same tiles as on the other buildings, was made by Price Patton and seconded by Todd L'Herrou.

MOTION CARRIED 7-0

E. Pierre Delray 1 (2019-256): Consideration of a Class II Site Plan modification, and Architectural Elevation changes associated with façade improvements, an increase in size of the first floor, a new roof, and utility improvements in the public Right-of-Way for the Pierre Delray 1 Building (SunTrust Bank).

Address: 302 E. Atlantic Ave.

Exparte: None

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

Applicant Presentation

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

John Cunningham, Architect, 250 Park Ave. South, Winter Park, was also there to present the

Staff Presentation

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

Public Comments

Alice Finst, 707 Place Tavant

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Carol Perez asked if the bike racks can go into the striped street area, instead of taking up pedestrian walkway space.

Motion to **APPROVE** the Class II Site Plan modification with the condition that the applicant will work with staff to relocate the bike racks away from the pedestrian walkway, and try to incorporate the tile on the façade, was made by Carol Perez and seconded by Todd L'Herrou.

MOTION CARRIED 7-0

8. REPORTS AND COMMENTS

A. Staff

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

B. Board Comments

None at this time.

9. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 8:58 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 December 11, 2019, which were formally adopted and approved by the Board on August 26, 2020.

Rochelle Sinisgalli

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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.)