

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

**MEETING DATE:** April 28, 2021

**MEETING PLACE:** Virtual Meeting - City Hall

**1. CALL TO ORDER**

The meeting was called to order by Todd L'Herrou, Board Chair, at 5:06 p.m.

**2. ROLL CALL**

A quorum was present.

**Members present** were Todd L'Herrou, Chair; Price Patton, Vice Chair; Carol Perez, 2<sup>nd</sup> Vice Chair; John Brewer, Dana Post Adler, and Andrea Sherman.

Absent was Andreka Youngblood.

**Staff present** were William Bennett, Assistant City Attorney; Amy Alvarez, Principal Planner; Scott Pape, Principal Planner; Kent Walia, Senior Planner; Jennifer Buce, Planner; Rachel Falcone, Planner; Rochelle Sinisgalli, Board Secretary.

**3. APPROVAL OF AGENDA**

**Motion** to **APPROVE** the Agenda with the removal of items 8.I. Starbucks at the Bed Bath and Beyond Plaza (2021-056) at the request of the applicant, was made by Andrea Sherman and seconded by Carol Perez.

**MOTION CARRIED 6-0**

**4. MINUTES**

**Motion** to **APPROVE** the Minutes for March 24, 2021 was made by Carol Perez and seconded by Andrea Sherman.

**MOTION CARRIED 6-0**

**5. SWEARING IN OF THE PUBLIC**

Todd L'Herrou, Chairperson, read the Quasi-Judicial Rules for the City of Delray Beach and because it was a virtual meeting, the public was previously sworn in by Rochelle Sinisgalli when they called in to leave their comments via voicemail to give testimony.

**6. COMMENTS FROM THE PUBLIC**

**NOTE: Comments on items that are NOT on the Agenda will be taken immediately prior to Public Hearing Items. Speakers will be limited to 3 minutes.**

None

**7. PRESENTATIONS**

**A. Green Building Requirements (2020-150):** Consideration of a City-initiated request to amend the Land Development Regulations (LDR) for the purpose of requiring that all new construction over 5,000 square feet, whether public or private, obtain Leadership in Energy and Environmental Design

(LEED) Certification of minimum Gold level or the equivalent of a nationally recognized certification standard.

**Staff Presentation**

Kent Edwards, Sustainability Officer, City of Delray Beach.

**8. QUASI-JUDICIAL HEARING ITEMS**

**A. SOFA Apartments (2021-048):** Consideration of a color change from green, white, coral, and grey to “Extra White” on the body of the structure, the bump outs will be “Niebla Azul” blue, the grid accents will be “Rock Candy” gray, and the columns will be “Homburg Gray”.

Address: 151 SE 3<sup>rd</sup> Ave.

**Exparte**

Carol Perez drove by the site. Todd L’Herrou also drove by.

Rachel Falcone, Planner entered the project into the record and noted that the applicant changed to brighter blues.

**Applicant Presentation**

John Karlic, FL Contractors  
2321 SE 24<sup>th</sup> Terrace, Dania Beach

Quincy Richards, SOFA Apartments  
151 SE 3<sup>rd</sup> Ave

**Staff Presentation**

Rachel Falcone, Planner presented the project and reminded the Board that the first presentation of this project was February 13, 2021 and the second presentation was March 24, 2021.

**Public Comments**

None

**Board Comments**

Carol Perez – Likes the colors and is in favor.

John Brewer – In favor of it. Gives it a nice touch with the landscaping. Very harmonious.

Andrea Sherman – On the fence about it. Soft and attractive, but not that far from what it was.

Price Patton – He’s good with it.

Dana Post Adler – It’s still all shades of grey and white. Feels disappointed and disrespected. They were asked 3 times not to present the Board with grey.

Todd L’Herrou – There’s a little more color. It’s really not what the Board is asking for.

**Motion to APPROVE** the Color Change was made by Price Patton and seconded by Carol Perez.

**MOTION CARRIED 4-2.**

Andrea Sherman and Dana Post Adler voted No.

**B. 5<sup>th</sup> Ave. Suites (2021-090):** Consideration of a color change from orange to “Silver City” grey on the body of the structure and “Deep River” blue for the trim.

Address: 85 SW 5<sup>th</sup> Ave.

Rachel Falcone, Planner, entered the project into the record.

**Exparte**

None

**Applicant Presentation**

Steven Michael  
909 McCleary St., Delray Beach

Mark Adrian

**Staff Presentation**

Rachel Falcone, Planner, presented the project.

**Public Comments**

None

**Board Comments**

Price Patton – Good with it.  
Andrea Sherman – Likes it.  
Dana Post Adler – Thinks it's really pretty.  
Carol Perez – Likes the way it is. Looks professional.  
John Brewer – No comment.  
Todd L'Herrou – Likes the rich blue and appreciates that the applicant listened to the Board.

**Motion to APPROVE** the color change was made by Carol Perez and seconded by Price Patton.  
**MOTION CARRIED 6-0.**

**C. Environment I Condominium (2021-122):** Consideration of a color change from brown and beige to “Samovar Silver” on the first story walls, staircase stucco, and fascia, “Network Gray” second story walls and fence; “Cityscape” gray on the entrance doors; and “Tricom Black” on the railings.  
Address: 2300 Old Germantown Road

Rachel Falcone, Planner, entered the project into the record.

**Exparte**

None

**Applicant Presentation**

Marionne McCoy, A1 Tropic Painting  
2944 Cambridge Lane, Cooper City

Eric Estaban, Pointe Management  
1100 SW 10<sup>th</sup> St., Suite B, Delray Beach

**Staff Presentation**

Rachel Falcone, Planner, presented the project.

**Public Comments**

None

**Board Comments**

Dana Post Adler – Concerned about all greys.

John Brewer – No comment.

Carol Perez – No comment.

Andrea Sherman – Agrees with Dana Post Adler, that emotions go along with color. We need a little color. Maybe change the color of the doors.

Price Patton – Would like to see more contrast.

Todd L’Herrou – It’s an improvement to what was there before.

**Motion to APPROVE** the Color Change was made by John Brewer and seconded by Carol Perez.

**MOTION CARRIED 4-2.**

Andrea Sherman and Dana Post Adler voted No.

**D. Renaissance Village (2021-141):** Consideration of a color change from orange, yellow and beige to “Alpine White” walls and fence; “Plymouth Rock” taupe fascia, trim, columns and keystones; “Urbane Bronze” brown garage and balcony awnings; and Matte Black railings.

Address: 601 Renaissance Way

Rachel Falcone, Planner, entered the project into the record.

**Exparte**

None

**Applicant Presentation**

Christina Ferry

610 Renaissance Way

Richard Salvato

624 Renaissance Way

**Staff Presentation**

Rachel Falonce, Planner, presented the project.

**Public Comments**

None

**Board Comments.**

Andrea Sherman – Thinks it’s really attractive. Really likes the smoke as opposed to the grey cloud.

Price Patton – Agrees with Andrea Sherman. Also, it’s back to the classic Mizner.

Carol Perez – Renderings were spot on. Asked what color the arch on NE 6<sup>th</sup> Ave is being painted.

Applicants responded that on the rendering, it’s grey cloud but it can be smoke.

John Brewer – With the architecture, the colors really make the tile pop. The railings really pop now. The neutral in those pops are classy and it’s a great update.

Dana Post Adler – Smoke is a better alternative and more of a grey-blue and it’s deeper.

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Todd L'Herrou – Change to the smoke and modify the paint scheme for the external walls to include the columns and the outline to the Renaissance Village sign to include the smoke color. It fits with the desire to see a little more color and interest.

**Motion to APPROVE** the Color Change was made by Dana Post Adler with a change of the grey clouds to smoke and the front entry archways, pillars and sign background which will be smoke; seconded by Andrea Sherman.

**MOTION CARRIED 6-0.**

**E. Amendment to the Master Sign Program for The Ray Hotel and the Shops at the Ray (2021-118):** Consideration of an Amendment to the existing sign program for The Ray Hotel and Shops at The Ray.

Address: 233-279 NE 2<sup>nd</sup> Ave.

Jennifer Buce, Planner, entered the project into the record.

### Exparte

None

### Applicant Presentation

Jordana Jarjura, President and General Counsel-Menin  
101 SE 4<sup>th</sup> Ave, Delray Beach

### Staff Presentation

Jennifer Buce, Planner, presented the project.

### Public Comments

None

### Board Comments

Price Patton – Likes almost everything about the project. Wanted to confirm that they are all going to be the same font, to which Jordana Jarjura confirmed yes. Is the height of the façade changing at all? Jordana Jarjura said no, not changing the height.

Dana Post Adler – Very keeping with the style of the neighborhood.

John Brewer – Likes everything about it.

Andrea Sherman – Very clean. Likes the font. Contemporary looking. Consistency is very attractive.

Carol Perez – Likes the signage around the hotel.

Todd L'Herrou – Loves the monument sign. It's fun and playful. It's an improvement and an update.

**Motion to APPROVE** the Amendment to the Master Sign Program was made by Dana Post Adler and seconded by Andrea Sherman.

**MOTION CARRIED 6-0.**

**Motion to APPROVE** moving Item 8.G. to 8.F. and 8.F. to 8.G. was made by Price Patton and seconded by Andrea Sherman.

**MOTION CARRIED 6-0.**

**8.F. The Ray Hotel and the Shops at The Ray 233-279 NE 2<sup>nd</sup> Ave. (2021-119):** Consideration of a Class II Site Plan, Landscape Plan and Architectural Elevations.  
Address: 233-279 NE 2<sup>nd</sup> Ave.

Jennifer Buce, Planner, entered the project into the record.

**Exparte**

Carol Perez drove by the property.

**Applicant Presentation**

Jordana Jarjura, President and General Counsel-Menin  
101 SE 4<sup>th</sup> Ave, Delray Beach

**Staff Presentation**

Jennifer Buce, Planner, presented the project.

**Public Comments**

None

Two emails were entered into the record:

- Rosa Madrigal - Owner of Papa's Tapas
- Christina – Owner of Christina's

**Board Comments**

John Brewer – Applauds Menin for taking the space for public use.

Carol Perez – Glad the plaza is being beautified and renovated. Surprised that Crepe Myrtles were the choice; they don't give shade. They are only 15' high and there's a 4-story building. The hedge is in poor shape and needs to be replaced. Bougainvillea in the pods is a great idea. It will bring a lot of nice color to the site. Concerned about removing tree #1786.

Price Patton – Is there a cut in the curb to facilitate cars coming in?

Dana Post Adler – The white of the shops don't bother her.

Andrea Sherman – Loves the Bougainvillea on the shops.

Todd L'Herrou – Crepe Myrtles will get completely bare. What color of Bougainvillea?

Jordana Jarjura responded that they would be pink, fuchsia.

Todd L'Herrou asked what color white.

Jordana Jarjura responded "Simply White", it's a soft white.

**Motion to APPROVE** the Class II Site Plan, Landscape Plan and Architectural Elevations, was made by John Brewer and seconded by Dana Post Adler.

**MOTION CARRIED 4-2.**

Carol Perez and Price Patton voted No.

**G. 250 N. Congress Ave. (2021-114):** Consideration of a Class I Site Plan Modification associated with architectural elevation changes to the east and south façade to add trellis systems over the window openings and minor landscaping.  
Address: 250 N. Congress Ave.

Jennifer Buce, Planner, entered the project into the record.

**Exparte**

Todd L'Herrou used to be a neighbor of the applicant.

**Applicant**

Kris Havens, 250 N. Congress Ave.

**Staff Presentation**

Jennifer Buce, Planner, presented the project.

**Public Comments**

None

**Board Comments**

Andrea Sherman – Very attractive addition. It enhances the building.

Dana Post Adler – Very pretty.

Price Patton – Likes the changes.

John Brewer – Appreciates the thought and the work they put into it.

Carol Perez – Looks very nice. The trellis is a nice addition.

Todd L'Herrou – Really likes the project. It will bring some nice colors.

**Motion to APPROVE** the Class I Site Plan Modification associated with architectural elevation changes, was made by John Brewer and seconded by Dana Post Adler.

**MOTION CARRIED 6-0.**

**H. Delray Beach CRA Development (2020-133):** The proposed waiver request seeks relief from LDR Sections 4.4.13 (D)(2)(a)1., which set forth a minimum ten-foot and a maximum fifteen-foot front setback; whereas a minimum six-foot-six-inch front setback is proposed on the ground floor and a zero-foot-zero inch front setback is proposed for the second floor.

Address: 95 SW 5<sup>th</sup> Ave.

Kent Walia, Senior Planner, entered the project into the record.

**Exparte**

None

**Applicant Presentation**

Tara Toto, CRA Redevelopment Manager

Renee Jadusingh, CRA Director

Christine Tibbs, Assistant CRA Director

Eduardo Pagen Torres, Song and Associates, Architects

**Staff Presentation**

Kent Walia, Senior Planner, presented the project.

**Public Comments**

None

**Board Comments**

Price Patton – In support of this change.

Carol Perez – It's a great building.

John Brewer – Okay with the waiver itself but curious about the mechanizations that got us to this point.

Renee Jadusingh responded that CRA owns the land and a parking lot was built on it.

Andrea Sherman – Beautiful building. Loves the detail on the building. Affordable office space for the neighborhood. The streetscape is beautiful.

Dana Post Adler – It's a beautiful building. Asked where the building shifted.

Todd L'Herrou – Thinks it's consistent with what we want in the City.

**Motion to APPROVE** the waiver was Price Patton and seconded by John Brewer.

**MOTION CARRIED 6-0.**

**8. REPORTS AND COMMENTS**

**A. Staff**

- Meeting dates – May 26<sup>th</sup> will be the last virtual meeting. Then will likely resume to twice per month. We will continue 5:01 p.m. meetings.

**B. Board Comments**

**Motion to APPROVE** to propose to the City Commission to review the guidelines for colors in different areas of Delray Beach, made by Dana Post Adler and seconded by Price Patton.

**MOTION CARRIED 6-0.**

**Motion to AMEND** the prior motion suggesting that the City Commission consider opening an Architectural Guideline Review Process, was made by Todd L'Herrou and seconded by Price Patton.

**MOTION CARRIED 6-0.**

**9. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 10:30 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 March 24, 2021, which were formally adopted and approved by the Board on May 26, 2021.

**Rochelle Sinisgalli**

Rochelle Sinisgalli



## Minutes of the April 28, 2021 SPRAB Meeting

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.)*