

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

**MEETING DATE:** September 22, 2021

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

**1. CALL TO ORDER**

The meeting was called to order by William Bennett, Assistant City Attorney, at 5:02 p.m.

**2. ROLL CALL**

A quorum was present.

**Members present** were Dana Post Adler, John Brewer, Steven Cohen, Annette Gray, Todd L'Herrou, Price Patton, and Carol Perez.

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

**3. ELECTION OF OFFICERS**

**a. Motion** to nominate Todd L'Herrou as Chairperson was made by Dana Post Adler and seconded by Price Patton.

**MOTION CARRIED 7-0**

**b. Motion** to nominate Dana Post Adler as Vice-Chairperson was made by Todd L'Herrou and seconded by Carol Perez.

**MOTION CARRIED 7-0**

**c. Motion** to nominate Price Patton as Second Vice-Chairperson was made by Todd L'Herrou and seconded by Dana Post Adler.

**MOTION CARRIED 7-0**

**4. APPROVAL OF AGENDA**

**Motion** to **APPROVE** the Agenda was made by Annette Gray and seconded by Carol Perez.

**MOTION CARRIED 7-0**

**5. MINUTES**

**Motion** to **APPROVE** the Minutes for July 14, 2021 was made by Carol Perez and seconded by Dana Post Adler.

**MOTION CARRIED 7-0**

**6. SWEARING IN OF THE PUBLIC**

Todd L'Herrou, Chairperson, read the Quasi-Judicial Rules for the City of Delray Beach and Rochelle Sinisgalli swore in all who wished to give testimony.

**7. COMMENTS FROM THE PUBLIC**

None

## **8. QUASI-JUDICIAL HEARING ITEMS**

**A. Atlantic Crossing (2021-230):** Master Sign Program for Buildings one, three and six.

Address: 615 E. Atlantic Ave.

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

### **Exparte**

Carol Perez announced that she had to step down, as she was a consultant on for this project. Carol Perez left the room.

### **Applicant Presentation**

Mark Gregory

18 Salina Ave, #29

Delray Beach, FL

### **Staff Presentation**

Jennifer Buce, Planner, presented the project.

### **Public Comments**

None

Mark Gregory stated that there is a weight funding system in place which was not included in this phase. The applicant wants the Board's opinion about the size of the sign.

### **Board Comments**

The general consensus of the Board members is concern about the signage for Hampton Social. The sign is out of scale and there are different fonts on the banners.

### **Applicant**

Don DeVere – Edwards Companies

1659 Ridgeway Place

Columbus, OH

Don DeVere said that they would be happy to withdraw the Hampton Social sign to work on it.

**Motion to CONTINUE WITH DIRECTION** was made by Price Patton and seconded by Dana Post Adler.

**MOTION CARRIED 6-0**

Carol Perez returned to the dais.

Dana Post Adler stepped away from the dais.

**B. 269 SE 5<sup>th</sup> Ave. (2021-249):** Color change from a yellow office building with terra cotta colored roof and green awnings, to Decorator's White with a Caviar Black roof. The railings, columns and trim in Bronze/Black and the awnings in Black.

Address: 269 SE 5<sup>th</sup> Ave.

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

**Exparte**

None

**Applicant Presentation**

Uf Tukel  
932 Iris Dr.  
Delray Beach, FL

Dana Post Adler returned to the dais.

**Staff Presentation**

Jennifer Buce, Planner, presented the project.

**Public Comments**

None

**Motion to APPROVE** the color change, was made by Carol Perez and seconded by Annette Gray.  
**MOTION CARRIED 7-0.**

**C. 100 MacFarlane Dr. –Yacht Club Residence, a Condominium Association, Inc. (2021-252):**

Color change from a pale yellow, and the trim, railings, and shutters white to the body of the building in Crushed Ice, trim in Snowbound, and the shutters and awnings in Inky Blue, the railings and roof in Chelsea Grey.

Address: 100 MacFarlane Dr.

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

**Exparte**

None

**Applicant Presentation**

Bruce Tandy  
100 MacFarlane Dr.  
Delray Beach, FL

**Staff Presentation**

Jennifer Buce, Planner, presented the project.

**Public Comments**

None

**Motion to APPROVE** the Color Change application, was made by Dana Post Adler and seconded by John Brewer.

**MOTION CARRIED 7-0**

Price Patton stepped away from the dais.

## Minutes of the September 22, 2021 SPRAB Meeting

**D. Holey Donuts** (2021-227): Consideration of a material change from a teal awning with a white wave trim to black and white striped awnings.

Address: 1214 E. Atlantic Ave.

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

### **Exparte**

None

### **Applicant Presentation**

Blanca Reyes

591 Evernia St.

West Palm Beach, FL

### **Staff Presentation**

Rachel Falcone, Planner, presented the project.

Price Patton returned to the dais.

Exparte from Price Patton - None

### **Public Comments**

None

**Motion to APPROVE** the material change, was made by Annette Gray and seconded by Dana Post Adler.

**MOTION CARRIED 7-0**

**E. Grosvenor House** (2021-231): Consideration of a color change from a primary wall color of yellow, to “Grey Screen” and “Regatta” blue, and “Extra White” on the trim.

Address: 120 N. Ocean Blvd.

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

### **Exparte**

Carol Perez announced that she had to step down, as she was the landscape architect for this project.

Carol Perez left the room.

### **Applicant Presentation**

Amanda DeWitte

120 N. Ocean Blvd.

West Palm Beach, FL

### **Staff Presentation**

Rachel Falcone, Planner, presented the project.

### **Public Comments**

None

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

Carol Perez returned to the dais.

**F. Tesla (2021-197):** Consideration of a Class I Site Plan Modification associated with façade and site improvements such as painting of the two structures; modifications to the mansard roof, updating ADA compliance; addition of a freestanding canopy covering six parking spaces; and the addition of vehicle charging stations for service use only.

Address: 3000 S. Federal Highway

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

**Exparte**

None

**Applicant Presentation**

John Wollberg  
35 Canyon Dr.  
St. Peters, MI

**Staff Presentation**

Rachel Falcone, Planner, presented the project.

**Public Comments**

None

**Board Comments**

Todd L'Herrou would like the red awning to bring in some color.

**Motion to APPROVE** the Class I Site Modification, was made by Dana Post Adler and seconded by Annette Gray.

**MOTION CARRIED 7-0**

**G. 189 NE 2<sup>nd</sup> Ave. (2021-228):** Consideration of a Class I Site Plan Modification associated with the expansion of the existing fabric patio awning to provide additional covered outdoor seating area from the proposed restaurant.

Address: 189 NE 2<sup>nd</sup> Ave.

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

**Exparte**

None

**Applicant Presentation**

Donald Day-Delray Awning  
80 N. Congress Ave.  
Delray Beach, FL

**Staff Presentation**

Rachel Falcone, Planner, presented the project.

**Public Comments**

None

Rachel Falcone responded to Price Patton that the awning will not be encroaching into the right of way. It will remain in the property line.

**Motion to APPROVE** the Class I Site Plan Modification, was made by Carol Perez and seconded by Dana Post Adler.

**MOTION CARRIED 7-0**

**H. Delray Ridge (2020-237):** Consideration of a Tree Disposition Plan for compliance with the requirements of LDR Section 4.6.19, Tree Preservation, Protection, Enforcement and Maintenance, associated with the review of the Delray Ridge Plat, to establish 14 single-family residential properties. Address: NE corner of Swinton Ave and Ne 22<sup>nd</sup> St.

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

**Exparte**

None

**Applicant Presentation**

Allen Hendricks, Caulfield & Wheeler  
7900 Glades Rd.  
Boca Raton, FL

Ron Ellish, Developer of the property  
16920 Silver Oaks Circle  
Delray Beach, FL

**Staff Presentation**

Rachel Falcone, Planner, presented the project.

**Public Comments**

None

Rachel Falcone said that for the common areas, a Class II Site Plan Modification will have to be submitted at a future date.

**Board Comments**

Carol Perez recommended to get shade back on the site.

**Motion** to send this item to the Planning & Zoning Board was made by Carol Perez and seconded by Annette Gray.

**MOTION CARRIED 7-0**

## **9. REPORTS AND COMMENTS**

### **A. Staff**

Scott Pape, Principal Planner, announced that the next meeting will be October 13, 2021.

Scott Pape welcomed the new SPRAB members, Annette Gray and Steven Cohen.

### **B. Board Comments**

Price Patton asked about the Atlantic Crossing trellis.

Per Carol Perez, Federal Department of Transportation (FDOT) does not allow structures in the right of way, which is why the trellis had to come out.

William Bennett, Assistant City Attorney, welcomed the new Board members.

## **10. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 7:35 p.m.

Site Plan Review and Appearance Board (SPRAB)  
September 22, 2021 Meeting Minutes

The undersigned is the Secretary of the SPRAB Board and the information provided herein is the minutes of the meeting of said SPRAB Board on September 22, 2021 which minutes were formally approved and adopted by the Board on November 17, 2021.

ATTEST:

  
CHAIR

  
BOARD SECRETARY

NOTE TO READER: If the minutes you have received are not completed as indicated above, this means they are not the official minutes of the SPRAB Board. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.