

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

MEETING DATE: December 8, 2021

MEETING PLACE: Commission Chambers, City Hall

1. CALL TO ORDER

The meeting was called to order by Todd L'Herrou, Board Chair, at 5:01 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. APPROVAL OF AGENDA

Motion to APPROVE the Agenda was made by Annette Gray and seconded by Dana Post Adler.

MOTION CARRIED 7-0

4. MINUTES

Motion to APPROVE the Minutes for October 13, 2021 and October 27, 2021 was made by Price Patton and seconded by Steven Cohen.

MOTION CARRIED 7-0

5. 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.

6. COMMENTS FROM THE PUBLIC

None

7. QUASI-JUDICIAL HEARING ITEMS

A. Rove Salon (2022-477): Consideration of an Amendment to the existing Master Sign Program.
Address: 200 NE 2nd Ave.

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

Exparte

None

Applicant Presentation

Marcus De Matos
Sign Partners
1811 S Rogers Circle
Boca Raton, FL

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Motion to APPROVE the Amendment to the existing Master Sign Program was made by Dana Post Adler and seconded by Annette Gray.

MOTION CARRIED 7-0

B. Rove Salon (2022-042): Consideration of a Color Change to the existing dome awnings from orange to black.

Address: 200 NE 2nd Ave.

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

Exparte

None

Applicant Presentation

Don Day

Delray Awnings

80 N Congress Ave.

Delray Beach, FL

Jennifer Buce passed around a color sample to the Board members.

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Motion to APPROVE the Color Change to the existing dome awnings was made by Carol Perez and seconded by Steven Cohen.

MOTION CARRIED 7-0

C. Atlantic Crossing (2021-230): Reconsideration of a Master Sign Program for Buildings one, three and six.

Address: 615 Atlantic Ave.

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

Exparte

Carol Perez stepped down; she was the consultant for Atlantic Crossing.

Applicant Presentation

Don DeVere

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495 S. High St.
Columbus, OH

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

Alice Finst
707 Place Tavant
Delray Beach, FL

Alice Finst said she hopes that the awning lettering for other future tenants will not be approved.

Don DeVere said that they met with Laura Simon of the Downtown Development Authority to discuss parking, signage direction and the parking system.

Board Comments

Board members concurred that significant changes were made after listening to the Board's suggestions.

Motion to APPROVE the reconsideration of the Master Sign Program, was made by Dana Adler and seconded by Steven Cohen.

MOTION CARRIED 6-0

Carol Perez returned to the dais.

D. Delhaven Condominium (2022-046): Consideration of a Material Change from a grey tile roof to an "Interstate Blue" standing seam 1.75" aluminum roof.
Address: 1700 S. Ocean Blvd.

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

Exparte

None

Applicant Presentation

Marco Lopez
All Area Roofing
1492 S. US 1
Ft. Pierce, FL

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

Michael Head, Board Member
1700 S. Ocean Blvd.

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Michael Head said that the building color will change at a future date and the roof will match. It will be a nautical theme.

Motion to APPROVE the Material Change, was made by Dana Post Adler and seconded by Carol Perez.

MOTION CARRIED 7-0.

E. Churchill Condominium (2022-049): Consideration of a Color Change to a 30-unit condominium which includes the adjacent parking structure to match the building.

Address: 611 SE 7th St.

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

Exparte

None

Applicant Presentation

Ryan Mieszczeniowski

500 10th St.

FL

Staff Presentation

Jennifer Buce, Planner, presented the project. The windows, railings and shutters will remain the same.

Public Comments

None

Jennifer Buce gave color samples to pass around to the Board members.

Motion to APPROVE the Color Change was made by Price Patton and seconded by Dana Post Adler.

MOTION CARRIED 7-0

F. Tzikas Medical Building (2022-039): Consideration of a reroof of the existing one-story to match the newly constructed two-story addition. The roof is white tile and the proposed change is grey metal.

Address: 542 SE 5th Ave.

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

Exparte

None

Applicant Presentation

Katie Lovdermilch

BSA Construction

542 SE 5th Ave.

Delray Beach, FL

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Motion to APPROVE the reroof was made by Carol Perez and seconded by Annette Gray.
MOTION CARRIED 7-0

G. 504 NE 5th Ave. (2022-045): Consideration of a Material and Color Change to the roof from white tiles to gray metal.
Address: 504 NE 5th Ave.

Jennifer Buce, Planner, entered the project into the record and passed around a sample material to the Board members.

Exparte

None

Applicant Presentation

Ray Powell
Interloc Properties
466 NE 5th Ave.
Delray Beach, FL

Staff Presentation

Jennifer Buce, Planner, presented the project.

Public Comments

None

Motion to APPROVE the Material and Color Change was made by Dana Post Adler and seconded by Annette Gray.
MOTION CARRIED 7-0

H. Parks at Delray (2022-001): Consideration of a Class II Site Plan Modification associated with changes to the perimeter pedestrian path and landscaping.
Address: 1690-2350 S. Congress Ave.

Scott Pape, Principal Planner, entered the project into the record.

Exparte

None

Applicant Presentation

Mike Covelli
1209 S. Swinton Ave.
Delray Beach, FL

Staff Presentation

Scott Pape, Principal Planner, presented the project.

Public Comments

None

Board Comments

The Board members appreciate that the applicant went out of their way to protect the existing trees and improved upon original plan. Ficus are coming out and being replaced by oak trees which will provide shade.

Motion to APPROVE the Class II Site Plan Modification was made by Dana Post Adler and seconded by Annette Gray.

MOTION CARRIED 7-0

8. REPORTS AND COMMENTS

Scott Pape, Principal Planner, announced that the December 15th meeting is being cancelled.

The Board members praised staff for the work that they do.

9. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 6:33 p.m.

Minutes of the December 8, 2021 SPRAB Meeting

The information provided herein is the Minutes of the meeting of said Site Plan Review and Appearance Board (SPRAB) on December 8, 2021, which Minutes were formally approved and adopted by the Board on March 23, 2022.

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.