



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: April 24, 2019

File No. 2019-113

Application Type: Class II Site Plan Modification

General Data:

Agent: Steve Siebert

Location: 100 MacFarlane Drive

PCN: 12-43-46-16-D2-000-0044

Property Size: 0.81 Acres (35,405 sf)

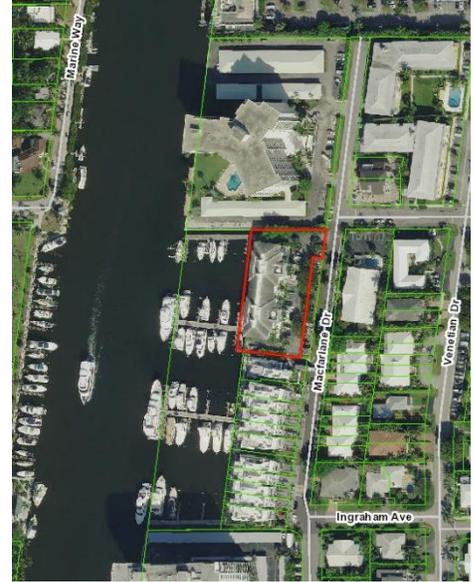
FLUM: Medium Density (MD)

Zoning: Multiple Family Residential (RM)

Adjacent Zoning:

- North: RM
- West: RM
- South: RM
- East: RM

Existing Land Use: Residential Condominium



Item before the Board:

Consideration of a Class II Site Plan Modification associated with site plan and architectural elevation changes for the addition of balconies to the existing building at the rear of the property to face the Intracoastal.

Recommendation:

By Separate Motions:

Site Plan:

Move approval of the proposed site plan modifications associated with a Class II Site Plan Modification application for the **Delray Beach Yacht Club (2019-133)**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan meets criteria set forth in LDR Section 2.4.5(G)(1)(b).

Architectural Elevations:

Move approval of the proposed architectural elevations associated with a Class II Site Plan Modification application for the **Delray Beach Yacht Club (2019-133)**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan meets criteria set forth in LDR Section 4.6.18(E).

Background:

The subject property, known as the Delray Beach Yacht Club, is located on the west side of MacFarlane Drive, just south of Miramar Drive. The property is located in the Multiple Family Residential (RM) District and has a Medium Density (MD) Future Land Use Map (FLUM) designation. The property is described as Lot 2 of the Delray Beach Yacht Club subdivision according to the plat recorded in 1994 in the Plat Book 78 Page 11-12 of the Palm Beach County. The four-story, 49,330 sf building was constructed in 1996 and includes 12 units and a parking garage on the first floor.

Project Description:

- Introduction of balconies to the existing building at the rear of the property facing the Intracoastal.

Project Planner:

Debora Slaski: slaskid@mydelraybeach.com,
561-243-7348

Review Dates:

SPRAB Board 4/24/19

Attachments:

1. Site Plan
2. Architectural Elevations
3. Floor Plan
4. Photos and Details



Site Plan Analysis:

Pursuant to Section 2.4.5(G)(1)(b), approval of a modification to a site plan through a Class II application requires no review of Performance Standards found in Section 3.1.1, but requires action by the Board.

The proposed site plan modification is associated with the addition of balconies to the existing building at the rear of the property facing the Intracoastal. Per LDR Section 4.3.4(K), the rear setback for multifamily structures in the MR district is 25 feet. Balconies are allowed an overhang of three feet into the setback. The proposed balconies will overhang six feet eight inches from the building elevation. The proposed balconies setback is 25 feet from the rear property line (an overhang into the setback is not proposed); thus, the proposal complies with the minimum rear setback.

LDR Section 4.6.18(E) – Criteria for Board Action: The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

1. The plan or the proposed structure is in conformity with good taste; good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The proposed balconies will overhang six feet eight inches from the rear elevation into the rear side of the property to face the Intracoastal. The fourth level (top) balconies will be covered by a roof. The proposed aluminum cable railings will be 42 inches high. The proposed structure will have a stucco finish to match the existing building finish and color. The proposed elevation change is in conformity and harmony with the surrounding area and is an enhancement to the existing property. Based upon the above, positive findings can be made about the criteria listed in LDR Section 4.6.18(E).

Alternative Actions:

- A. Continue with direction.
- B. Move approval of the request for a Class II Site Plan Modification, associated with site plan modifications and architectural elevation changes for the **Delay Beach Yacht Club (2019-113)**, by adopting the findings of fact and law contained in the staff report and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in LDR Section 2.4.5(G)(1)(b) and Section 4.6.18 of the Land Development Regulations.
- C. Move denial of the request for a Class II Site Plan Modification associated with site plan modifications and architectural elevation changes for the **Delay Beach Yacht Club (2019-113)**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 2.4.5(G)(1)(b) and Section 4.6.18 of the Land Development Regulations