



# SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444

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

## SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: September 23, 2020

File No.: 2020-214 SPF-SPR-CLI

Application Type: Class I Site Plan Modification

### General Data:

**Owner:** Blairs Downtown Condominium Association, Inc.

**Agent:** Roy M. Simon, A.I.A., Architect

**Location:** 415-417-419 E. Atlantic Avenue

**PCN:** 12-43-46-16-C6-000-0010 / -0020 / - 0030 (Units 1, 2, & 3)

**Property Size:** 0.153 Acres

**FLUM:** CC (Commercial Core)

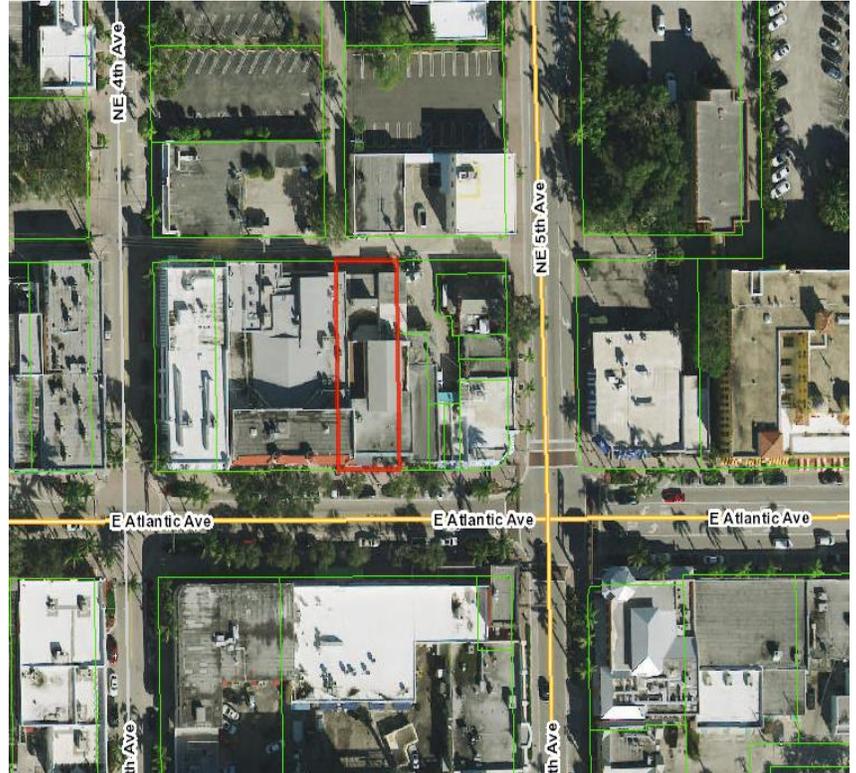
**Zoning:** CBD (Central Business District)

### Adjacent Zoning:

- North: CBD
- South: CBD
- East: CBD
- West: CBD

**Existing Land Use:** Retail

**Proposed Land Use:** Retail



### Item before the Board:

The action before the Board is for the consideration of a Class I Site Plan Modification for **415-417-419 E. Atlantic Ave** pursuant to LDR Section 2.4.5 (G), including:

- Architectural Elevations
- Site Plan
- Storefront Specs

### Optional Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Class I (2020-214) Site Plan Modification, and Architectural Elevations for **415-417-419 E. Atlantic Avenue**, as amended, 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 Sections 2.4.5(G)(5), 2.4.5(I)(5), 4.6.18(E), and Chapter 3 of the Land Development Regulations.
3. Move denial of the Class I (2020-214) Site Plan Modification, and Architectural Elevations for **415-417-419 E. Atlantic Avenue**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in

### Project Planner:

Rachel Falcone  
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561-330-6052

### Review Dates:

September 23, 2020

### Attachments:

1. Site Plan & Building Elevations
2. Storefront Specs.



Sections 2.4.5(G)(5), 2.4.5(I)(5), 4.6.16, 4.6.18(E), and Chapter 3 of the Land Development Regulations.

**Project Description:**

The subject request includes minor changes to the façade such as a color and material change, a replacement door and new awning on Unit 419, and the introduction of a new storefront on Unit 415.

**Assessment and Summary:**

The property consists of 0.153 acres and is currently zoned CBD (Central Business District) within the Central Core Sub-District. The project consists of architectural elevation changes to the façade of the existing building which include a color change to the façade, material change to the existing awnings, a new door and awning for Unit 419, and a new storefront with an aluminum frame painted in “Arcadia Silver” for Unit 419. The proposed changes meet all applicable Land Development Regulations which include dimensional requirements and storefront glazing.

**Background:**

The subject property consists of 0.153 acres and is in the Central Business District (CBD) within the Central Core subdistrict. The property is located on the north side of East Atlantic Avenue between NE 4<sup>th</sup> Avenue and NE 5<sup>th</sup> Avenue and consists of Blairs’ Downtown Condo Unit 1, Unit 2 and Unit 3. The two-story, 6,678 sf. building was constructed in 1993 and contains commercial uses on the first story and office use on the second story. On July 23, 2013, a Class I Site Plan Modification was approved for 417 E. Atlantic Avenue for the relocation of the existing door and lowering of the knee wall.

Now before the board is a Class I Site Plan Modification which includes changes to the façade.

**Site Plan Analysis:**

The following items identified in the Land Development Regulations shall specifically be addressed by the Site Plan Review and Appearance Board (SPRAB) for final action on the site and development applications/requests, as presented.

**LDR Section 4.4.13(D) – Dimensional Requirements by CBD Sub District**

The following table indicates that the development proposal meets the requirement as they pertain to the Central Core sub-district of the CBD District. Pursuant to Table 4.4.13(C), the following dimensional requirements are applicable, East Atlantic Avenue is classified as a Primary Street.

**Storefront and Glazing Area:**

Pursuant to LDR Section 4.4.13(E)(4)(e) the storefront is a frontage type along the sidewalk level of the ground story, typically associated with commercial uses. Storefront Dimensions Table 4.4.13(I) provides the dimensional requirements for all elements contained in a storefront as indicated in the chart below:

Commercial Storefronts	Dimensional Requirements		Proposed
	Minimum	Maximum	East Atlantic Avenue
Storefront Base	9 in	3 ft	9 in
Glazing Height**	8 ft	-	8’3”
Awning Projection	5 ft	-	5 ft

**Architectural Elevations Analysis:**

Pursuant to LDR Section 4.4.13(F), the CBD has seven permitted architectural styles, which are described and illustrated in the Central Business District Architectural Design Guidelines. Pursuant to LDR Section 4.6.18(E), the following criteria shall be considered by the Site Plan Review and Appearance Board 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 elevations incorporate a new storefront façade design for Unit 415, a new entry door and awning for Unit 419, and a material and color change to the entire façade. The proposed façade changes to Unit 415 includes a new 9 ft high door and two (2) windows with a 9 in concrete sill with stucco finish. The new door and windows will be aluminum framed and painted in "Arcadia Silver." For Unit 419, the proposed changes include replacing the existing door with a new glass entry door with an aluminum frame and painted in "Arcadia Silver." The modifications to the entire façade include a color change from beige to "Extra White" and a fabric change of the existing awnings on the first and second story and the addition of a new awning above the entrance to unit 419. The existing awnings are being changed from green, blue, and black to "Dusky Blue."

**Review by Others:**

- At the meeting of September 14, 2020, the **DDA (Downtown Development Authority)** will review the development proposal. The result of their consideration will be verbally reported to SPRAB.