



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Basic Health and Fitness
Project Location: 2702 N. Federal Hwy
Request: Approval of a Class I Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: August 22, 2018

Board Action:

Approved (6-0 Roger Cope absent)

Project Description:

The subject property is located on the west side of N. Federal Hwy, south of Gulfstream Blvd., in the General Commercial District (GC).

The material change is to remove the aluminum cladding which was an additional architectural feature from the exterior of the building and paint the siding the primary color of Bennington Grey (dark beige) and Arcadia White (off white). The Aluminum cladding wrapped around the west, south and east elevation of the building. The applicant has already completed the change.

Staff Recommendation:

Approve

Board Comments:

none

Public Comments:

none

Associated Actions:

N/A

Next Action:

The SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: August 22, 2018

ITEM:

Consideration of a Class I Site Plan Modification request for 2702 N. Federal Hwy associated with architectural elevations changes, pursuant to LDR Section 2.4.5(F) (2018-179).

RECOMMENDATION Approval

GENERAL DATA:

Agent..... Mason Development and Constr.
Owner/Applicant..... Delray Health and Wellness, Inc.
Location..... West side of North Federal Highway, 440 feet south of Gulfstream Boulevard.
Property Size..... 0.48 Acres
Future Land Use Map..... GC (General Commercial)
Current Zoning..... GC
Adjacent Zoning..... North: GC
South: AC (Automotive Commercial)
East: GC
West: GC



ITEM BEFORE THE BOARD

The action before the Board is consideration for approval of a Class I Site Plan Modification request for **2702 N. Federal Hwy** associated with architectural elevations changes, pursuant to LDR Section 2.4.5(F).

BACKGROUND/PROPOSAL

The subject property is located on the west side of N. Federal Hwy, south of Gulfstream Blvd., in the General Commercial District (GC).

In 2016 the Site Plan Review and Appearance Board approved a Class V, site plan modification, landscape plan and architectural elevations that consisted of a medical building and gymnasium.

The action before the Board is to approve a material change on the west, south and east elevations of the building.

ARCHITECTURAL ELEVATION ANALYSIS

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 material change is to remove the aluminum cladding which was an additional architectural feature from the exterior of the building and paint the siding the primary color of Bennington Grey (dark beige) and Arcadia White (off white). The Aluminum cladding wrapped around the west, south and east elevation of the building. The applicant has already completed the change.

The proposed elevation change is in harmony with the surrounding area and will not materially depreciate or adversely affect the neighboring areas. Based upon the above positive findings can be made with respect to LDR Section 4.6.18 (E).

ALTERNATIVE ACTIONS

- A. Continue with direction.

- B. Move approval of the request for a Class I site plan modification for elevation changes for **2702 N. Federal Hwy** 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 Section 4.6.18(E) of the Land Development Regulations.
- C. Move denial of the request for a Class I site plan modification, for elevation changes for **2702 N. Federal Hwy** 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 4.6.18(E) of the Land Development Regulations.

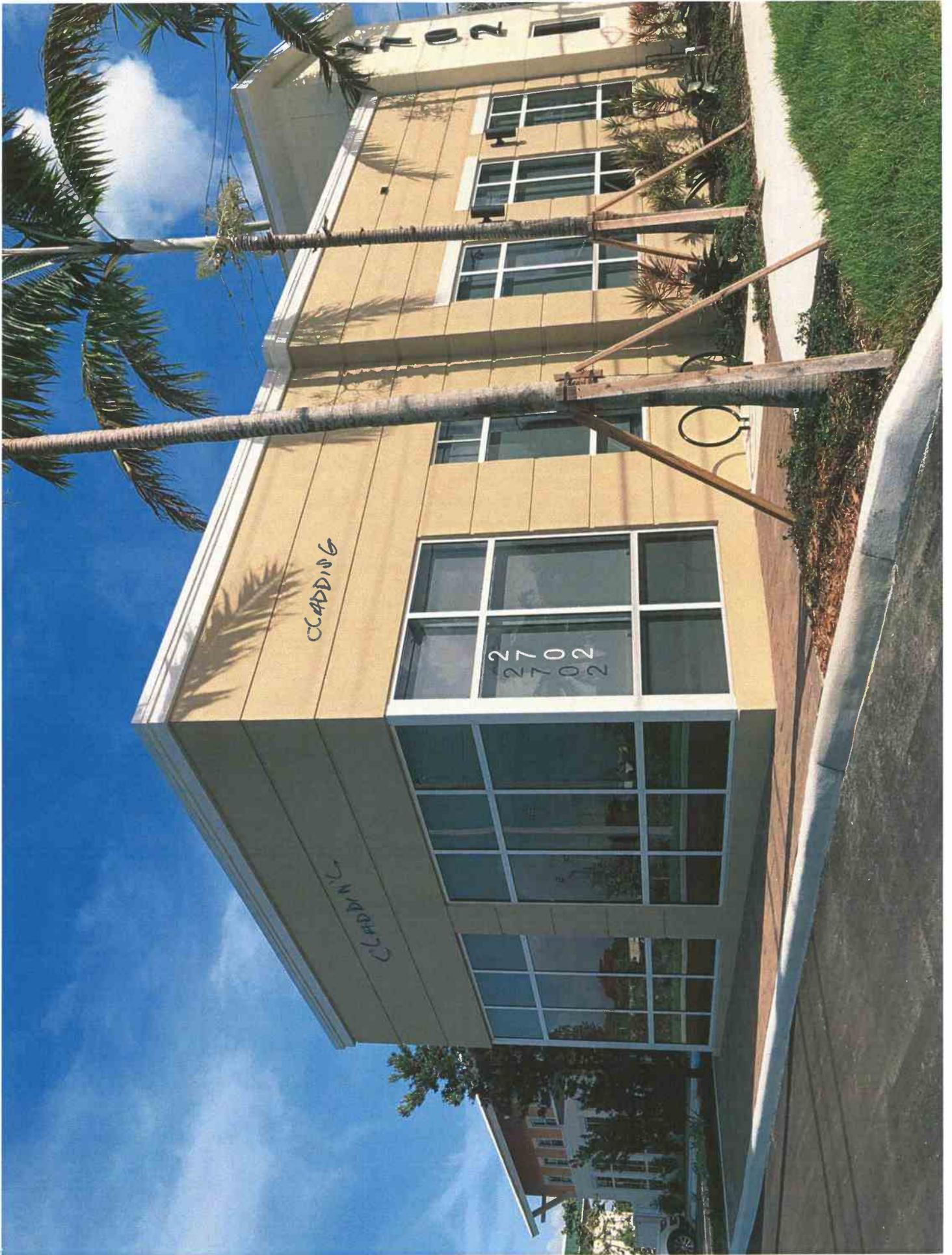
R E C O M M E N D A T I O N

Move approval of the request for a Class I site plan modification for elevation changes for **2702 N. Federal Hwy** 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 Section 4.6.18(E) of the Land Development Regulations.

Prepared by: Jennifer Buce, Assistant Planner

Attachment:

- Architectural Elevations



CLADDING

2702

CLADDING

2702



