



Planning & Zoning Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Bahia Delray
Project Location: 1001 Crystal Way
Request: Architectural Elevations associated with an approved Class IV Site Plan Modification

Board: Site Plan Review and Appearance Board
Meeting Date: March 9, 2016

Board Action:

Approved the Architectural Elevations on a vote of 3-2 (Andrew Younggross and James Chard dissenting; Roger Cope and Jose Aguila absent) with conditions.

Project Description:

The Architectural Elevations were initially reviewed by SPRAB at its February 10, 2016 meeting in conjunction with a Class IV Site Plan Modification for the construction of 8 new two-story buildings containing a total of 37 townhouse units, new parking and landscaping, provision of a tot lot, removal of a tennis court, and other associated improvements to the development. At that meeting, the elevations were tabled and the applicant was required to return with revisions which addressed the Board's concerns such as a revised color palette and additional building details to better relate the new buildings with the existing buildings.

Board comments:

The Board commented that the shutters should be on all elevations, would've liked to see more variation on the walls, side and back elevations are still boxy and square, and additional windows should be on the side elevations.

The Board added a condition that the shutters be shown on the side elevations.

Public input:

There was no public comment.

Associated Actions: All required actions were taken with the Board's approval.

Next Action: SPRAB action is final.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

RECOMMENDATION: Approve with conditions

MEETING DATE: March 9, 2016

ITEM: **Bahia Delray** – Architectural Elevations associated with a Class IV Site Plan Modification request.

GENERAL DATA:

Owner:. Marson Development

Authorized Agent: Charles Putman and Associates

Location: 995 Crystal Way

Property Size: 25.19 Acres

Future Land Use Map: MD (Medium Density 5-12 du/ac)

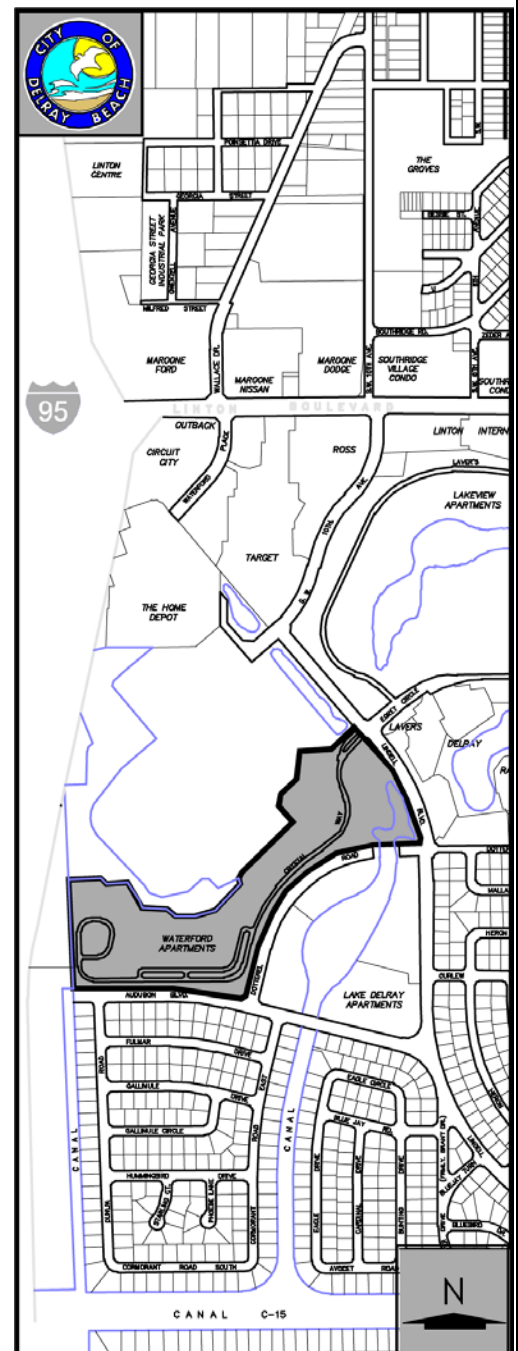
Current Zoning: RM (Medium Density Residential)

Adjacent Zoning

- North:** SAD
(Special Activities District)
- East:** RM & CF (Community Facilities)
- South:** R-1-AA (Single Family Residential) & RM
- West:** OS (Open Space)

Existing Land Use: Multi-Family Residential
(Two-story Condominium Units)

Proposed Land Use: 37 Townhouse Units



ITEM BEFORE THE BOARD

The item before the Board is the approval of the Architectural Elevations associated with a Class IV Site Plan Modification application request for **Bahia Delray**, pursuant to Land Development Regulations (LDR) Section 2.4.5(F).

BACKGROUND & PROJECT DESCRIPTION

This project is located approximately 2,100 feet south of Linton Boulevard along Dotterel Road, and consists of all of the Plat of Waterford Village, according to the Plat thereof, as recorded in Plat Book 61, Page 80 of the Public Records of Palm Beach County. The 25.19 acres parcel is currently occupied by seventeen (17) two-story residential apartment buildings totaling 236 units, a clubhouse and recreation building. The apartment units have since converted to fee-simple ownership as condominium units.

At the Board's meeting of February 10, 2016, a Class IV Site Plan Modification was considered. The Site Plan and Landscape Plan components of the request were approved, while the Architectural Elevations were tabled due to concerns regarding the colors, details, and consistency between the existing and proposed buildings.

The revised elevations show a variation in colors more akin to the existing palette throughout the site which consists of peach/pink, blue, and green pastel-like tones with white trim and roof tiles. The portions of the building where siding will be installed will consist of a color contrasting from the stucco finish of the balance of the building. The garage doors will contain flush panels, the roof color is changed to white, and shutters have been added to the elevations.

ARCHITECTURAL ELEVATIONS

Pursuant to **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 elevations consist of a lightly textured stucco with cementitious siding on the inset portion of the front elevation, as well as the newly added gabled wall projections on the side and rear elevations. This addition will add interest to the elevations which previously lacked interest or detailing. The banding detail was originally limited to the front elevation, but has been extended to all elevations. The shutters have been appropriately added throughout the elevations; however, their proportions may not be correct and the size may need to be enlarged in accordance with the sizes of the windows.

In consideration of the criteria above, the proposed elevation revisions are more conforming with the existing conditions within the development, which will assist in contributing to the harmony and beauty of the development. The appearance will not cause the existing

development to materially depreciate in appearance or value as it will now appear moreso as a unified development. Given the proposed revision, positive findings can be made with respect to the subject criteria, with the recommendation that the shutters provided be proportionately appropriate to the corresponding window opening.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the Architectural Elevations for **Bahia Delray**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets criteria set forth in LDR Section 4.6.18(E).
- C. Move denial of the Architectural Elevations for **Bahia Delray**, by adopting the findings of fact and law contained in the staff report, and finding that the request does not meet criteria set forth in LDR Section 4.6.18(E).

STAFF RECOMMENDATION

Architectural Elevations

Move approval of the Architectural Elevations for **Bahia Delray**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in LDR Section 4.6.18(E), subject to the condition that the shutter proportions be appropriate to the corresponding window.

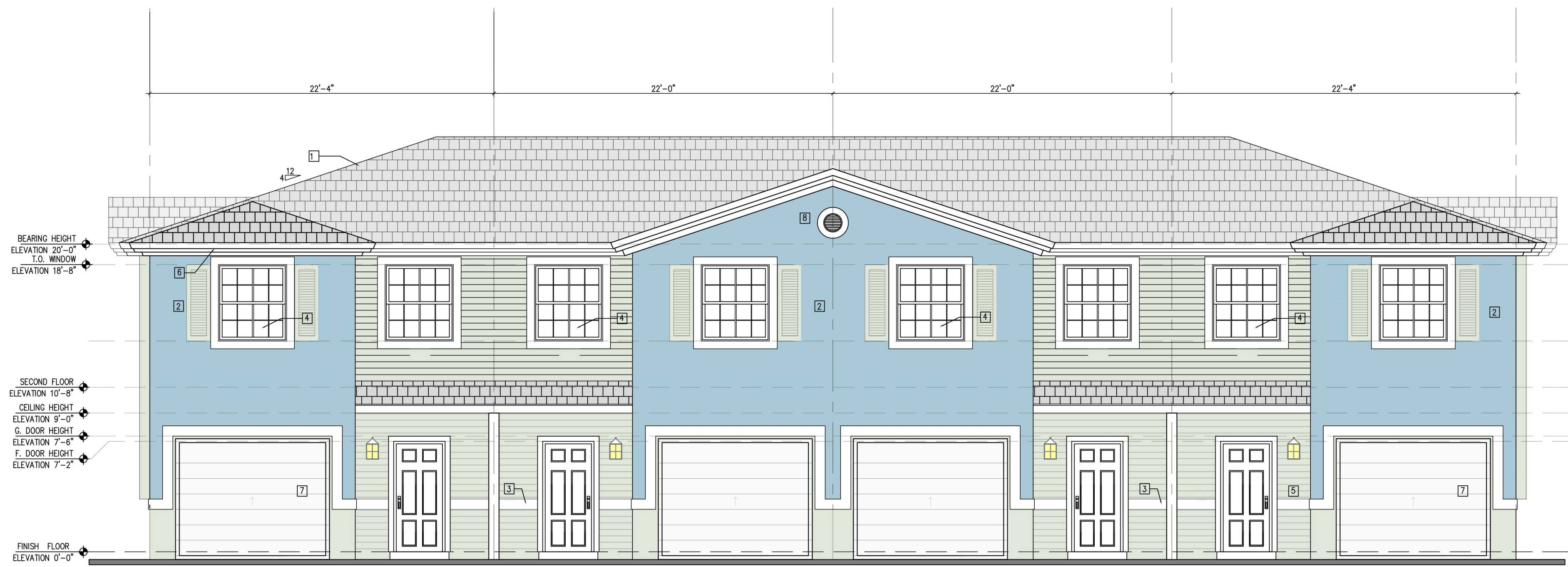




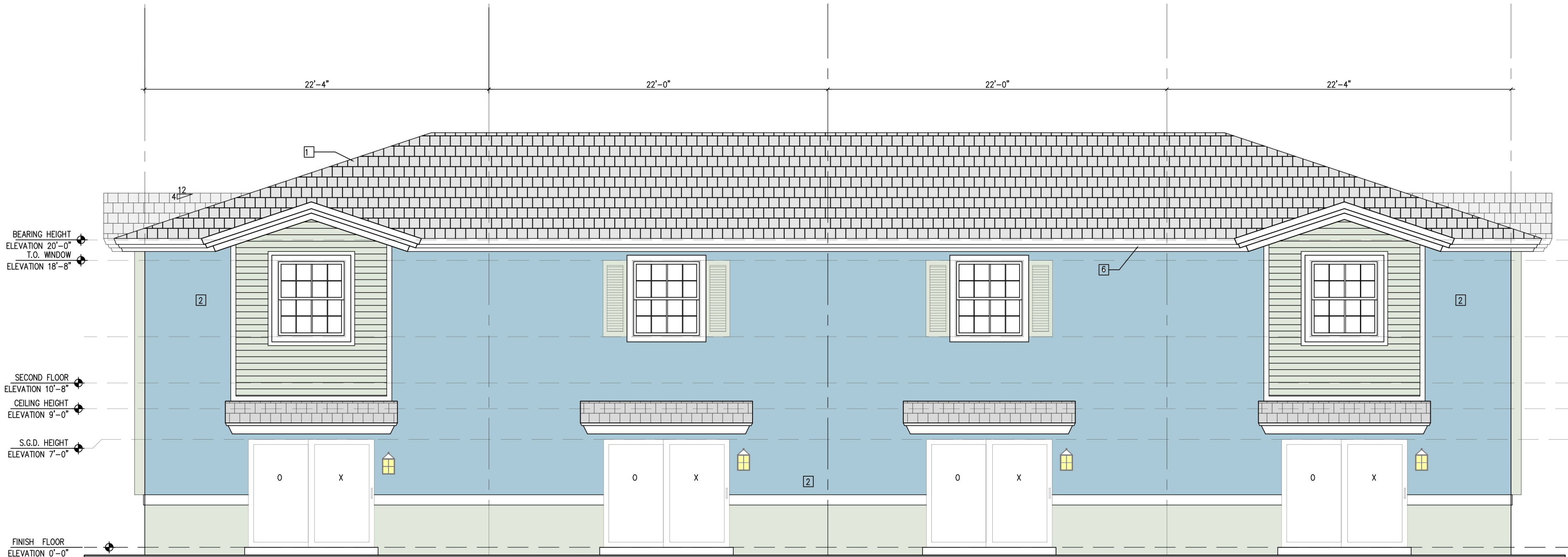
- KEY NOTES
- 1 ROOF TILE (WHITE) TO MATCH EXISTING STYLE AND COLOR
 - 2 PAINTED LIGHT TEXTURED 1/2" THICK TWO COAT STUCCO
 - 3 TRIM BOARD
 - 4 IMPACT RESISTANT, WHITE ALUMINUM FRAME WINDOWS
 - 5 COMPOSITION CEMENTATIIOUS LAP SIDING 6" COURSING
 - 6 PAINTED WOOD FACIA
 - 7 METAL OVERHEAD GARAGE DOOR
 - 8 FYPON LOUVER

WHITE MINT
SW 6441

VAST SKY
SW 6506



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

ISSUANCE FOR

☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT

REV1 08-27-15

REV3

REV4

AFFIX SEAL HERE

Client: BAHIA DELRAY

Address: 995 CRYSTAL WAY

Address: DELRAY BEACH, FLORIDA

Phone:

Plan: ELEVATION

4 UNIT BUILDING

Job No.:

Drawn By:

Scale:

Date:

Lot:

Block:

EDWARD SILVA, ARCHITECT

REG. No. 0011131

8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186

(305) 275-8383 / FAX - (305) 275-8381

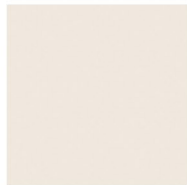
E.S.A.

Design Group, Inc.

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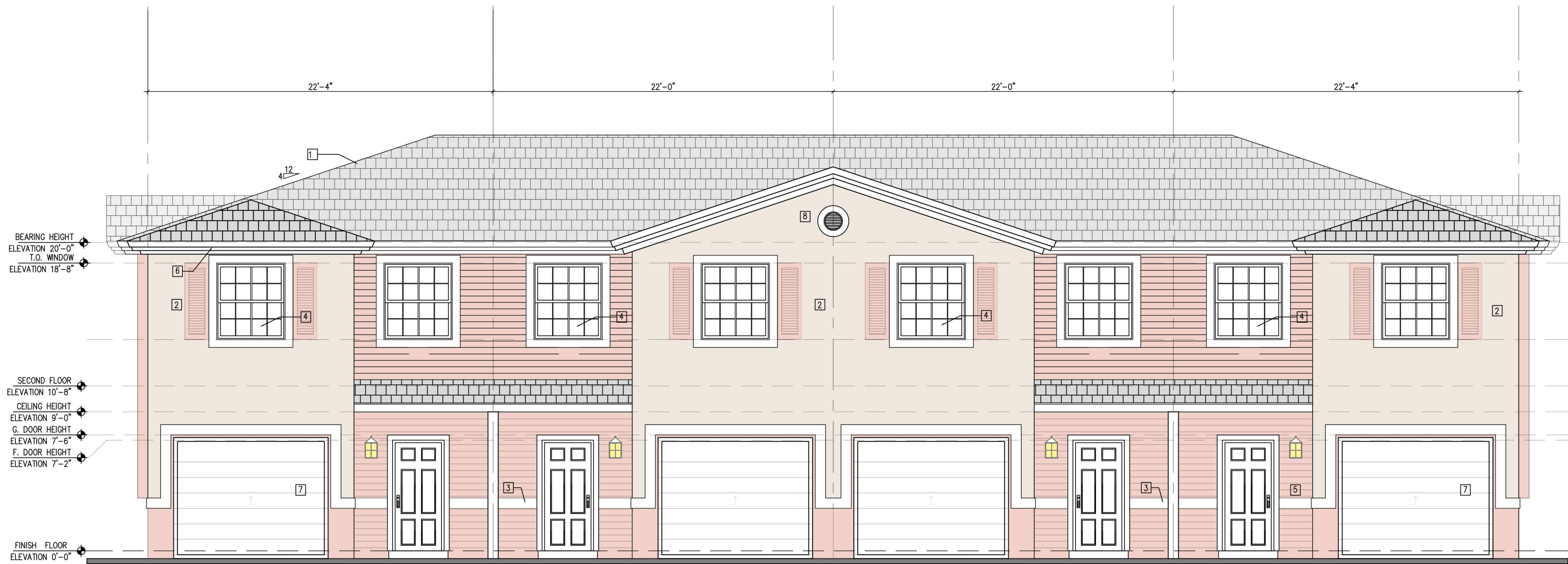
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 - 5 COMPOSITION CEMENTATIONOUS LAP SIDING 6" COURSING
 - 6 PAINTED WOOD FACIA
 - 7 METAL OVERHEAD GARAGE DOOR
 - 8 FYPON LOUVER



DOWNY
SW 7002

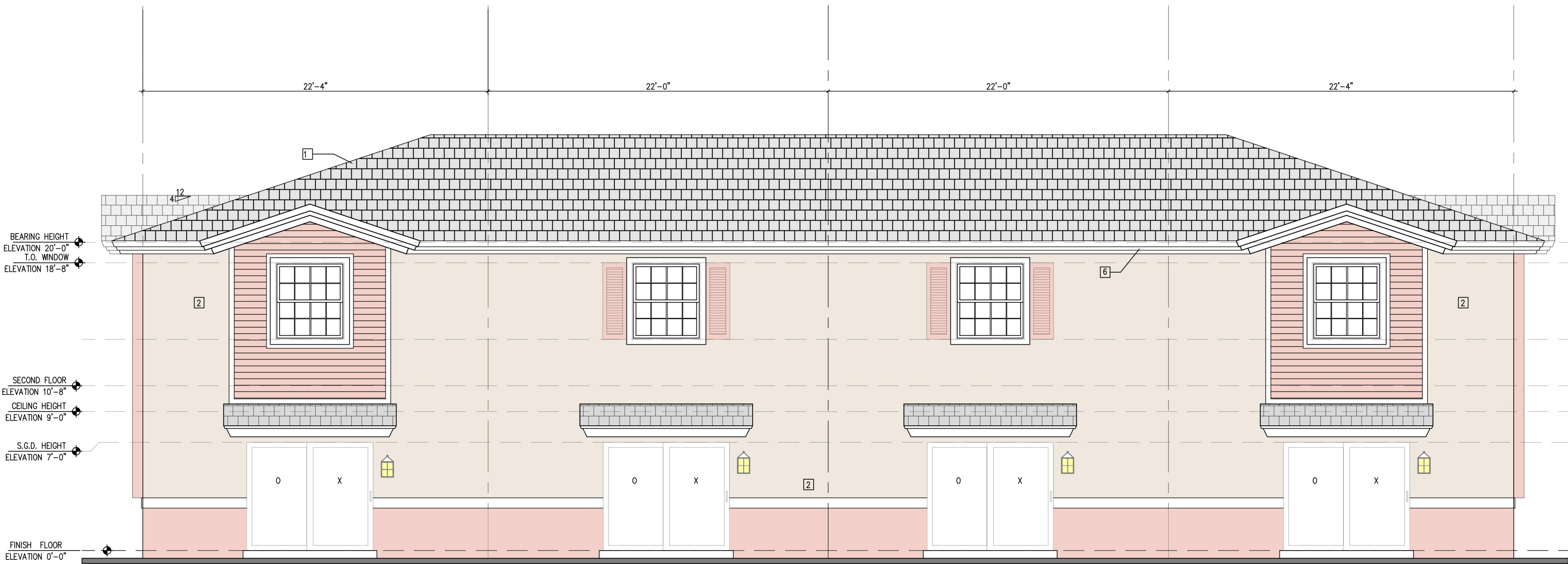


COMIC CORAL
SW 6876



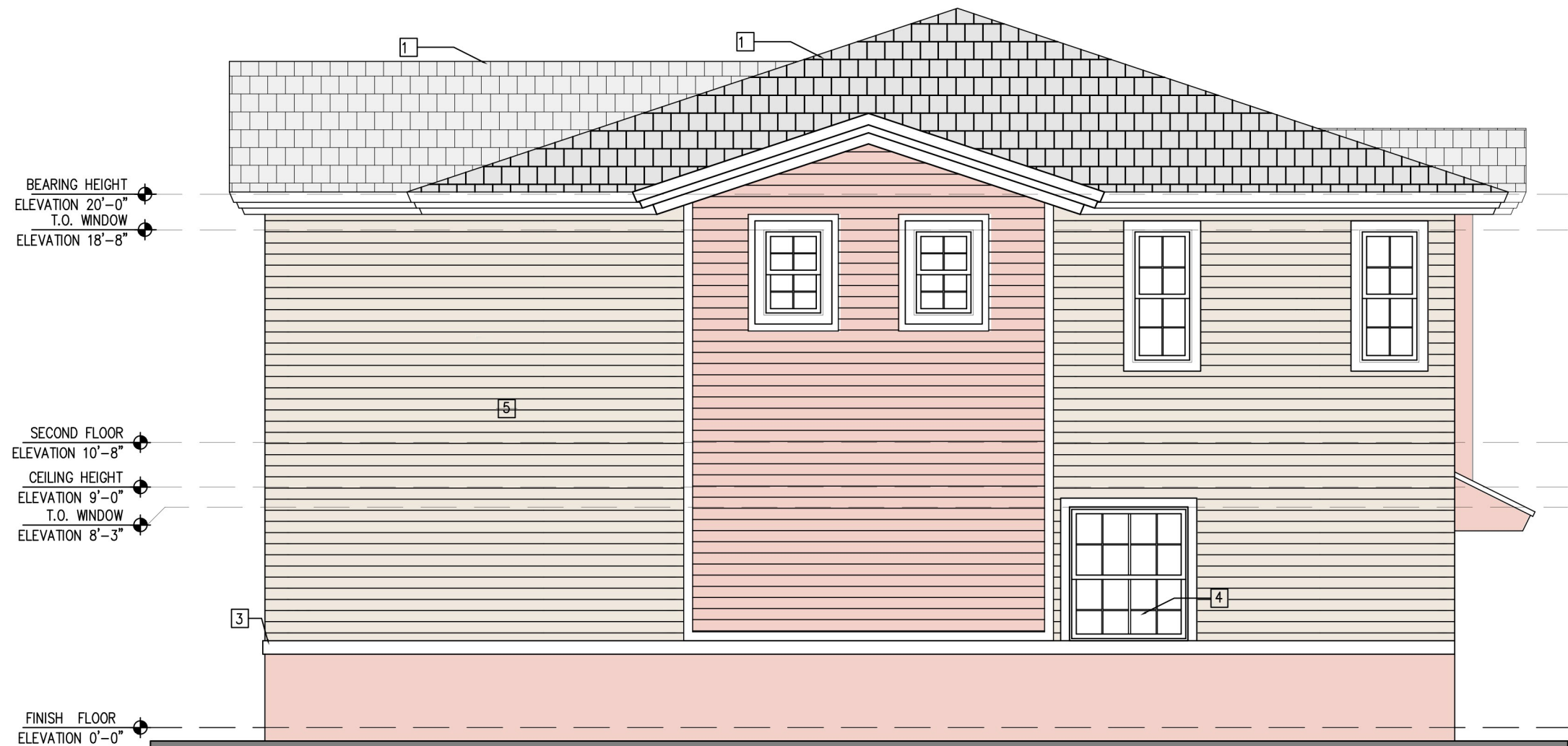
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



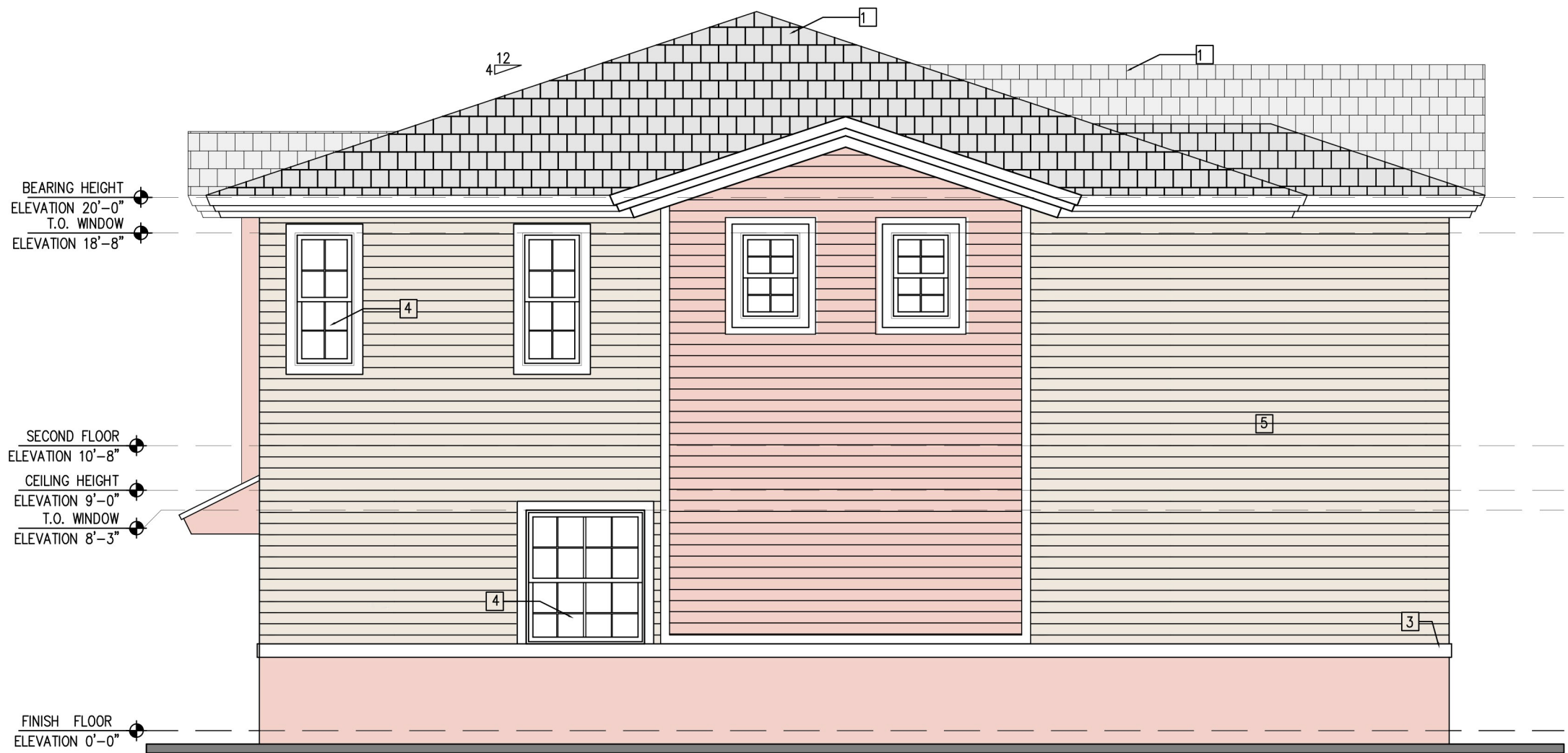
REAR ELEVATION

SCALE: 3/16" = 1'-0"



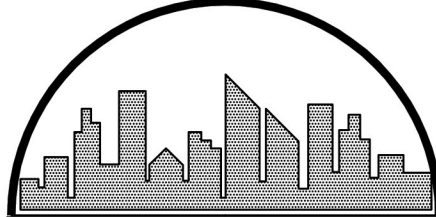
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



ISSUANCE FOR

☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT

REV1 08-27-15

REV3

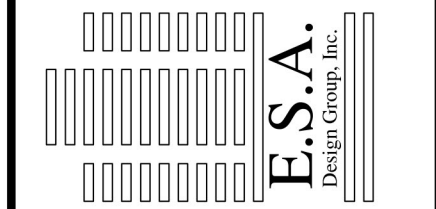
REV4

AFFIX SEAL HERE

Client: BAHIA DELRAY
Address: 995 CRYSTAL WAY
Address: DELRAY BEACH, FLORIDA
Phone:
Plan: ELEVATION
4 UNIT BUILDING

Job No.:
Drawn By:
Scale: 3/16" = 1'-0"
Date: 06-09-15
Lot:
Block:

EDWARD SILVA, ARCHITECT
REG. No. 0011131
8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186
(305) 275-8383 / FAX - (305) 275-8381

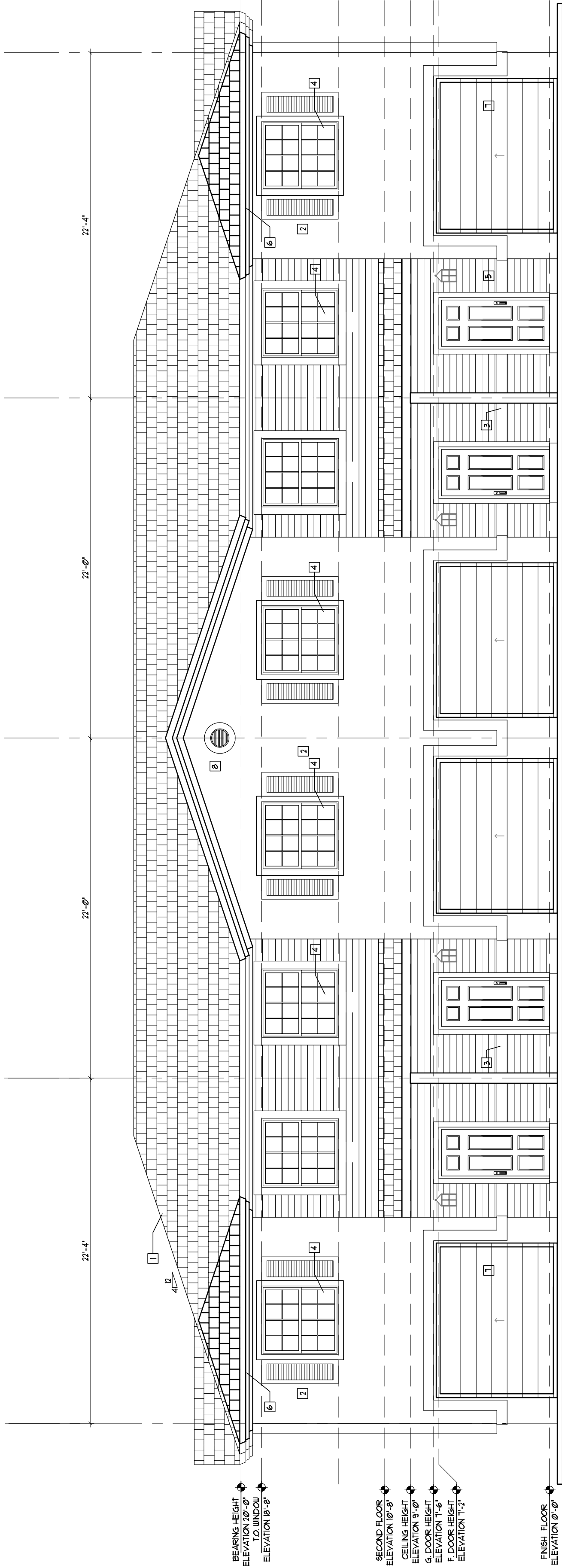


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of

KEY NOTES

- 1 ROOF TILE
- 2 PAINTED LIGHT TEXTURED 3/4" THICK TWO COAT STUCCO
- 3 TRIM BOARD
- 4 IMPACT RESISTANT WHITE ALUMINUM FRAME WINDOWS
- 5 COMPOSITION ORIENTED GLASS LAF SIDING 6" COURSING
- 6 PAINTED WOOD FACIA
- 7 METAL OVERHEAD GARAGE DOOR
- 8 PYLON LOUVER

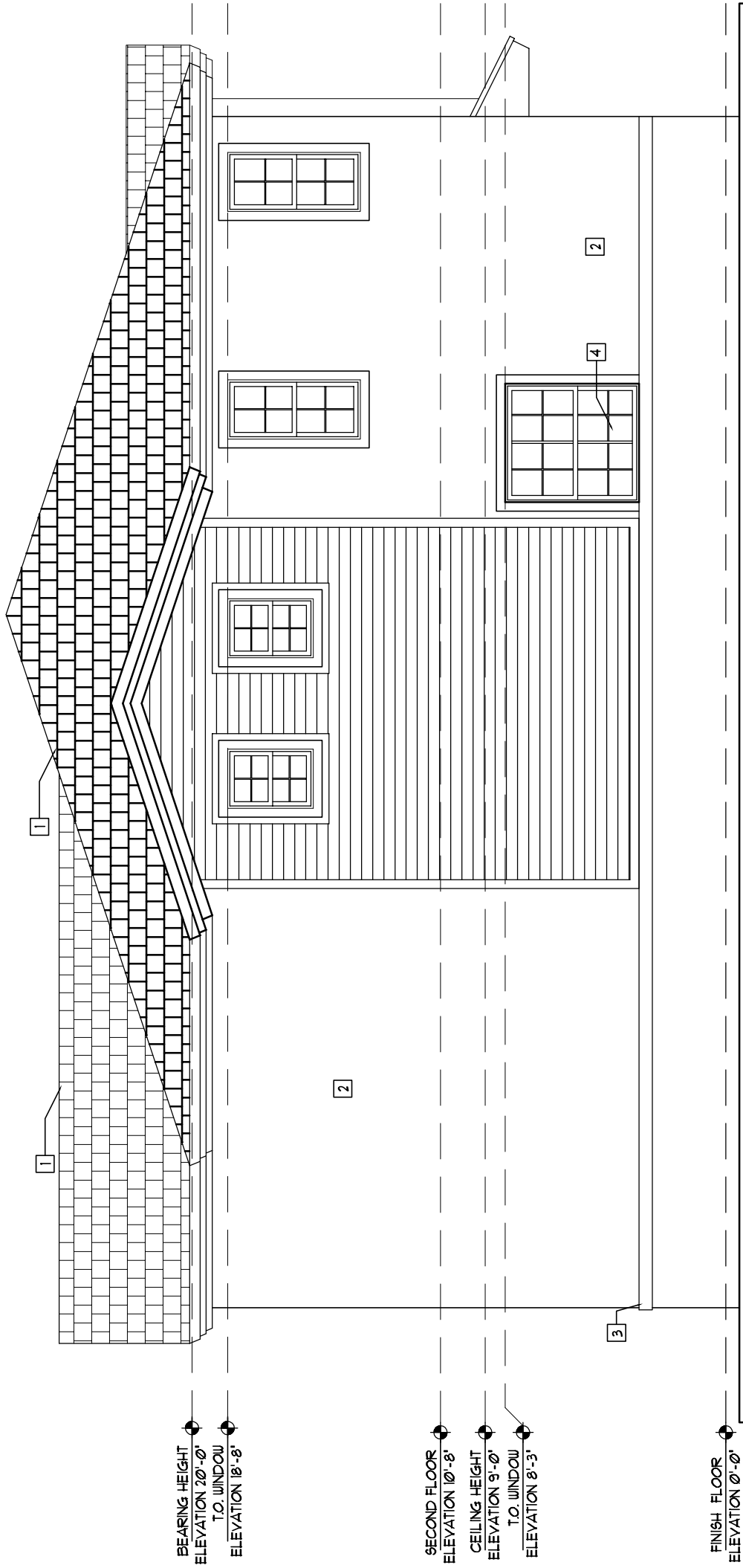


FRONT ELEVATION

SCALE: 3/16" = 1'-0"

RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



BEARING HEIGHT
ELEVATION 10'-0"

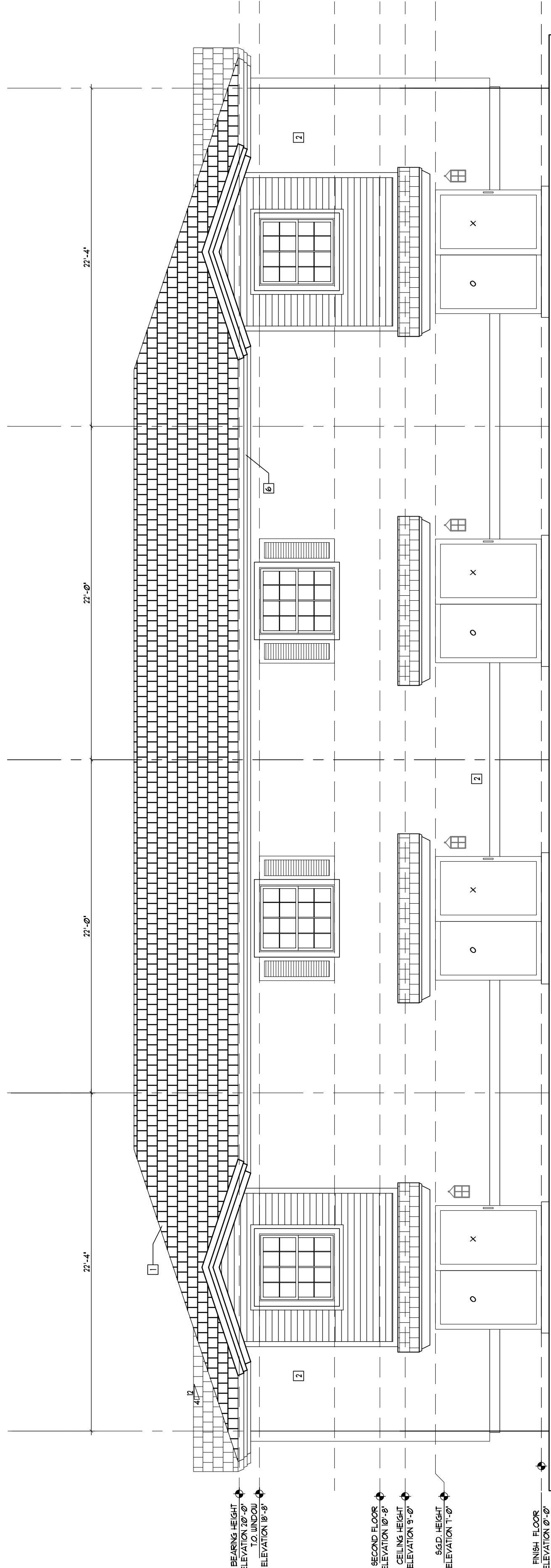
TO WINDOW
ELEVATION 8'-0"

SECOND FLOOR
ELEVATION 8'-0"

CEILING HEIGHT
ELEVATION 9'-0"

SIDE DOOR HEIGHT
ELEVATION 7'-0"

FINISH FLOOR
ELEVATION 0'-0"

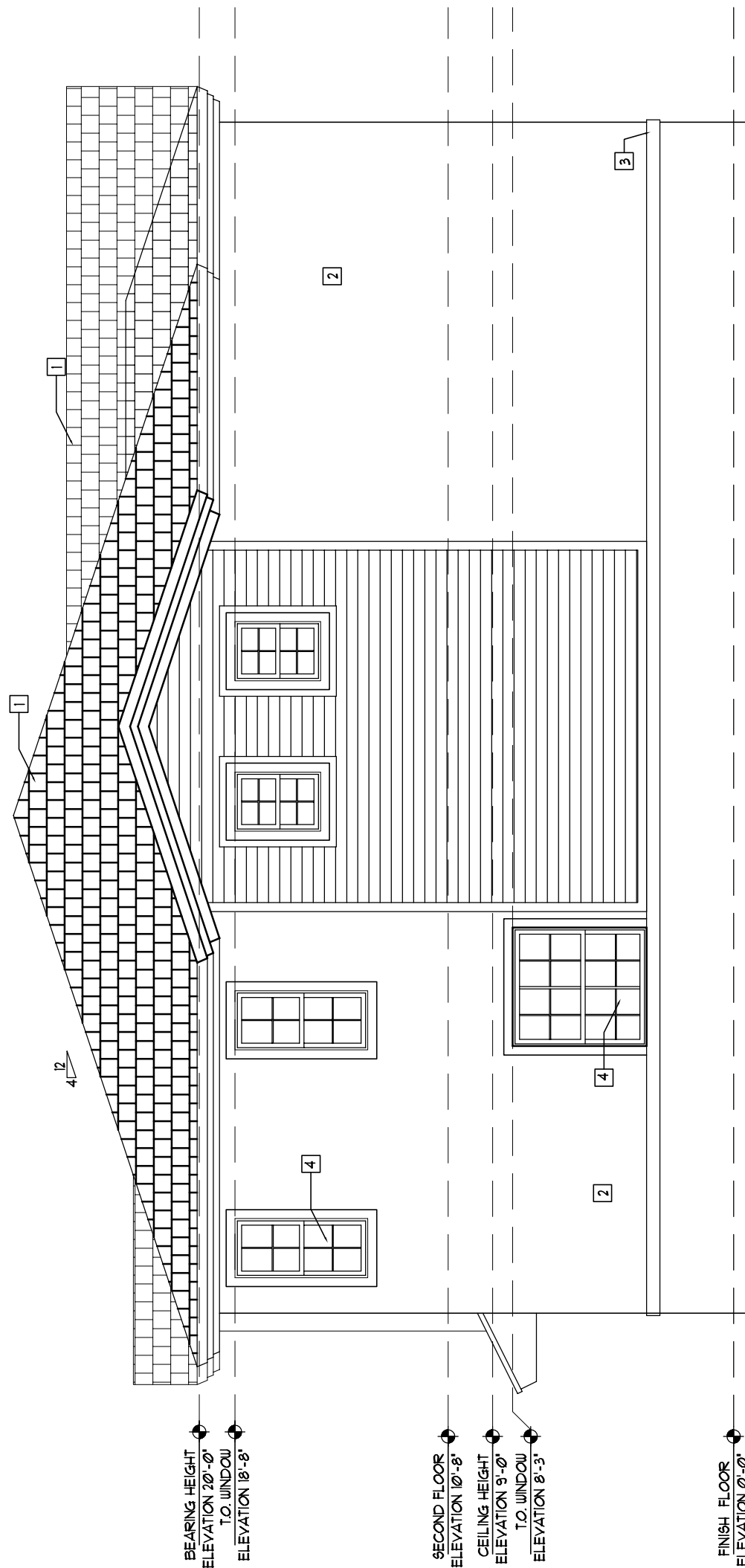


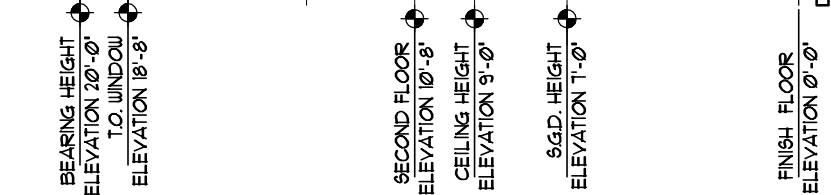
REAR ELEVATION

SCALE: 3/16" = 1'-0"

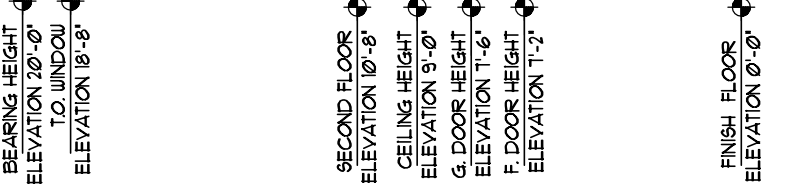
LEFT ELEVATION

SCALE: 3/16" = 1'-0"

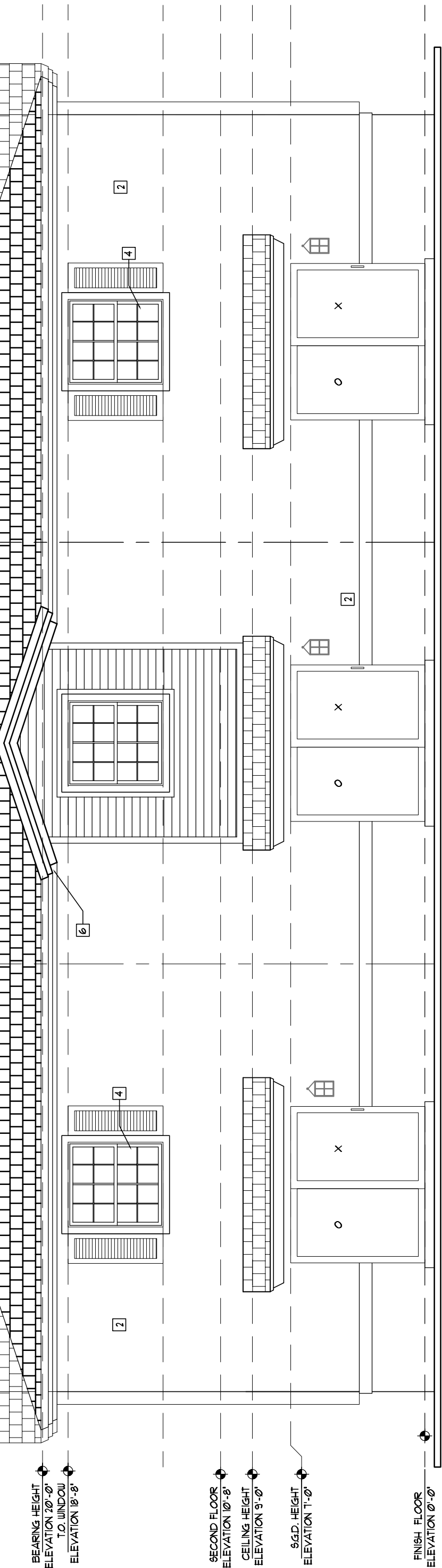




SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

KEY NOTES	
1	ROOF TILE
2	PAINTED LIGHT TEXTURED 1" THICK TWO COAT STUCCO
3	TRIM BOARD
4	IMPACT RESISTANT WHITE ALUMINUM FRAME WINDOWS
5	COMPOSITION CERAMANTICS LAP SIDING 6" COURSING
6	PAINTED WOOD FACIA
7	METAL OVERHEAD GARAGE DOOR
8	PLYON LOUVER

KEY NOTES

- 1 ROOF TILE
- 2 DOWN LIGHT TEXTURED 1/2" THICK TULO COAT STUCCO
- 3 TRIM BOARD
- 4 IMPACT RESISTANT WHITE ALUMINUM FRAME WINDOWS
- 5 COMPOSITION CERAMATEOUS LAP SIDING 6" COURSEING
- 6 PANTED WOOD FACIA
- 7 METAL OVERHEAD GARAGE DOOR
- 8 TYPON LOUVER

1 ROOF TILE

2 PAINTED LIGHT TEXTURED $\frac{5}{8}$ " THICK TULO COAT STUCCO

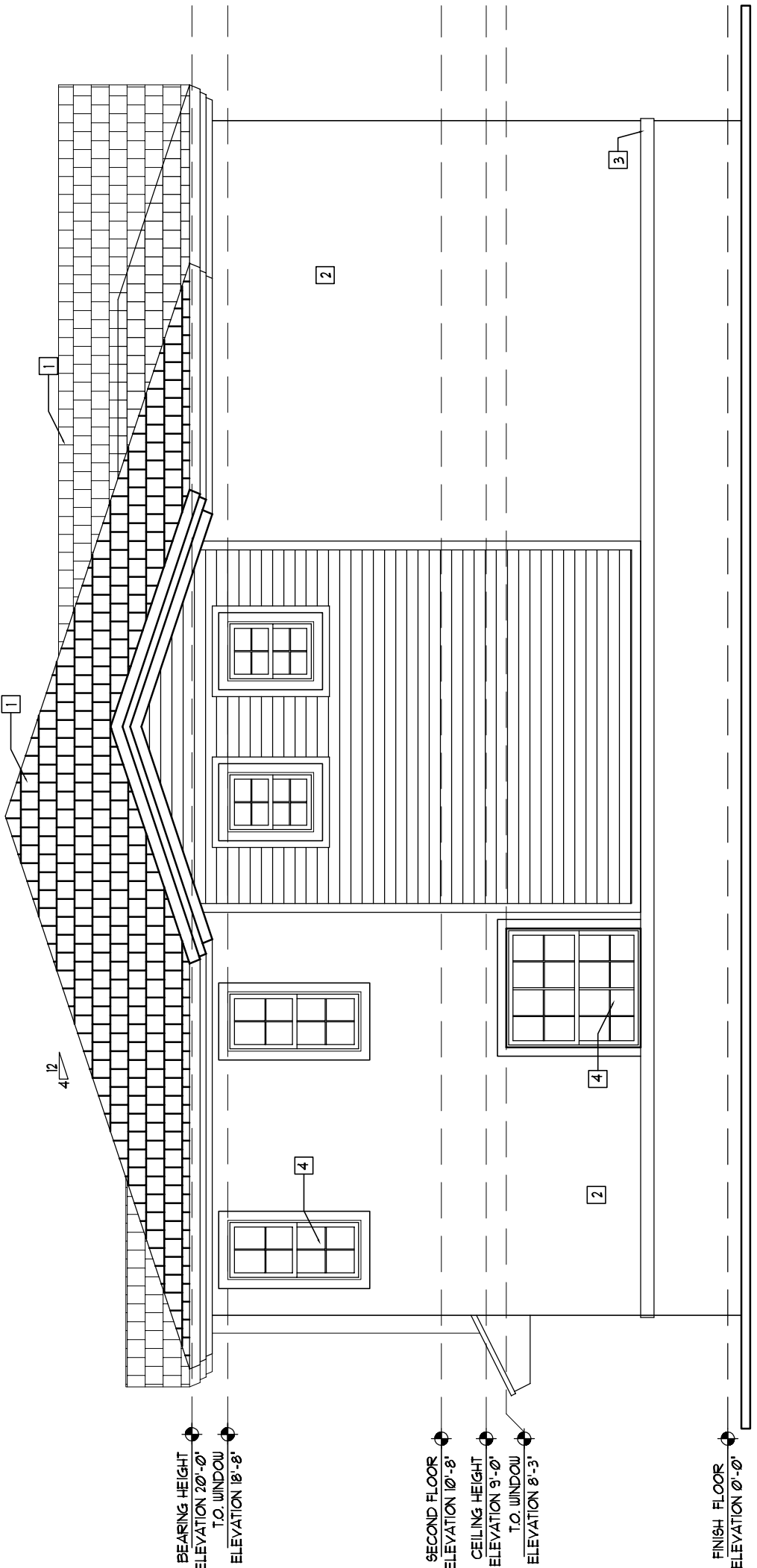
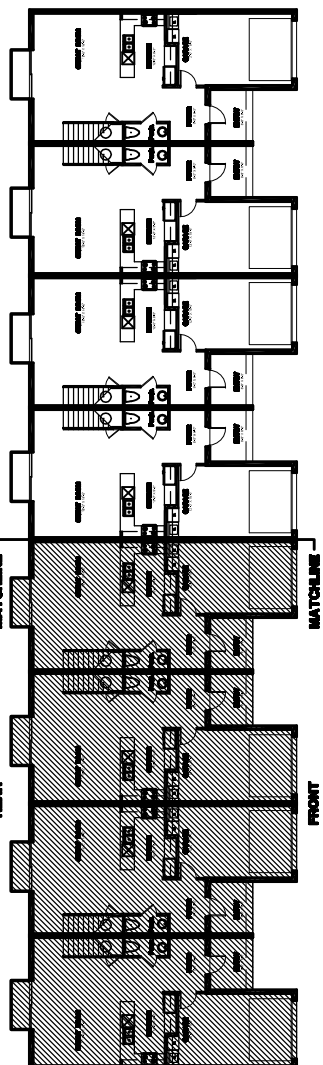
3 TRIM BOARD

4 IMPACT RESISTANT, WHITE ALUMINUM FRAME WINDOWS

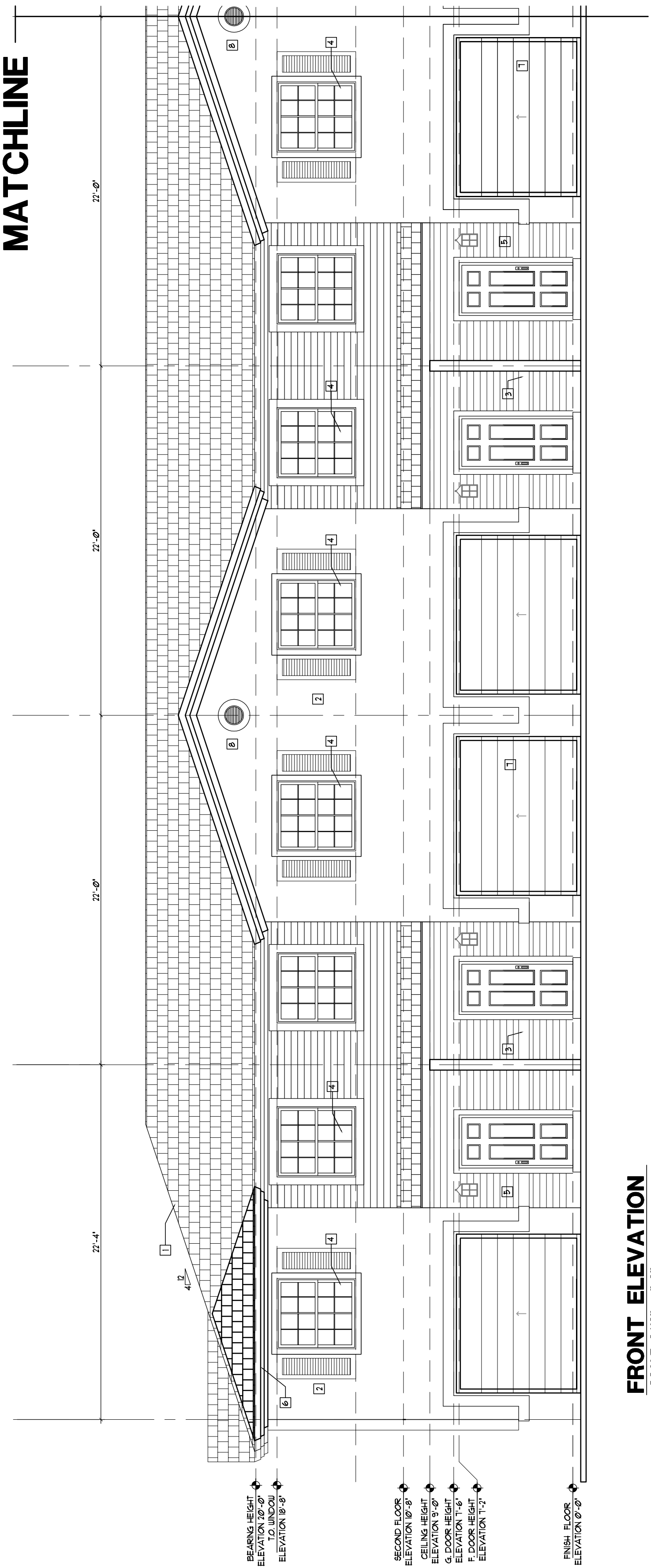
5 COMPOSITION CEMENTATION LAP SIDING 6' COURSEING

PAINTED WOOD FACIA

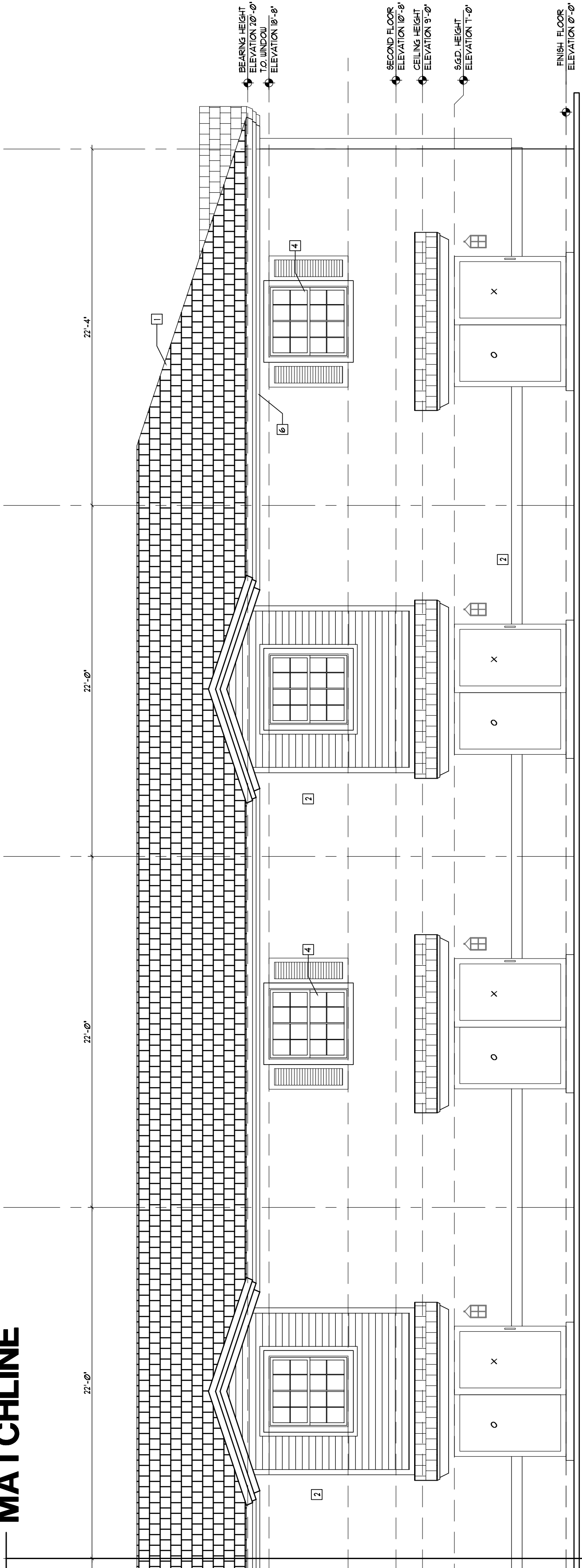
VIEW ALL OVERHEAD GARAGE DOOR



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES

- | | |
|---|---|
| 1 | ROOF TILE |
| 2 | PAINTED LIGHT TEXTURED 1" THICK TWO COAT STUCCO |
| 3 | TRIM BOARD |
| 4 | IMPACT RESISTANT WHITE ALUMINUM FRAME WINDOWS |
| 5 | COMPOSITION CERAMATEOUS LAP SIDING 6" COURSEING |
| 6 | PAINTED WOOD FACIA |
| 7 | METAL OVERHEAD GARAGE DOOR |
| 8 | FYPON LOWER |

