



# 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: October 23, 2019

File No.: 2019-298-SPI-SPR-CL1

Application Type: Class I Site Plan Modification associated with Architectural Elevation changes – Delray Commons

### General Data

Agent: Seth Dorman

Owner: Topvalco Inc.

Location: 5024 W Atlantic Ave

PCN: 12-42-46-14-24-001-0000

Property Size: 8.37 Acres

FLUM: General Commercial (GC)

Zoning: Planned Commercial (PC)

### Adjacent Zoning:

- North: PC
- South: Multiple Family Residential (RM-8)
- East: PC
- West: PC

Existing Land Use: Retail

Proposed Land Use: Retail



### Item before the Board:

The action before the Board is the consideration of a Class I Site Plan Modification application for **Delray Commons** located at **5024 W Atlantic Avenue** pursuant to LDR Section 2.4.5 (G), including the architectural elevations.

### Optional Board Motions for Action Item:

1. **Move to continue** with direction.
2. **Move approval** of the request for a Class I Site Plan Modification for architectural elevation changes for **Delray Commons** (File no. 2019-298) finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
3. **Move denial** of the request for a Class I Site Plan Modification for architectural elevation changes for **Delray Commons** (File no. 2019-298), finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.

### Assessment:

The proposed Class I Site Plan Modification for Delray Commons is associated with the architectural elevation changes to the existing

<b>Project Planner:</b> Anne Clerisse Gaisha Volcy, Planner in Training; <a href="mailto:volcya@mydelraybeach.com">volcya@mydelraybeach.com</a>	<b>Review Dates:</b> SPRAB: October 23, 2019	<b>Attachments:</b> 1. Elevations
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building within the plaza. The proposed changes are to enhance the storefronts through the application of several harmonious paints to the parapets and walls, as well as stone-detail wraps to existing columns.

**Project Description:**

Now before the Board is a Class I Site Plan Modification associated with architectural elevation changes to the existing building, on the north and east sides of the property. The proposal consists of the following minor façade changes:

- The **north elevation**, left of Lucky’s Market, is to feature “Irresistible” as a base and trim color, and “Olive Wood” for the parapet and small columns
- The **north elevation**, right of Lucky’s Market, is to feature “Irresistible” as a base and trim color, “Tainted Gold” for the parapet and “Outback” for the small columns
- The **north elevation** showcasing the edge of the building on the right side is to be finished in “Irresistible” paint
- The left side of the **east elevation**, features “Irresistible” as a base and trim color, “Blue By You” for the parapet and “Outback” for the small columns
- The right side of the **east elevation**, features “Irresistible” as a base and trim color, “Tainted Gold” for the parapet and “Olive Wood” for the small columns
- New wrap titled “Walnut Ridge” is to be introduced to the large columns
- Some parapets are to be replaced
- The metal roofing and trims are to be painted in “Coronation”
- Existing finishes will be cleaned, repaired and stucco’d to match the proposed elements.

**Background:**

The subject 8.37 acre property is located in the Planned Commercial zoning district. It is located on the south west corner of the intersection of Atlantic Avenue and Military Trail within the Four Corners overlay area. Delray Commons is an 8.37-acre shopping center that consists of Tract 1 which is 7.19 acres and Tract 2 which is 1.18 acres. Property owners of both tracts were granted reciprocal cross ingress, egress, and parking and drainage easements, as recorded on June 1, 1999 in ORB 11169, Page 1360. An additional reciprocal agreement, ORB 6436, Page 1360 was recorded for the adjacent service station, which is not included in the Master Development Plan of Delray Commons. Tract 1 consists of approximately 71,748 sf of retail and restaurant uses as well as associated parking and Tract 2 consists of a vacant 3,000 sf bank with drive-thru area and associated parking which was superseded by the following:

On September 17, 2018, the Planning and Zoning Board Approved a Master Development Plan Modification (MDPM) for Delray Commons, as well as a waiver request for the minimum structure size required for a proposed Taco Bell restaurant. The Master Development Plan consists of the current Tract 1 site layout within the shopping center and the proposed Taco Bell site plan for Tract 2.

On January 9, 2019, Tract 2 was approved to construct a 2,053 sf, one-story restaurant with drive-thru service and associated parking.

On April 10, 2019, the subject property was approved for minor façade changes, which includes the vestibule removal and the addition of outdoor seating, the addition of two cart corrals, introduction of new lighting in the rear and front of the building, ramp and railing system and the addition of a bike rack.

Now before the board is a request for the approval of a Class I Site Plan Modification for the architectural elevation changes to the existing building within the plaza.



**Architectural Elevations Analysis:**

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.

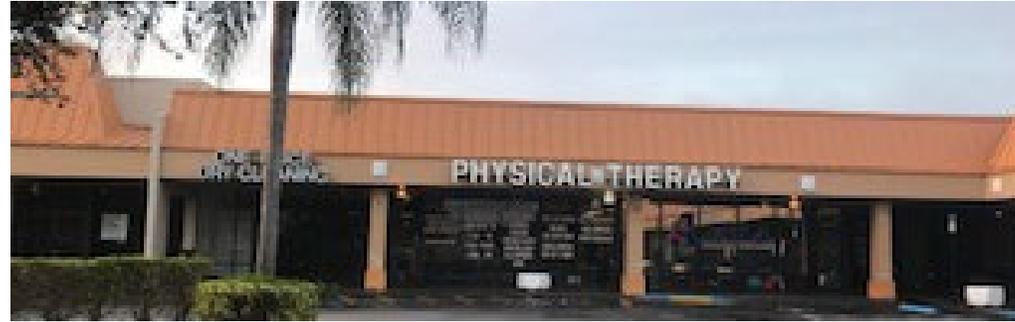
No conflicting colors are proposed, thus, making the proposed modification one of good taste. The color palette has a range of neutral and harmonious colors that can contribute to the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality. New façades to the existing building will add a fresh look to the dated buildings which can aid in preventing the nature of the local environment to materially depreciate in appearance and value. The front elevation is introducing new wraps to the large columns which will accentuate the appearance of the building's quality and give it more character. The proposal consists of the storefront enhancement through the application of various colors and a stone wrap introduced to the large columns. The architectural elevation changes could increase its compatibility to its surroundings and enhance the overall area, as there are several newly updated centers in the vicinity of Delray Commons. The existing finishes will be cleaned, repaired and stucco'd to match the proposed elements. The proposed colors of the building are Irresistible, Tainted Gold, Outback, Blue By You, and Olive Wood which are mostly neutral colors that will naturally blend in.







EXISTING FRONT ELEVATION  
(LEFT SIDE) – NORTH B



EXISTING FRONT ELEVATION  
(RIGHT SIDE) – NORTH B



EXISTING FRONT ELEVATION  
NORTH A



EXISTING FRONT ELEVATION – EAST A



EXISTING FRONT ELEVATION – EAST B