



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

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: August 14, 2019

File No.: 2019-235-SPI-SPR-CLI

Application Name: Delray Beach Plaza

General Data:

Applicant: Delray Plaza Holdings, LLC.

Agent: Derrick Cave, Kimley-Horn

Location: 600, 660, 950 W. Linton Blvd

PCN: 12-43-46-29-24-001-0000

Property Size: 7.56 Acres

FLUM: Planned Commercial (PC)

Zoning: General Commercial (GC)

Adjacent Zoning:

- **North:** Residential Medium (RM), Community Facility (CF)
- **East:** PC
- **South:** Special Activity District (SAD)
- **West:** GC, PC

Existing Land Use: Shopping Center

Proposed Land Use: Shopping Center

Floor Area Ratio: 1.0



Item before the Board:

The action before the Board is for the consideration of a Class I Site Plan modification for **Delray Beach Plaza** pursuant to LDR section 2.4.5 (F), including the architectural elevations.

- Site Plans
- Architectural Plans

Optional Board Motions for Action Items:

1. Move to continue with direction
2. Move approval of the request for a Class I Site Plan modification for Delray Beach Plaza (File no. 2019-235), 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.
3. Move denial of the request for a Class I Site Plan Modification for Delray Beach Plaza (File no. 2019-235), 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.

Notes:

1. Prior to building permit issuance, the revisions reflected in the Class I Site Plan (2019-235) modification shall be incorporated into the building permit set.
2. That color reference labels on page A3.1 and the colored elevations for building 300 be updated to reflect the correct proposed colors prior to site plan certification.

Assessment and Summary:

The proposed Class I Site Plan modification for the Delray Beach Plaza is associated with architectural elevation changes to building 300. The elevation changes include façade and awning colors changes, an awning material change, and the minor relocations of windows and doors. The proposed changes modify the elevation design of the previously approved Class IV site plan application (2017-115).

<p>Project Planner: Kent Walia, AICP, Senior Planner; waliak@mydelraybeach.com 561-243-7365</p>	<p>Review Dates: SPRAB Board: August 14, 2019</p>	<p>Attachments</p> <ol style="list-style-type: none"> 1. Site Plans 2. Architecture Plans
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Background:

The subject property is located on Tract "A" of the Lavers International Plaza Plat 2, which consists of approximately 9 acres. Tract "A" consists of two parcels; the parcel to the west contains 0.80 acres and is zoned General Commercial (GC), while the subject site to the east contains 7.67 acres and is zoned Planned Commercial (PC). The subject structure is building 300. The following is list of events involving the site:

- On May 10, 2017, the Site Plan Review and Appearance Board (SPRAB) approved a Class IV Site Plan modification (2017-115) for the Delray Beach Plaza. The modification to the shopping center included the new construction of three one story commercial buildings (Buildings 100, 200 & 300), alterations to the two-story building (Building 900), a landscape waiver, and site improvements.
- On May 9, 2018, the SPRAB approved a Class III Site Plan modification (2018-061) associated with the increasing of square footage for Building 100 (Whole Foods), the decreasing of square footage for Building 200, and associated elevation, photometric, site and landscape improvements.
- On September 12, 2018, the SPRAB approved a Class I Site Plan modification (2018-174) associated with minor elevations changed to Building 100 and 900.
- On July 3, 2019, the Development Services Department received the following application before the board, a Class I Site Plan modification associated with the elevation changes to building 300.

Architectural Elevation 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.*
 - As mentioned, the proposed site plans modification is associated with colors changes, an awning material change, and the minor relocations of windows and doors. The color changes consist of the change of wall color at the north west corner of the building from Sherwin Williams "White Tail" to "China Doll." Secondly, the awning color changed from orange to blue. In addition, the awning located above the second to last tenant space to the west changed from a flat metal awning to a "blue" canvas awning. Lastly, the proposed modifications to the window and doors included minor extensions of storefront glazing and the addition of four glass doors. The proposed changes are more compatible with the design of the remainder of the development which was previously approved by SPRAB in 2017. Thus, the proposed changes demonstrate good design practices to further City aesthetics.

Approved



Proposed





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.
 - The proposed elevation modifications demonstrate quality design aesthetics. The elevation includes existing approved elements and proposed modifications. The façade design incorporates masonry stone veneer, painted stucco, storefront glazing with aluminum frames, and metal and fabric awnings. The proposed changes further the overall uniform aesthetics of the shopping center, thus contributing to the value of the community.

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.
 - As mentioned, on May 17, 2019, the SPRAB approved the design of the shopping center. The buildings are currently under construction and reflect the approved designs. The proposed changes are compatible with the rest of the shopping center. Thus, a positive finding can be made in regard to the harmony of the changes to building 300 compared to the other buildings throughout the shopping center.

Courtesy Notices:

Pursuant to 2.4.2 (C)(3), courtesy notices have been provided to the following neighborhood associations:

- Southridge

OVERALL SITE PLAN

KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
WWW.KIMLEY-HORN.COM CA 0000696

NO.	REVISIONS	DATE	BY
11	MOVE BLDG 200	05/29/2019	
8	MODIFY WF LOADING, MOVE BLDG 200	03/05/2019	
1	WHEEL FOODS LOADING DOCK MODIFICATIONS	11/6/2018	

SHEET NUMBER
C4.00



SITE DATA
SECTION 20 TOWNSHIP 46 S RANGE 43 E
600 LINTON BLVD., DELRAY BEACH, FL 33444
PC - PLANNED COMMERCIAL
GC
7.56 AC
(SITE AREA DOES NOT INCLUDE POLLO TROPICAL TRACT OR FLOW DEDICATION)

PROJECT DATA
GROUND FLOOR AREA: 74,988 SF (27.75%)
TOTAL FLOOR AREA: 84,988 SF
TOTAL FLOOR AREA OF TWO STORIES DOES NOT INCLUDE EXISTING POLLO TROPICAL RESTAURANT ON WEST SIDE OF DEVELOPMENT
PARKING/PAVED AREA: 172,037 SF (52.25%)
OPEN (LANDSCAPED) SPACE: 82,314 SF (25.00%)
WATER BODIES: 0 (0.00%)
NUMBER OF DWELLING UNITS: 0
DWELLING UNITS PER ACRE: 0

PARKING SUMMARY
EXISTING CONDITIONS:
SHOPPING CENTER (65,57 SF)
REAR: 10,007
INTERIOR SIDE: N/A
TOTAL PROVIDED: 386
TYPE OF CONSTRUCTION: IIB

PROPOSED USE:
RETAIL (84,988 SF)
CALCULATED AT: 4 SPACES PER 1,000 SF
TOTAL REQUIRED: 340

PARKING SUMMARY BY PHASE (SEE BOUNDARY ON PLAN):
WEST OF LINTON DRIVEWAY (PHASE 1)
REGULAR: 92
HANDICAPPED: 4
TOTAL: 96
EAST OF LINTON DRIVEWAY (PHASE 2)
REGULAR: 233
HANDICAPPED: 12
TOTAL: 245
OVERALL DEVELOPMENT - PROVIDED PARKING:
REGULAR: 245
HANDICAPPED: 16
TOTAL: 261
TOTAL COMPACT: 125
TOTAL HANDICAPPED: 386

BI-CYCLE PARKING PROVIDED 6 PER 100,000 SF OF FLOOR AREA, 24 SPACES PER 100,000 SF REQUIRED - 4 SPACES PER 1,000 SF, 4 SPACES

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- EXISTING UTILITIES SHALL BE IDENTIFIED AND PROTECTED. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- PROPOSER SHALL BE RESPONSIBLE FOR ALL REGULATIONS, UNLESS OTHERWISE NOTED ON PLANS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- PROPOSER SHALL BE RESPONSIBLE FOR THE PREVIOUSLY DEVELOPED SITE. NO NEW LANDSCAPE PRESENTATION ON THE PREVIOUSLY DEVELOPED SITE.
- MONUMENT SIGN FACES SHALL BE CONSTRUCTED BY OTHERS. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- WHEEL STOPS PER CITY STANDARD. EXISTING CONDITIONS MAY ALTER EXACT SIZE OF PARKING STALL DEPTH AND WIDTH. MASS TRANSIT EASEMENT (AS APPLICABLE) WILL BE PROVIDED PER CITY OF DELRAY BEACH COMPREHENSIVE PLAN, POLICY A1-15 AND LDR SECTION 2.4.3 (D) (7).
- ALL PROPOSED PARKING SPACES SHALL BE 18'-0" WIDE AND 11'-0" DEEP. ALL PROPOSED PARKING SPACES SHALL BE 18'-0" WIDE AND 11'-0" DEEP.
- LOADING ZONE DOOR SERVING BUILDING 100 SHALL REMAIN CLOSED EXCEPT COMPLY WITH THE PERMITTED SPOILOVER OF 0.25 FOOT CANNLES. REFERENCE TO THE PERMITTED SPOILOVER OF 0.25 FOOT CANNLES. REFERENCE TO THE PERMITTED SPOILOVER OF 0.25 FOOT CANNLES.
- PROPOSED LIGHTS WILL BE DIMMED AS NECESSARY ALONG SW 10TH AVENUE TO COMPLY WITH THE PERMITTED SPOILOVER OF 0.25 FOOT CANNLES. REFERENCE TO THE PERMITTED SPOILOVER OF 0.25 FOOT CANNLES.
- REFERENCE MARKS/SCAPE PLANS FOR SIDEWALK AND CROSSWALKS DETAILS.
- TRASH COMPACTOR AT TENANT A BUILDING IS A FULLY ENCLOSED CONTAINER AND LINTON BOULEVARD IS TYPE 'F'.
- ALL PROPOSED ON SITE CURBS IS TYPE 'D'. PROPOSED CURB IN LAVERS AVENUE AND LINTON BOULEVARD IS TYPE 'F'.

