



Planning & Zoning Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Lake Ida Plaza

Project Location: Southwest corner of Congress Avenue and Lake Ida Road

Request: Architectural Elevation changes

Board: Site Plan Review and Appearance Board

Meeting Date: March 9, 2016

Board Action:

Approved 5-0.

Project Description-noting staff concerns:

The subject property is located on the Southwest corner of Congress Avenue and Lake Ida Road within the Planned Commercial (PC) zoning district. The subject property (Lake Ida Plaza) was annexed into the City in 1988 via Ordinance 125-88.

The development proposal involves the updating of the mall façade, which involves the replacement of the existing barrel tile roof with a standing seam metal roof (champagne), stucco and repainting of the front of the mall.

Board comments:

The Board approved the proposal with no conditions

Public input – noting comments and concerns:

No public input

Associated Actions: No actions

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---

RECOMMENDATION: Approval
MEETING March 9, 2016

DATE:

ITEM: LAKE IDA PLAZA: Reconsideration of a Class I Site Plan Modification associated with architectural elevation changes to the plaza.

GENERAL DATA:

Agent..... EBJ Holdings LLC

Location..... Southwest corner Congress Avenue and Lake Ida Road. (600 N. Congress Avenue)

Property Size..... 7.47 acres

Existing
 FLUM..... GC (General Commercial)

Current
 Zoning..... PC (Planned Commercial)

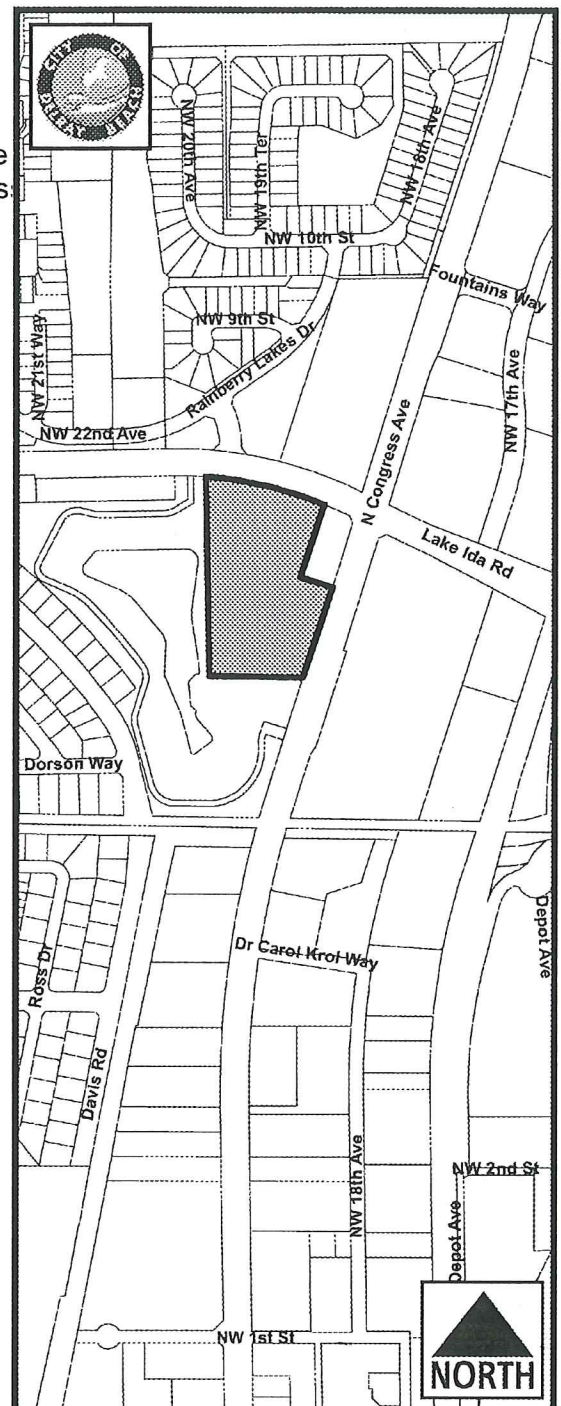
Adjacent Zoning..... North: CF (Community Facilities)

East: RM (Medium Density Residential)

South: RM (Medium Density Residential)

West: RM (Medium Density Residential)

Existing Land
 Use..... Shopping Center





SITE PLAN REVIEW AND APPEARANCE BOARD MEMORANDUM STAFF REPORT



Agent: EBJ Holdings LLC

Project Name: Lake Ida Plaza

Project Location: Southwest corner of Congress Avenue and Lake Ida Road

ITEM BEFORE THE BOARD

The item before the Board is approval of an architectural elevation change associated with a Class I Site Plan Modification for the Lake Ida Plaza, pursuant to LDR Section 2.4.5(G)(1)(a).

BACKGROUND / PROJECT DESCRIPTION

The subject property involves the Lake Ida Plaza which was annexed into the City in 1988 via Ordinance 125-88. The property is located at the southwest corner of Congress Avenue and Lake Ida Road and contains 8 acres. The property was zoned GC (General Commercial) until it was rezoned to PC (Planned Commercial) with the Citywide rezoning associated with the approval of the Land Development Regulations in 1990.

At its meeting of February 10, 2016, the Site Plan Review and Appearance Board (SPRAB) tabled a proposal for a Class I Site Plan Modification for architectural elevation changes to the Plaza. The Board supported efforts to upgrading the "tired" façade of the Plaza; however, the board expressed concerns with the applicant's package and requested submittal of new plans that illustrates only proposed changes with clear descriptions.

ANALYSIS

LDR Section 4.6.18(B)(14) 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:

- (a) 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.
- (b) 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.
- (c) 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 development proposal involves the updating of the mall façade, which involves the replacement of the existing barrel tile roof with a standing seam metal roof (champagne), stucco and repainting of the front of the mall (Blue with light brown trim). The existing columns and arches will remain and be squared off and painted an eggplant color with beige trim. Cupolas will be replaced on each of the existing tower features, remaining the same height. The handicap ramp access from the curb will be repaired and improved. Existing light fixtures to be replaced to LED light fixtures in the walkways. South and west elevation upgrades only include painting façade to match main facades, since it is primarily employee entrance and loading. The parking lot will be resealed and restriped. There will be no changes to current landscaping or parking lot lighting. The introduction of the architectural changes will not adversely affect the surrounding area and will not materially depreciate the neighboring areas. Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E)

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Class I site plan modification and associated architectural elevations for the Lake Ida Plaza based on positive findings with respect to Land Development Regulations Section 4.6.18(B)(14).
- C. Deny the Class I site plan modification and associated architectural elevations for the Lake Ida Plaza based upon a failure to make positive findings with respect to Land Development Regulations Section 4.6.18(B)(14).

RECOMMENDATION

Approve the Class I Site Plan Modification for the Lake Ida Plaza, based upon positive findings with respect to Section 4.6.18(B)(14) of the Land Development Regulations.

Attachments:

- Site Plan
- Architectural Elevations

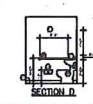
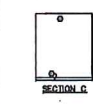
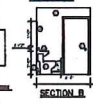
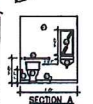
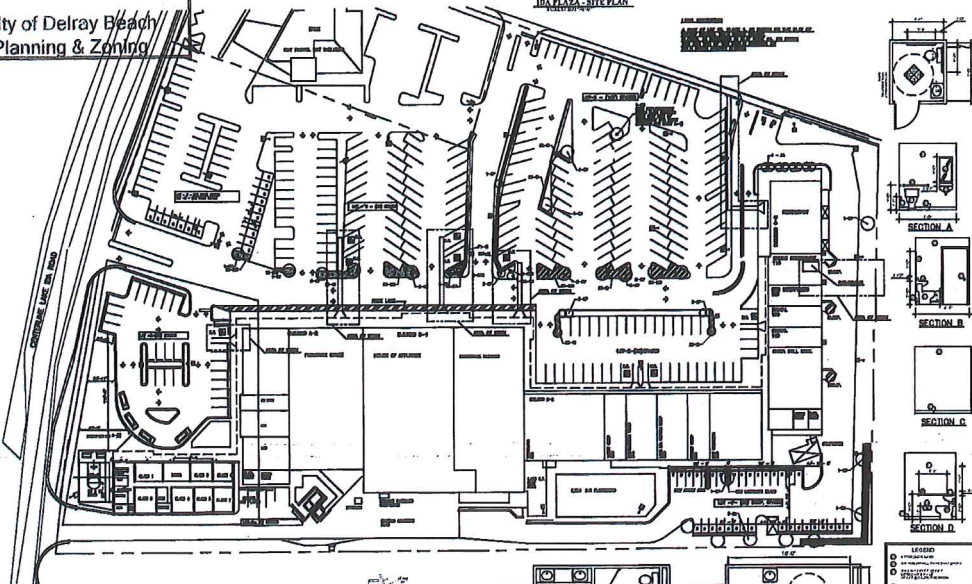
Staff Report Prepared by: Michael Vinci, Planner

RECEIVED BY

JAN 26 2016

City of Delray Beach
Planning & Zoning

IDA PLAZA - SITE PLAN



E-C design, Inc.
www.e-c.com
1977 Collins Ave
Suite 200
Miami Beach, FL 33139
Phone: 305.591.1100
Fax: 305.591.1101

REAL

Asking: \$1,000,000
Project No. 171812

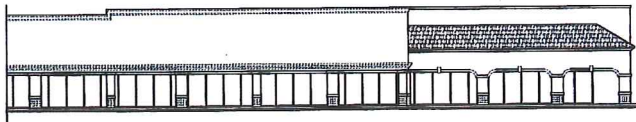
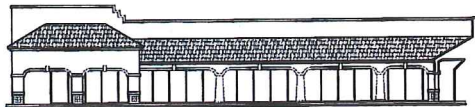
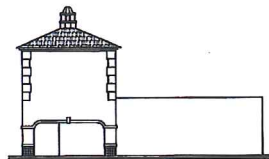
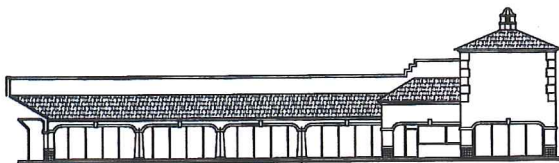
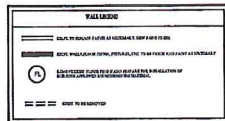
EXTERIOR RENOVATION:
LANE IDA PLAZA
CONGRESS AVENUE AND DELRAY AVENUE
DELRAY BEACH, FL

SCALE: 1/8" = 1'-0"
DATE: 1/26/16
BY: [Signature]

REVISIONS:
1. [Revision text]
2. [Revision text]
3. [Revision text]

SHEET

S-1

[illegible]

SCOPE OF WORK

1. REPLACEMENT OF THE EXISTING ROOF WITH A GABLE ROOF
2. MODIFICATION TO ARCHITECTURAL COLONNAD AND ARCHES, WHICH WILL INCLUDE REMOVAL OF AN EXISTING PLYWOOD AND STUCCO AND REPLACING IT WITH NEW

EXTERIOR RENOVATION:
LAKE IDA PLAZA
500 N CONGRESS AVENUE
DELRAY BEACH, FL 33445

K-2 design, Inc.
www.k-2.co
COA #258-01
17070 Collins Ave
Suite # 253
Sunny Isles, FL 33164
Phone: 954.907.3103
Fax: 954.907.3104

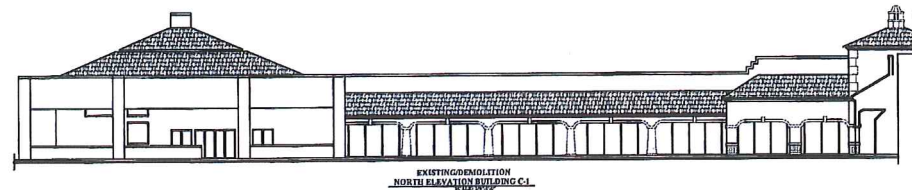
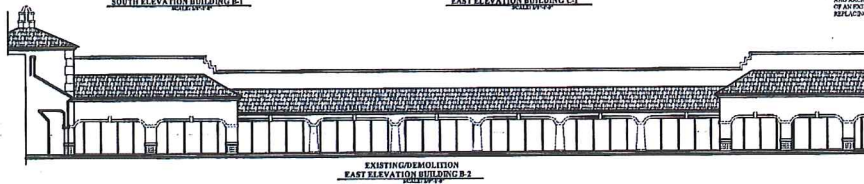
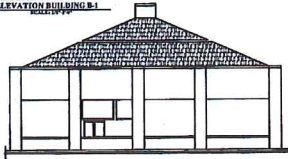
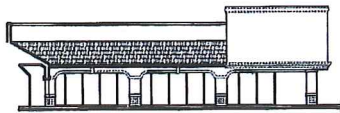
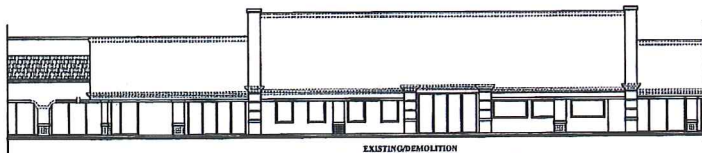
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Altonj Bureauj
Florida P.E. #74011

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PROJECT NO.	
DATE	

● **Prüfung**

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WALLKIND	
_____	NOTE: NO DIMENSION REQUIRED FOR NON-LEFT CURVE
_____	NOTE: WALLKIND, DEL FROM, RADIUS, AND TO LEFT/RIGHT MUST ALL MATCH
(R)	NOTE: LEFT/RIGHT MUST ALL BE POSITIVE IN WALLKIND OF DEL/TO/RIGHT AND NEGATIVE IN RADIUS
_____	NOTE: NO DEL/RIGHT

SCOPE OF WORK

1. REPLACEMENT OF THE EXISTING ROOF WITH METAL ROOF
2. MODIFICATION TO ARCHITECTURAL COLUMNS AND ARCHES, WHICH WILL INCLUDE REMOVAL OF AN EXISTING PLYWOOD AND STUCCO AND REPLACING IT WITH NEW

K-2 Design, Inc.
www.k-2.ca
COA #29541
17978 Collins Ave
Suite #255
Sunnyvale, WI 53160
Phone: 954.907.3103
Fax: 914.312.0165

SP4

Alfonso Barzani
Florida P.E. #74962

EXTERIOR RENOVATION:
LAKE IDA PLAZA
600 N CONGRESS AVENUE
DELRAY BEACH, FL, 33445

SCALE	01-10
PROJECT NO	
DATE	05/03/19

Abstract

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A-3

SCOPS OF WORK

1. REPLACEMENT OF THE EXISTING ROOF WITH METAL ROOF
2. MODIFICATION TO ARCHITECTURAL DETAILS AND ARCHES, WHICH WILL INCLUDE REMOVAL OF AN EXISTING PLUMED AND STUCCO AND REPLACED BY WHITE NEW

NOTE:

1. - ELECTRICAL TO PROVIDE JUNCTION BOX FOR EXISTING OR NEW SERVICE TO CONNECT WITH EXISTING TENE TRANCE
2. - VERIFY LOCATION OF EXISTING RAILS AND SERVICE AS REQUIRED TO RUN THROUGH NEW CYCLIN FOREGROUND
3. - VERIFY CUTOFFS BETWEEN COLUMBION THE SITE LOCATION

BUILDING A-2 NO INTERIOR WORK ENCLOSED



CONDUIT WITH 90° CIRCULAR AND TO BE CLACK AT EXISTING HOUSE PANEL BY EXISTING JUNCTION BOX

REMOVE CLACK AND PANEL FROM EXISTING HOUSE

FLOOR PLAN - BUILDING B-1
SCALE: 1/4" = 1'-0"



PROPOSED EAST
ELEVATION BUILDING A-1
SCALE: 1/4" = 1'-0"



PROPOSED NORTH
ELEVATION BUILDING A-1
SCALE: 1/4" = 1'-0"

K-3 Design, Inc.
www.k-3.com
C/OA 100111
17000 Delray Ave
Apt. # 215
Delray Beach, FL 33445
Phone 561-907-1101
Fax 561-907-1101

REAL

Adding Drawing
Florida P.E. #74283

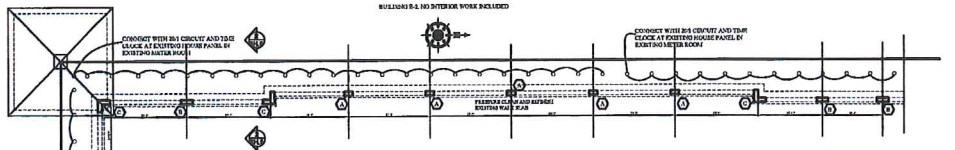
EXTERIOR RENOVATION:
LAKE IDA PLAZA
600 N CONGRESS AVENUE
DELRAY BEACH, FL 33445

2024 10/19/24
PROJECT NO. 2412
DATE 06/10/24

REV. 1/2/24

1/2/24

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FLOOR PLAN - BUILDING B-1, C-1
SCALE 1/8"=1'-0"

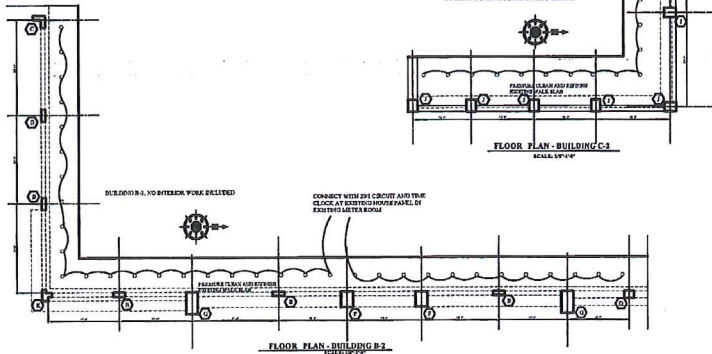
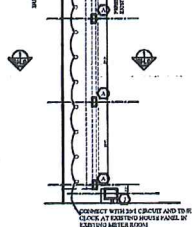
SCOPE OF WORK

1. REPLACEMENT OF THE EXISTING ROOF WITH METAL ROOF
2. MODIFICATION TO ARCHITECTURAL COLUMN AND ARCHES WHICH WILL INCLUDE REMOVAL OF AN EXISTING PLYWOOD AND STUCCO AND REPLACING IT WITH NEW

NOTE

1. ELECTRICIAN TO PROVIDE ANCHOR BOX FOR EXISTING NEW SIGNAGE TO CONNECT WITH EXISTING TEST PANELS
2. VERIFY LOCATION OF EXISTING R/WL AND ELABORATE AS NECESSARY TO RUN THROUGH NEW COLUMN BURN-OUT
3. VERIFY DISTANCE BETWEEN COLUMNS ON THE SITE LOCATION

BUILDING C-1, NO INTERIOR WORK INCLUDED



FLOOR PLAN - BUILDING B-2
SCALE 1/8"=1'-0"

K-2 Design, Inc.
www.k-2.com
CDA #77941
17079 Cedar Ave
Suite # 215
Tomball, TX 77316
Phone 936.977.3103
Fax 936.211.6163

REAL

Asking Bidding
Phone 936.476.6163

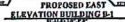
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LAKE IDA PLAZA
600 N CONGRESS AVENUE
DELRAY BEACH, FL 33445

SCALE 1/8"=1'-0"
PROJECT NO. 00178

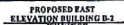
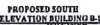
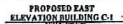
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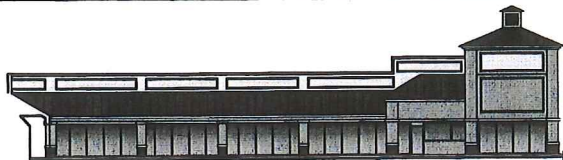
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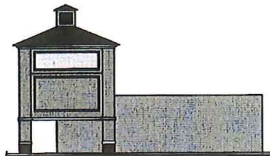
2. - VERIFY DISTANCE BETWEEN COLLISIONS ON THE SITE LOCATION



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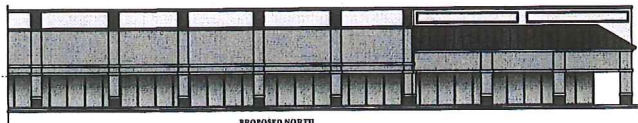
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ELEVATION BUILDING A-1
SCALE 1/8" = 1'-0"



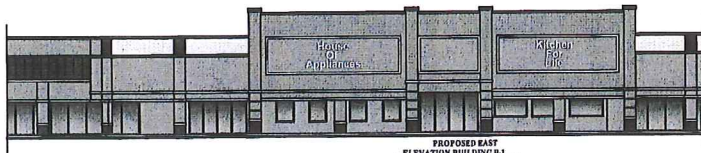
PROPOSED NORTH
ELEVATION BUILDING A-1
SCALE 1/8" = 1'-0"



PROPOSED EAST
ELEVATION BUILDING A-2
SCALE 1/8" = 1'-0"



PROPOSED NORTH
ELEVATION BUILDING A-1
SCALE 1/8" = 1'-0"



PROPOSED EAST
ELEVATION BUILDING B-1
SCALE 1/8" = 1'-0"

K-3 design, Inc.
www.k-3.com
CMAA #2011
1779 Collins Ave.
Suite #121
Miami Beach, FL 33140
Phone: 305.977.2183
Fax: 305.121.1415

REAL

Address (Optional)
Florida P.E. #74263

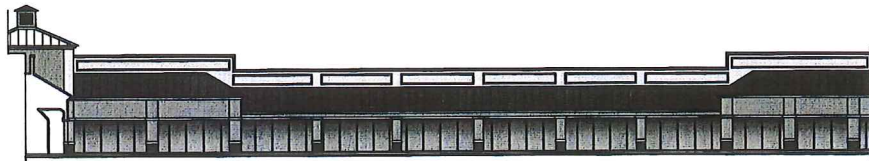
EXTERIOR RENOVATION:
LAKE IDA PLAZA
600 N CONGRESS AVENUE
DELRAY BEACH, FL 33445

SCALE: 1/8" = 1'-0"
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DATE: 08/10/10

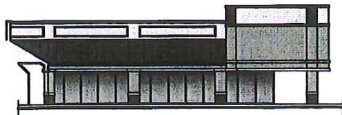
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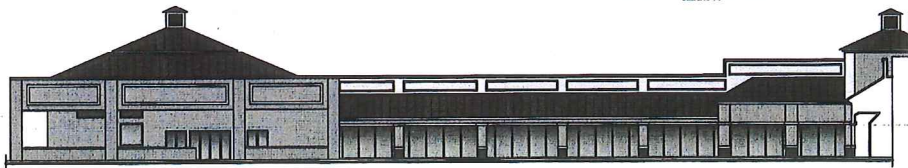
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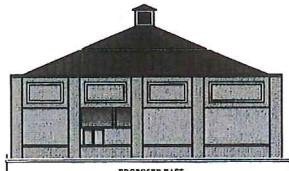
PROPOSED EAST
ELEVATION BUILDING B-2
SCALE 1/4" = 1'-0"



PROPOSED SOUTH
ELEVATION BUILDING B-1
SCALE 1/4" = 1'-0"



PROPOSED NORTH
ELEVATION BUILDING C-1
SCALE 1/4" = 1'-0"



PROPOSED EAST
ELEVATION BUILDING C-1
SCALE 1/4" = 1'-0"

K-2 Design, Inc.
11111 N. 27th
COVINGTON, LA 70011
1979 Collins Ave
Suite 110
Baton Rouge, LA 70801
Phone: (504) 737-3103
Fax: (504) 737-3103

SEAL

Albert J. Burrell
Florida P.E. #74613

EXTERIOR RENOVATION:
LAKE IDA PLAZA
600 N CONGRESS AVENUE
DELRAY BEACH, FL 33445

SCALE 1/4" = 1'-0"
PROJECT NO. 2013-4
DATE 2013-4

REVISIONS

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TYPES OF COLUMN

SCALE: 1/4" = 1'-0"



TYPE A



TYPE B



TYPE C



TYPE D



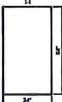
TYPE E



TYPE F



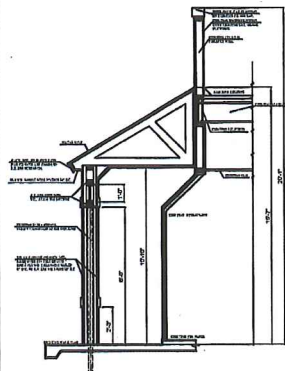
TYPE G



TYPE H

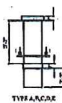


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SECTION 1

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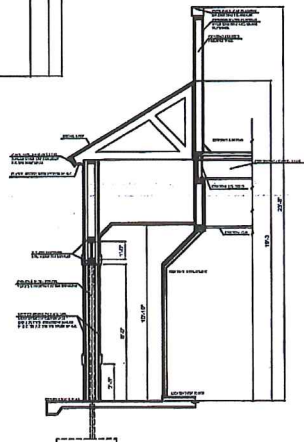
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TYPE F

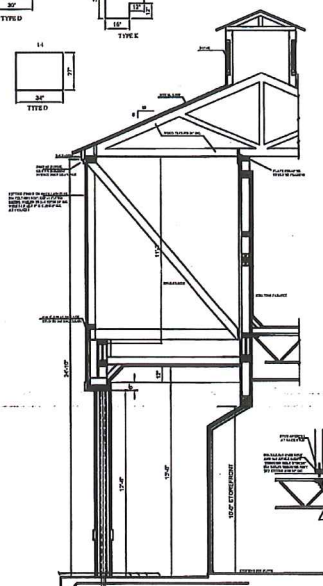


TYPE G



SECTION 2

SCALE: 1/4" = 1'-0"



SECTION 3

SCALE: 1/4" = 1'-0"

K-2 Design, Inc.
17936 Collins Ave.
Suite # 215
Beverly Hills, FL 33140
Phone 305-997-1103
Fax 305-997-1103

REAL

Architect
Florida P.E. #74063

EXTERIOR RENOVATION:
LAKE IDA PLAZA
600 N CONGRESS AVENUE
DELRAY BEACH, FL 33445

2004 E
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DATE

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REVISIONS

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Planning & Zoning

COLOR SAMPLES/FINISHES SCHEDULE

Please note type of material proposed

ATTACH SAMPLES

ROOF



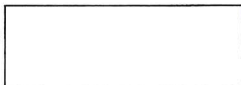
WALLS



FASCIA



WINDOWS



COLUMNS



ATTACH SAMPLES

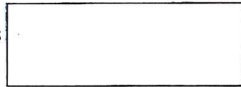
AWNINGS



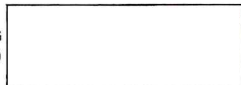
RAILINGS



DOORS



SCREENING
(PATIO/POOL)



OTHER



INDICATE FINISH TYPE (Flat, Gloss etc): _____

SUBMIT EIGHT COPIES OF A PHOTOGRAPH(S) OF THE STREETSCAPE VIEW(S) OF THE SUBJECT SITE AND THE BUILDINGS IMMEDIATELY ADJACENT TO IT.

AFFIX EIGHT COPIES OF A PHOTOGRAPH OF BUILDING WITH PROPOSED COLORS TO APPLICATION



