



Planning & Zoning Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Delray Square II
Project Location: 14530 S. Military Trail
Request: Architectural Elevation changes

Board: Site Plan Review and Appearance Board
Meeting Date: March 23, 2016

Board Action:

Approved 5-0.

Project Description-noting staff concerns:

The subject site consists of 18.81 acres and is a retail shopping center containing 146,972 sq. ft. of leasable space. It represents the northernmost portion of an overall shopping center (Delray Square) that is situated on the northeast corner of Atlantic Avenue and Military Trail.

The proposed development changes involve the updating of mall façades, which include the addition of two entry tower features and renovation of existing columns and roof. Introduction of new columns, awnings and wall details are being proposed on the south façade to update store frontage for future tenant. Walls will be painted in light beige, medium beige and white to match proposed renovations.

Board comments:

The Board approved the proposal with one condition:

- That all reference to signage be removed from plans.

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.

---STAFF REPORT---

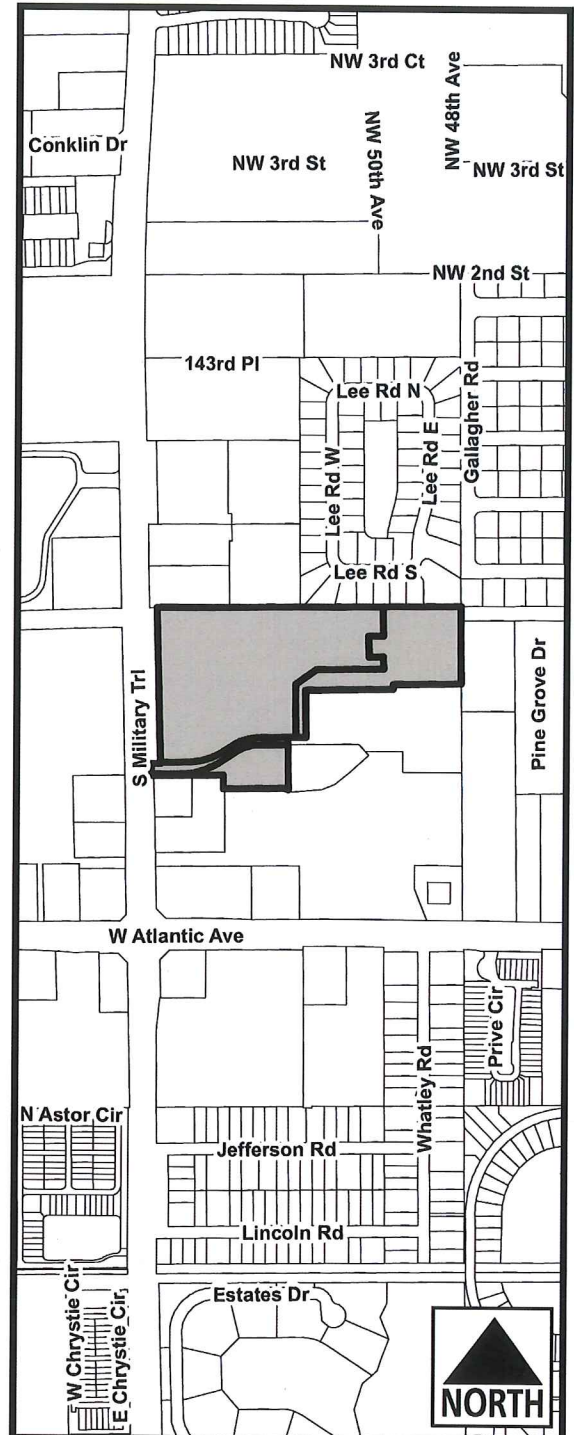
MEETING

DATE:

ITEM:

Delray Square II (14530 Military Tr.): Class I Site Plan Modification associated with architectural elevation changes.

Agent.....	Mark Weiner
Location.....	East side of S. Military Trail, 181 yards north of Atlantic Avenue.
Property Size.....	15.13 acres
Existing FLUM.....	GC (General Commercial)
Current Zoning.....	Planned Commercial (PC)
Adjacent Zoning.....	North: General Commercial (General Commercial) East: Planned Commercial (PC) South: Planned Commercial (PC) West: Planned Commercial (PC)
Existing Land Use.....	Shopping Center



**SITE PLAN REVIEW AND APPEARANCE BOARD
MEMORANDUM STAFF REPORT**

Applicant: Mark Weiner, AIA

Project Name: Delray Square II

Project Location: 14530 S. Military Trail

ITEM BEFORE THE BOARD

The action before the Board is approval of a Class I Site Plan request for **Delray Square II** associated with architectural elevations changes, pursuant to LDR Section 2.4.5(F).

BACKGROUND

The subject site consists of 18.81 acres and is a retail shopping center containing 146,972 sq. ft. of leasable space. It represents the northernmost portion of an overall shopping center (Delray Square) that is situated on the northeast corner of Atlantic Avenue and Military Trail. The shopping center was constructed in phases. The construction of the first 33,028 sq. ft. building in the northeast corner of the site commenced in 1987. On April 15, 1997, a conditional use was approved by the City Commission to allow the establishment of a bowling center within 50,000 sq. ft. of the Delray Square II shopping center.

A Class I site plan modification has been submitted for architectural elevation changes, and is now before the Board for action.

PROJECT DESCRIPTION

The development proposal consists of the following:

- Painting of the structure
- Reroof
- Addition of tower features/ stone columns
- Windows and awnings

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 proposed architectural elevation change involves the addition of tower entry feature along the northwest and southwest corners along the west elevation. The existing columns will be covered with stone from the ground to the existing canopy. The existing covered Spanish tile canopy roof will be replaced with a copper colored standing seam metal roof.

New stone columns will be introduced along the west elevation along with new raised parapets, matching the south elevation. The addition of the stone clad & stucco entry features and storefront doors will be introduced along the south façade for the proposed “Bealls” outlet space, as well as entry features for the existing “Planet Fitness”, and for a future Jr. anchor tenant. Exterior white wall trim features will be added to south elevation along with new charcoal gray fabric awnings. West and south, and north elevation walls will be painted in light beige, medium beige and white. The presentation of the elevation changes should not adversely affect the surrounding area and should not materially depreciate the neighboring areas. Based on the above, positive findings could 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, and elevation changes for **Delray Square II** 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, and elevation changes for **Delray Square II** 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.

RECOMMENDATION

Move approval of the request for the architectural elevation changes associated with a Class I site plan modification for **Delray Square II**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations, subject to all signage information removed from the plan sets prior to certification.

Prepared by: Michael Vinci, Planner

Attachment:

- Existing and proposed elevations



PROPOSED COMPOSITE SOUTH ELEVATION

SCALE 1" = 30'



(A) PARTIAL SOUTH ELEVATION
PROPOSED FACADE MODIFICATIONS

SCALE 1/8" = 1'-0"



(A) PARTIAL SOUTH ELEVATION - EXISTING CONDITION



(C) WEST ELEVATION
PROPOSED FACADE MODIFICATIONS

SCALE 1/8" = 1'-0"



(C) WEST ELEVATION - EXISTING CONDITION



(B) PARTIAL SOUTH ELEVATION
PROPOSED FACADE MODIFICATIONS

SCALE 1/8" = 1'-0"



(B) PARTIAL SOUTH ELEVATION - EXISTING CONDITION

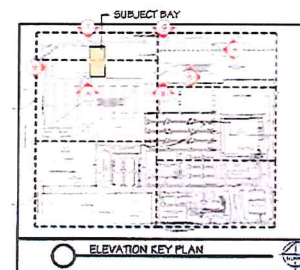


(D) WEST ELEVATION
PROPOSED FACADE MODIFICATIONS

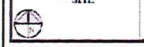
SCALE 1/8" = 1'-0"



(D) WEST ELEVATION - EXISTING CONDITION



FACADE MODIFICATION



NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

MARC WEBER, AIA
ARCHITECTURE PLANNING
100 S. 10TH AVE., SUITE 100
FORT LAUDERDALE, FL 33304
TEL: 772-477-1111 FAX: 772-477-1112



ISRAM
INCORPORATED
500 South Dixie Highway
Hallandale, Florida 33009

DELRAY SQUARE II
REDEVELOPMENT
DELRAY BEACH, FLORIDA

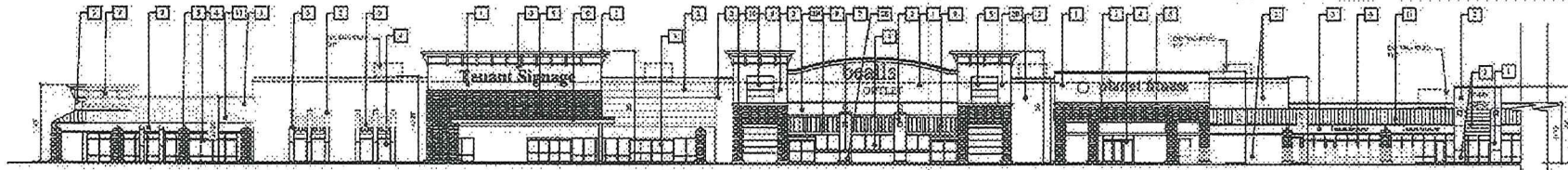
DATE: 10/09/09	SCALE: AS NOTED
PROJECT DATE: 10/09/09	PROJECT DATE: 10/09/09
DESIGNED BY: MVR	ARCHITECTURE: MVR
ENGINEER: MVR	ENGINEER: MVR
SHEET NUMBER: AC3.01	

15099-AC3.01.04 - 10/09/09
Plot : 10/09/09

NOTE:
ALL REAR WALLS, DOORS AND OTHER
ELEMENTS SHALL BE PAINTED WITH
#1 - GW 7037 BALANCED BEIGE.

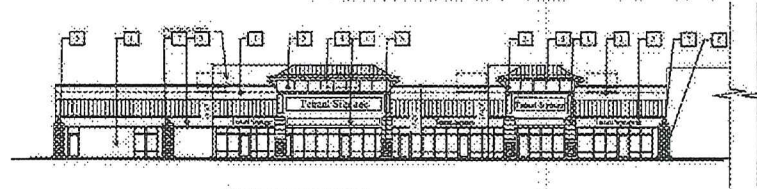
MATERIAL SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
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2	PAINT	1	100 GAL	100.00	100.00
3	PAINT	1	100 GAL	100.00	100.00
4	PAINT	1	100 GAL	100.00	100.00
5	PAINT	1	100 GAL	100.00	100.00
6	PAINT	1	100 GAL	100.00	100.00
7	PAINT	1	100 GAL	100.00	100.00
8	PAINT	1	100 GAL	100.00	100.00
9	PAINT	1	100 GAL	100.00	100.00
10	PAINT	1	100 GAL	100.00	100.00
11	PAINT	1	100 GAL	100.00	100.00
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17	PAINT	1	100 GAL	100.00	100.00
18	PAINT	1	100 GAL	100.00	100.00
19	PAINT	1	100 GAL	100.00	100.00
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22	PAINT	1	100 GAL	100.00	100.00
23	PAINT	1	100 GAL	100.00	100.00
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25	PAINT	1	100 GAL	100.00	100.00
26	PAINT	1	100 GAL	100.00	100.00
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30	PAINT	1	100 GAL	100.00	100.00
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37	PAINT	1	100 GAL	100.00	100.00
38	PAINT	1	100 GAL	100.00	100.00
39	PAINT	1	100 GAL	100.00	100.00
40	PAINT	1	100 GAL	100.00	100.00
41	PAINT	1	100 GAL	100.00	100.00
42	PAINT	1	100 GAL	100.00	100.00
43	PAINT	1	100 GAL	100.00	100.00
44	PAINT	1	100 GAL	100.00	100.00
45	PAINT	1	100 GAL	100.00	100.00
46	PAINT	1	100 GAL	100.00	100.00
47	PAINT	1	100 GAL	100.00	100.00
48	PAINT	1	100 GAL	100.00	100.00
49	PAINT	1	100 GAL	100.00	100.00
50	PAINT	1	100 GAL	100.00	100.00



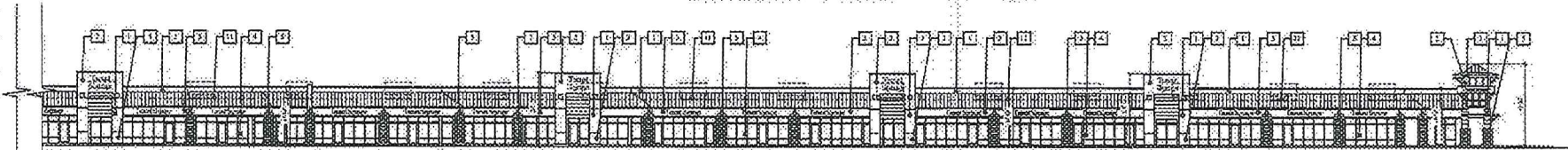
(A) PARTIAL SOUTH ELEVATION
PROPOSED FACADE MODIFICATIONS

SCALE: 1/8" = 1'-0"



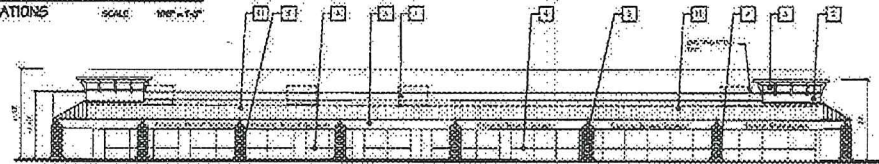
(C) WEST ELEVATION
PROPOSED FACADE MODIFICATIONS

SCALE: 1/8" = 1'-0"



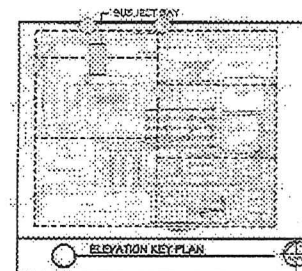
(B) PARTIAL SOUTH ELEVATION
PROPOSED FACADE MODIFICATIONS

SCALE: 1/8" = 1'-0"



(D) WEST ELEVATION
PROPOSED FACADE MODIFICATIONS

SCALE: 1/8" = 1'-0"



FACADE MODIFICATION

1" = 100'

DATE: 10/10/2014

PROJECT: DELRAY SQUARE II REDEVELOPMENT

LOCATION: DELRAY BEACH, FLORIDA

OWNER: DELRAY BEACH, FLORIDA

DESIGNER: [Firm Name]

ARCHITECT: [Firm Name]

SCALE: 1/8" = 1'-0"

PROJECT NO: 1000000000

DATE: 10/10/2014

PROJECT: DELRAY SQUARE II REDEVELOPMENT

LOCATION: DELRAY BEACH, FLORIDA

OWNER: DELRAY BEACH, FLORIDA

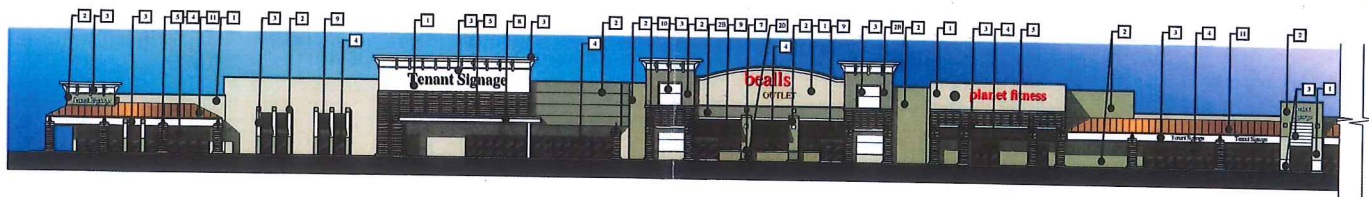
DESIGNER: [Firm Name]

ARCHITECT: [Firm Name]

SCALE: 1/8" = 1'-0"

PROJECT NO: 1000000000

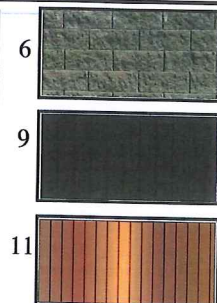
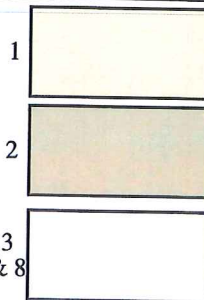
DATE: 10/10/2014



A PARTIAL SOUTH ELEVATION
PROPOSED FACADE MODIFICATIONS

MATERIAL SCHEDULE

1056				15.05.04	
CATEGORY	MARK	MATERIAL	FINISH	COLOR	MANUFACTURER #
EXTERIOR WALLS					SHERWIN WILLIAMS
FIELD	1	STUCCO	PAINT	LIGHT BEIGE	SW 7037 BALANCED BEIGE
ACCENT	2	STUCCO	PAINT	MEDIUM BEIGE	SW 6137 BURLAP
TRIM	3	METAL EIFS	PAINT	WHITE	SW 7008 ALABASTER
STOREFRONT	4	ALUMINUM & GLASS	ESP	CLEAR ANODIZED	
WAINSCOT	5	CULTURED STONE	COUNTRY LEDGESTONE	CARAMEL	BORAL
WAINSCOT	6	SPLIT FACE BLOCK		NATURAL BEIGES	
CHAIRRAIL	7	PRECAST CONCRETE			
CANOPY	8	METAL	ESP	WHITE	SW 7008 ALABASTER
AWNING	9	FABRIC		CHARCOAL	
LIGHT FIXTURE	10	ALUMINUM	ESP	DARK BRONZE	
ROOF	11	STANDING SEAM METAL	GALVALUME	COPPERCLAD	



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2. AR # 0001461
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DELRAY SQUARE II
Delray Beach, Florida

COLOR SAMPLE BOARD