



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Delray Ford
Project Location: 2501 South Federal Highway
Request: Class III Site Plan Modification Landscape Plan, and Architectural Elevations associated with the construction of a full service automobile dealership.
Board: Site Plan Review and Appearance Board
Meeting Date: February 28, 2018

Board Action:

Site Plan:

Approved the Class III Site Plan Modification (5-0 Adkins-Roof, Cope absent) for the Delray Ford, 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 Sections 2.4.5(G)(1)(c) and Chapter 3 of the Land Development Regulations.

Landscape Plan:

Approved the landscape plans (5-0 Adkins-Roof, Cope absent) for Delray Ford, 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 4.6.16 of the Land Development Regulations.

Architectural Elevations:

Approved the architectural elevations (5-0 Adkins-Roof, Cope absent) for Delray Ford, 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.

Project Description:

The project proposal is associated with a modification of the approved site plan for the full service automotive dealership to reduce the gross square footage from 239,994 square feet to 221,111 square feet.

Staff Recommendation:

Approval

Board Comments:

none

Public Comments:

none

Associated Actions:

N/A

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---

MEETING DATE: February 28, 2018

AGENDA ITEM: **Delray Ford (File #2017-228)** – Class III Site Plan, Landscape Plan and Architectural Elevations associated with the construction of a 221,111 square foot automobile dealership at 2501 Federal Highway.

Recommendation: Approve

GENERAL DATA:

Owner/Applicant.....	Florida MAG Enterprises, Inc.
Agent.....	Weiner & Thompson, P.A.
Location.....	The subject property is located at northeast of the corner of South Federal Highway and Avenue F.
Property Size.....	6.28 acres
Future Land Use.....	GC (General Commercial)
Zoning.....	AC (Automotive Commercial)
Adjacent Zoning.....	North: PC (Planned Commercial) & RM (Multiple Family Residential) East: RM South: SAD (Special Activities District) & RM West: AC
Existing Land Use.....	Automobile Dealership
Proposed Land Use.....	Automobile Dealership
Water.....	Available on-site
Sewer.....	Available on-site



ITEM BEFORE THE BOARD

The item before the Board is the approval of the following aspects of a Class III Site Plan Modification request for **Delray Ford**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(c):

- Site Plan;
- Landscape Plan; and,
- Architectural Elevations

The subject property is located to the northeast of the intersection of S. Federal Highway (US-1) and Avenue F, across from Delray Buick GMC (2501 South Federal Highway).

BACKGROUND ANALYSIS

The property consists of Lots 12 through 33, Block 22; all of Block 23; Lots 1 through 10 and Lots 57 through 66, Block 35; Lots 12 through 33, Block 36; together with abandoned portions of Avenue "E" and Frederick Boulevard. The area of the property measures 6.28 acres and is zoned AC with a Future Land Use Designation of GC. The property is currently vacant but was previously used as a vehicle sales and repair shop known as Ralph Buick of Delray Beach.

At its meeting of March 22, 2017, the Site Plan Review and Appearance Board approved a Class V site plan full service automobile dealership that consists of 239,994 gross square feet within a three story building. The construction of this dealership has not commenced.

Now before the Board for consideration is a Class III Site Plan application to modify the approved site plan.

PROJECT DESCRIPTION

The development proposal consists of the following:

- Construct a four story building that contains a gross total of 221,111 square feet (63,020 square feet ground floor).
- Construction of surface parking consisting of standard parking spaces and bullpen parking.
- Installation of associated landscaping.

SITE PLAN MODIFICATION ANALYSIS

COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

LDR Section 4.3.4(K) Development Standards Matrix – Nonresidential Zoning Districts:

Please note the Land Development Regulations (LDR) Section 4.3.4 - Development Standards Matrix for Non-Residential Zoning Districts and Section 4.4.10(F)(2) which apply to **AC (Automotive Commercial)** zoning districts:

		Standard	Provided
Open Space		25%	25%
Minimum Setback	North	0' (Side interior)	237'
	South	0' (Side interior)	55'
	West	15' (Front)	138'
	East	15' (Front)	73'
Building Height		48'	48'
Minimum Lot Frontage		125'	575'
Minimum Lot Width		125'	575'
Minimum Lot Depth		200'	429'
Minimum Lot Area		1.5 acres	6.28 acres

Supplemental District Regulations:

LDR Section 4.6.9 (Parking Requirements):

Pursuant to LDR section 4.6.9(C)(3)(f), vehicle sales and rental, shall provide 4 spaces per 1,000 sq. ft. of total building(s) area, except indoor display areas. Required parking spaces shall be designated for employee, customer and/or service use at the standard of at least 1.5 spaces per service bay and 2 spaces per 1,000 sq. ft. of floor area (less indoor display area). Any remaining spaces may be used for display purposes. Pursuant to LDR section 4.6.9(C)(5)(b), vehicle, paint, body and repair shops shall provide 4.5 spaces per 1,000 sq. ft. of gross floor area. The proposed automotive dealership consists of 52,480 square feet of floor area, which requires 210 parking spaces. The development complies with this requirement since 436 surface parking spaces are provided. The automobile dealership is required to reserve 153 of these parking spaces for customer/employee/service parking. The development complies with this requirement since 192 spaces are reserved for this purpose.

LANDSCAPE PLAN ANALYSIS

A landscape plan has been submitted and evaluated by the City's Senior Landscape Planner. The plan provides for parking lot islands, perimeter and building foundation landscaping. A variety of shrubs and ground cover such as Bromeliad, Fire Bush and St. Augustine Sod are being provided. In addition, some existing trees are being saved via relocation. Based on the above, positive findings can be made with respect to LDR Section 4.6.16.

ARCHITECTURAL ELEVATIONS 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 building is modern in appearance with primarily straight lines and a stylistically appropriate level of embellishment with a neutral color palette. This style is consistent with the use and surrounding development of the same nature. Glass and ribbed metal panels are used as accents to the primarily masonry structure.

The roof height is varied to avoid a continuous roofline. The flat roof includes parapets to hide the rooftop inventory parking and mechanical equipment. Portions of the parapet are decorative with additional detail, and the rear façade incorporates sloped parapets that mimic residential rooftops. The break in flat lines is intended to reflect the building's context and is considered a favorable design addition.

Overall, this structure is harmonious with surrounding development and demonstrates contextual awareness. Based on the above, a positive finding can be made with respect to LDR Section 4.6.18(E).

REQUIRED FINDINGS

Pursuant to LDR Section 3.1.1, prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following areas:

LDR Section 3.1.1(A) - Future Land Use Map:

The subject property has a FLUM designation of General Commercial (GC) and Zoning District Map designation of Automotive Commercial (AC). The AC zoning district is consistent with the GC FLUM designation. Pursuant to LDR Section 4.4.10(B)(5), within the AC zoning district, full-service automobile dealerships are allowed as a permitted use and repair shops/garages are allowed as an accessory use. Based on the above, it is appropriate to make a finding with respect to consistency with the Future Land Use Map (FLUM) designation.

LDR Section 3.1.1(B) - Concurrency:

As described in Appendix "A", a positive finding of Concurrency can be made as it relates to water and sewer, streets and traffic, drainage, parks and recreation, open space, solid waste, and schools.

LDR Section 3.1.1(C) - Consistency:

As described in Appendix "B", a positive finding of Consistency can be made as it relates to Standards for Site Plan Actions.

LDR Section 3.1.1(D) - Compliance with the Land Development Regulations:

As described under the Site Plan analysis of this report, a positive finding of compliance with the LDR can be made when all outstanding items attached as conditions of approval are addressed.

Required Findings:

Pursuant to LDR Section 2.4.5(F)(5), the approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and

nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

The following table indicates the zoning and future land use designation of the properties surrounding the subject property:

Adjacent Zoning		Adjacent Land Use
North	PC (Planned Commercial) & RM (Multiple Family Residential Medium Density)	Commercial & Residential
South	SAD (Special Activities District) & RM	Commercial & Residential
East	RM (Multiple Family Residential Medium Density)	Residential
West	AC (Automotive Commercial)	Automotive Dealership

There were no known conflicts between the former Ralph Buick Automotive Dealership and the adjacent residential uses. The proposed redevelopment will occupy and improve a vacant property that has been utilized as a temporary vehicle storage facility. This underutilized property has been a blight on the south Federal Highway corridor. Therefore, a positive finding can be made with respect to LDR Section 2.4.5.F.5. (Compatibility) and it is and will continue to be compatible and harmonious with adjacent and nearby properties.

Comprehensive Plan Policies:

A review of the Comprehensive Plan has been conducted and the following objective is applicable:

Future Land Use Element Objective A-1: *Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.*

The proposed construction of a car wash facility is similar to the automobile dealership related uses currently existing on-site. Thus, the proposed improvement is deemed a compatible and appropriate use for this site. Based upon the above, no incompatibility issues exist between the proposed automobile dealership and the surrounding land uses. Thus, a positive finding can be made with regard to Future Land Use Element Objective A-1.

Future Land Use Policy A-2.4: *Automobile uses are a significant land use within the City and as such they have presented unique concerns. In order to properly control these uses and guide them to locations which best suit the community's future development, the following shall apply:*

4) Automobile dealerships shall be directed to the following areas:

- North of George Bush Boulevard, between Federal and Dixie Highways;
- East side of Federal Highway north of the north property line of the Delray Swap Shop/Flea Market;
- South of Linton Boulevard, between Federal and Dixie Highways;

- Between the one-way pairs (Federal Highway), from SE 3rd Street to SE 10th Street; and from N.E. 5th Street to George Bush Boulevard;
- On the north side of Linton Boulevard, between I-95 and SW 10th Avenue, and along Wallace Drive.

The subject property is located on the south of Linton Boulevard along the east side of Federal Highway. While the property is not located in one of the desired geographic areas, the South Federal Highway Redevelopment Plan indicates that the existing AC zoned property is appropriate for automobile dealerships.

REVIEW BY OTHERS

The development proposal is not located within a geographical area requiring review by the PGMS (Pineapple Grove Main Street), WARC (West Atlantic Development Coalition), HPB (Historic Preservation Board), CRA (Community Redevelopment Agency) or the DDA (Downtown Development Authority).

Courtesy Notices:

Courtesy notices have been provided to the following homeowner's associations that have requested notice of developments in their areas:

- Captain's Walk
- Eastview Village
- Tropic Bay
- Tropic Harbor
- Tropic Isle Civic Association
- Tropic Palms
- Pelican Harbor
- Pelican Pointe

Public Notices:

No public notice is required for Class III Site Plan Modification applications. Letters of objection, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

ASSESSMENT AND CONCLUSION

The development proposal is for the construction of one primary structure to be used as a full-service automobile dealership. It will replace an underutilized property that has had a blighted appearance to the corridor. This use is consistent with the Future Land Use designation and uses permitted within the zoning district.

The project is consistent with the policies of the Comprehensive Plan and Land Development Regulations provided the attached conditions of approval are addressed.

ALTERNATIVE ACTIONS

- A. Move **postponement** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for Delray Ford, by electing to continue with direction.

B. Move **approval** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for Delray Ford, 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 the criteria set forth in Sections 2.4.5(F), 4.6.16, 4.6.18 and Chapter 3 of the Land Development Regulations, subject to the attached conditions of approval.

C. Move **denial** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for Delray Ford, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in Sections 2.4.5(F), 4.6.16, 4.6.18 and Chapter 3 of the Land Development Regulations.

STAFF RECOMMENDATION

By Separate Motions:

Site Plan:

Move **approval** of the Class III Site Plan Modification for the Delray Ford, 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 Sections 2.4.5(G)(1)(c) and Chapter 3 of the Land Development Regulations.

Landscape Plan:

Move **approval** of the landscape plans for Delray Ford, 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 4.6.16 of the Land Development Regulations.

Architectural Elevations:

Move **approval** of the architectural elevations for Delray Ford, by adopting the findings of fact and law contained in the staff report, and finding that the request and is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

NOTE:

If the site plan and associated plans are approved, the following must be addressed prior to certification:

1. That all preliminary Engineering Technical (attached) items are addressed per the direction of the City Engineer.
2. That a finding of traffic concurrency from the Palm Beach County Traffic Division be provided prior to certification of the site plan.

**APPENDIX "A"
CONCURRENCY FINDINGS**

Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer: Water and sewer service is available via service lateral connections to mains located within the Federal Highway right-of-way. The proposed building addition will have an insignificant impact on these levels of service.

The Comprehensive Plan states that adequate water and sewer treatment capacity exists to meet the adopted LOS at the City's build-out population based on the current FLUM. The proposal will have an insignificant impact on all public services. Thus, a positive finding with respect to this level of service standard can be made.

Streets and Traffic:

The trip generation for the proposed development will result in 1,907 new daily trips including 113 peak AM trips and 155 peak PM trips, which is a reduction from the previously approved Class V site plan for Delray Ford. A finding of concurrency has not been received to date. While it is not anticipated that there will be an issue in receiving a finding of concurrency, it is noted that a finding will need to be provided prior to certification of the site plan.

Parks and Recreation Facilities:

Park dedication requirements do not apply to non-residential uses. Thus, the proposed development will not have any impact with respect to this standard.

Solid Waste:

The 62,230 sq. ft. automobile dealership will generate 286 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals until the year 2047.

Drainage:

Drainage will accommodate sheet flow via exfiltration trench system. In addition, water detention vaults will also be used to manage drainage.

**APPENDIX "B"
STANDARDS FOR SITE PLAN ACTIONS**

A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.

Not applicable _____
Meets intent of standard **X**
Does not meet intent _____

B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.

Not applicable _____
Meets intent of standard **X**
Does not meet intent _____

C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.

Not applicable **X**
Meets intent of standard _____
Does not meet intent _____

D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.

Not applicable _____
Meets intent of standard **X**
Does not meet intent _____

E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.

Not applicable **X**
Meets intent of standard _____
Does not meet intent _____

F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.

Not applicable X
Meets intent of standard _____
Does not meet intent _____

H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

Not applicable X
Meets intent of standard _____
Does not meet intent _____



Exterior Building Elevation : NORTH VIEW

scale : 1/16" = 1'-0"

05



Exterior Building Elevation : SOUTH VIEW

scale : 1/16" = 1'-0"

04



Exterior Building Elevation : WEST VIEW

scale : 1/16" = 1'-0"

02



Exterior Building Elevation : EAST VIEW

scale : 1/16" = 1'-0"

01

GBM
ARCHITECTURE P.

ARCHITECTURE
MASTER PLANNING
AAS6002332

ARCHITECTURE
MASTER PLANNING
LANDSCAPE

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DELRAY FORD SALES AND SERVICE
AUTOMOTIVE DEALERSHIP

2501 SOUTH FEDERAL HIGHWAY
DELRAY BEACH, FL 33444

DRAWING ISSUE DATES:

EXTERIOR COLOR ELEVATIONS

EET

PROJECT 160111
DATE: 09-24-17
SUBMIT NO.

