



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

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: November 20, 2019

File No.: 2020-030-SPI-SPR-CL1

Application Type: Class I Site Plan Modification

General Data

Agent: Lucky's Market

Owner: Topvalco Inc.

Location: 5030 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 **Lucky's Market** located at **5030 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 **Lucky's Market** (File no. 2020-030) 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 **Lucky's Market** (File no. 2020-030), 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 Lucky's Market is associated with the architectural elevation changes to the existing building within the plaza. The proposed changes are to enhance the storefront.

Project Planner:

Anne Clerisse Gaisha Volcy, Planner in Training;
volcya@mydelraybeach.com

Review Dates:

SPRAB: November 20, 2019

Attachments:

1. Elevations



Project Description:

Now before the Board is a Class I Site Plan Modification associated with architectural elevation changes to the existing building.

The previously approved roll-up overhead door and side entry auto slider doors, with emergency break away panels are to be relocated. The main entrance is to include clear anodized aluminum louvers instead of spandrel glass. The existing storefront glass and door on the right of the elevation are to be deleted and the transom frames are proposed for the existing wall openings. Additionally, the proposal consists of the following façade changes:

- Infill and patch of existing door opening on the left of the elevation with matching stucco wall finish
- Replacement of the metal roof at the entrance with a new parapet installation
- Brake metal wrap over the entrance framing is to be black
- New veneer storefront framing system with opaque spandrel glazing at the entrance
- Installation of three clerestory windows on left side of the elevation

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. The approved colors of the building are Brick Dust, Succulent Leaves, Outback, Irresistible and Olive Wood.

On October 23, 2019, the Delray Commons plaza was approved for minor façade changes, which includes color changes, parapet modifications and column installations.

Now before the board is a request for the approval of a Class I Site Plan Modification for the architectural elevation changes to the Lucky's Market.



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:

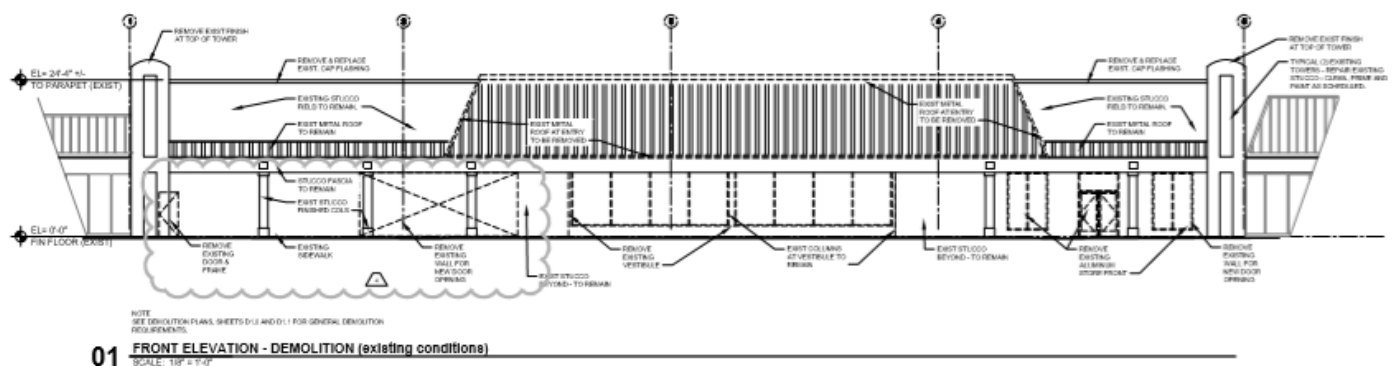
1. The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
2. The proposed structure, or project, is in its exterior design and appearance 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.

The proposal consists of the storefront enhancement by reconfiguring the entrance and adding windows for functional and aesthetic purposes. The changes offer distinction and character 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 metal roof system introduced at the entrance of the building can accentuate the appearance of the building's quality and give it more character. The architectural elevation changes could increase compatibility to its surroundings and enhance the overall area, as there are several newly updated centers in the vicinity of Delray Commons and the plaza itself has been approved for architectural elevation changes that are harmonious to the proposed changes.

Existing Conditions



Demolition Plan





Elevation approved by the SPRAB at its meeting on April 10, 2019:



- proposed front elevation -

STUCCO - PAINT
PPG PAINTS
PPG1056-7 "BRICK DUST"

METAL ROOF & TRIM
PPG PAINTS
PPG1131-6 "SUCCULENT LEAVES"

STUCCO - PAINT
PPG PAINTS
PPG1088-5 "OUTBACK"

STUCCO - PAINT
PPG PAINTS
PPG1094-1 "IRRESISTIBLE"

ACCENT DETAILS
PPG PAINTS
PPG1097-7 "OLIVE WOOD"

NOTE: BUILDING MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND DO NOT REFLECT ENVIRONMENTAL VARIABLES.

Proposed Elevation:

*Bollards to remain, as approved.

Note: clerestory frames above
entry to be opaque spandrel
glazing or as alternate anodized
aluminum louver to match store
front.



- proposed front elevation -

STUCCO - PAINT
PPG PAINTS
PPG1056-7 "BRICK DUST"

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