



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Jardin Del Mar

Project Location: 200 South Ocean Blvd

Request: Class I Site Plan Modification

PCN: 12-43-46-16-58-001-1100

Board: Site Plan Review and Appearance Board

Meeting Date: April 27, 2022

Board Action: 7 – 0

Brief Description: Class I Site Plan for minor architectural changes to the façade.

Board Action:

Approved (7-0)

Project Description:

The Jardin Del Mar condominium is located on the west side of South Ocean Boulevard between Ingraham Avenue and Ocean Terrace and is zoned Medium Density (RM)

The proposed Class I Site Plan Modification is associated with the following architectural modifications to the north and south elevations of Unit 110: the removal of the existing two-story screen enclosure and the screened roof facing the courtyard; the enclosure of the two-story screen enclosure and roof to accommodate interior renovations to enlarge the kitchen on the first floor and add a bedroom and bathroom on the second floor (320 SF); the extension of the existing balcony on the north elevation by widening it six feet and enlarging the sliding glass door; the painting of the exterior in (Patience and Rockweek) and finishes in (Spanish barrel tile) to match the existing building.

Board Comments:

N/A

Public Comments:

Associated Actions:

N/A

Next Action: The SPRAB action is final unless appealed by the City Commission.



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD

Jardin Del Mar, Unit 110

| Meeting | File No. | Application Type |
|----------------|----------------------|--------------------------------|
| April 27, 2022 | 2022-135 SPF-SPR-CLI | Class I Site Plan Modification |

Request

Consideration of a Class I Site Plan Modification for Unit 110 of Jardin Del Mar at 200 South Ocean Boulevard associated with elevation changes to the north and south elevations.

| Applicant | Property Owner | Authorized Agent |
|-----------------------|-----------------------|---------------------|
| John and Stacia Lynch | John and Stacia Lynch | Roy Simon Architect |

Site Data & Information

Location: 200 South Ocean Blvd

PCN: 12-43-46-16-58-001-1100

Property Size: 1,390 square feet

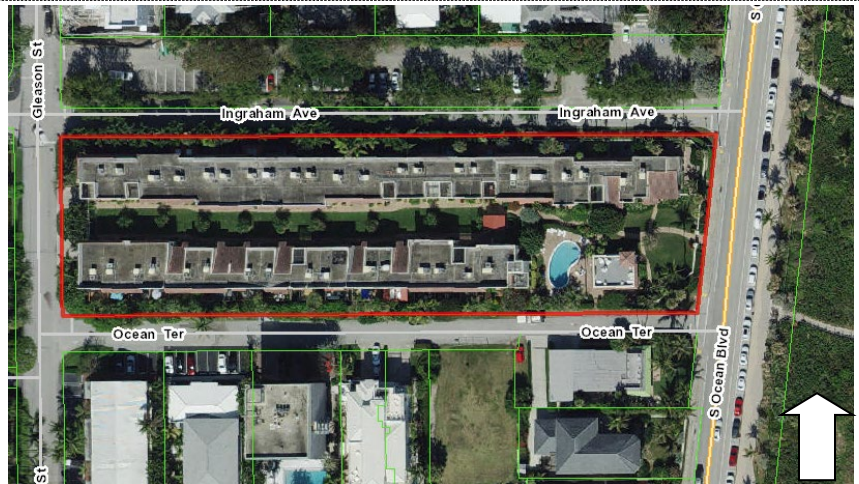
FLUM: MD (Medium Density)

Zoning: RM (Medium Density Residential)

Adjacent Zoning:

- North: OS (Open Space)
- South: RM
- East: Atlantic Ocean
- West: RM

Existing Land Use: Multi-Family Residential (Condominium)



Background

The Jardin Del Mar condominium is located on the west side of South Ocean Boulevard between Ingraham Avenue and Ocean Terrace. The photo to the right provides a streetscape view of the property from South Ocean Boulevard. On August 14, 1972, the City Commission approved the two-story 38-unit multifamily development including the associated sub-grade parking garage, which consists of 79 spaces. Unit 110 is centrally located within Building A, adjacent to Ingraham Avenue.



Permit research indicates that individual units have applied and been approved for building permits for numerous improvements such as window replacement, wood decks, additions, screen enclosures and interior alterations.

Description of Proposal

The proposed Class I Site Plan Modification is associated with the following architectural modifications to the north and south elevations of Unit 110.

Project Planner:

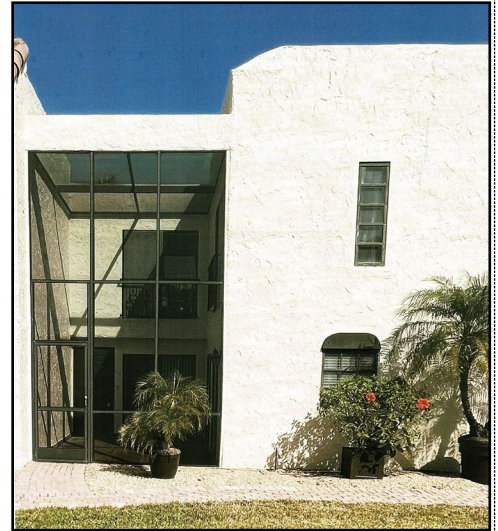
Jennifer Buce
buce@mydelraybeach.com
561-243-7138

Attachments:

1. Building Elevations
2. Site plan



- Remove the existing two-story screen enclosure and the screened roof facing the courtyard (see existing photo at right);
- Enclose the two-story screen enclosure and roof to accommodate interior renovations to enlarge the kitchen on the first floor and add a bedroom and bathroom on the second floor (320 SF);
- Extend the existing balcony on the north elevation by widening it six feet and enlarge the sliding glass door;
- Exterior colors (*Patience* and *Rockweek*) and finishes (Spanish barrel tile) will match the existing building.



The Homeowner's Association has provided a letter of approval to commence both the Site Plan Modification Application and the permitting process, if approved.

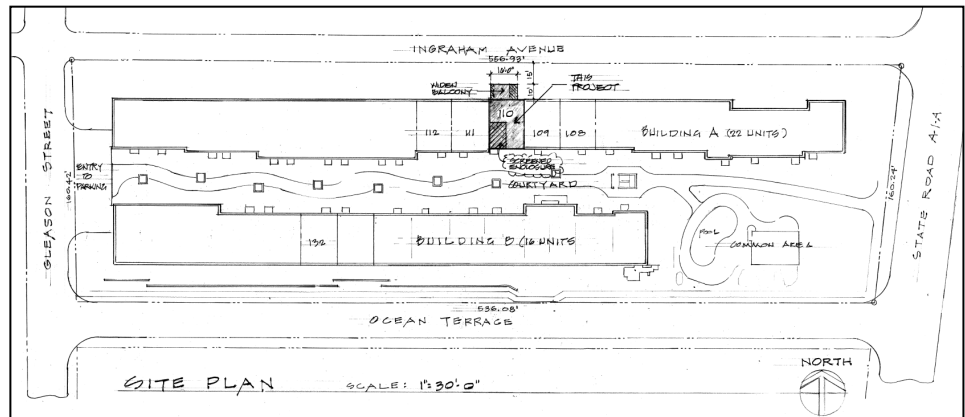
Review & Analysis

Pursuant to **LDR Section 2.4.5(G)(1)(b), Modifications to site plans and Master Development Plans: Class I**, a Class I Site Plan Modification is classified as the *approval of items listed in Section 2.4.5(I)(1) such as but not limited to: walls, fences, slabs, dumpster enclosures, sheds, etc. which do not require Board action; and changes in architectural elevations which require Board action.*

The items identified in LDR Section 2.4.5(I)(1) are *features and exterior color changes which are not significantly visible from the public street system, facade changes which do not significantly alter the style or image of a structure, fences, walls, sheds, gazebos, flagpoles, screen enclosures, changes of roof material, changes of roof color, public enclosures, site lighting, awnings, canopies, construction trailers, decks, handrails (balcony railings), permanent hurricane shutters, changes in exterior wall openings to accommodate or alter overhead garage doors, doors, windows, dumpster enclosures, and attendant lot landscaping.*

The proposed changes include modifications to the north elevation, which is visible from the public right-of-way (Ingraham Avenue), thereby requiring Board approval.

The proposed improvements are within the established setbacks and are contained within the original footprint of the individual unit. The proposed façade changes are not dissimilar to modifications made to other units with the removal of the screened patio. The finishes will coordinate with what is existing on both Buildings A and B. It is worth noting that the open space of the overall condominium will not be affected.



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.

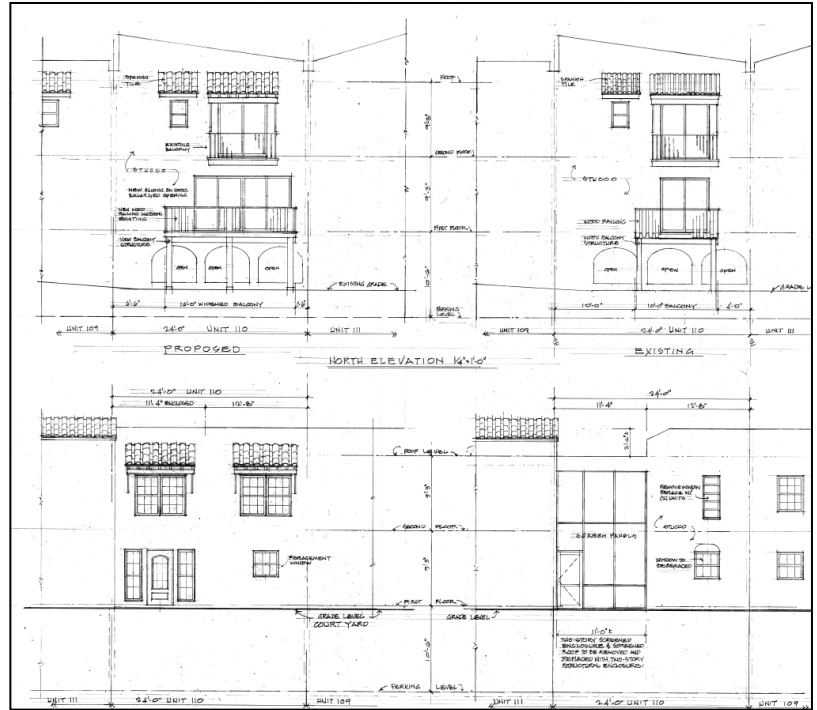
- (3) *The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.*

The following Policy from the Housing Element of the Always Delray Comprehensive Plan is applicable to the subject request.

Policy HOU 1.1.6: *Promote good design in new housing construction and rehabilitation that highlights beauty, flexibility, and innovation, and respects existing neighborhood character.*

The architectural style of the condominium is Mediterranean Revival with distinct characteristics of a barrel tile roof, wrought iron balconies, stucco walls and the spacious outdoor living areas of the patios and balconies. The sub grade parking garage displays the arched openings that are common with Mediterranean Revival architecture. Since the construction of the building in 1972, the living spaces have changed as modifications throughout the years, similar to those proposed, have been completed to accommodate additional interior space.


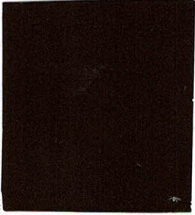
The proposed modifications are in good taste and will be harmonious with the surrounding buildings, and the enclosure will be flush with the existing building. The Mediterranean Revival architecture is continued with the addition of the front door and the upstairs windows with the barrel tile roof with the eyebrows. The wood deck expansion from ten feet to sixteen feet will be more symmetrical over the sub-grade parking garage. The exterior finishes and paint colors will match the existing building, thereby "respecting the existing neighborhood character," as desired by the Comprehensive Plan. The existing lush landscaping will continue to complement the overall appearance of the building.

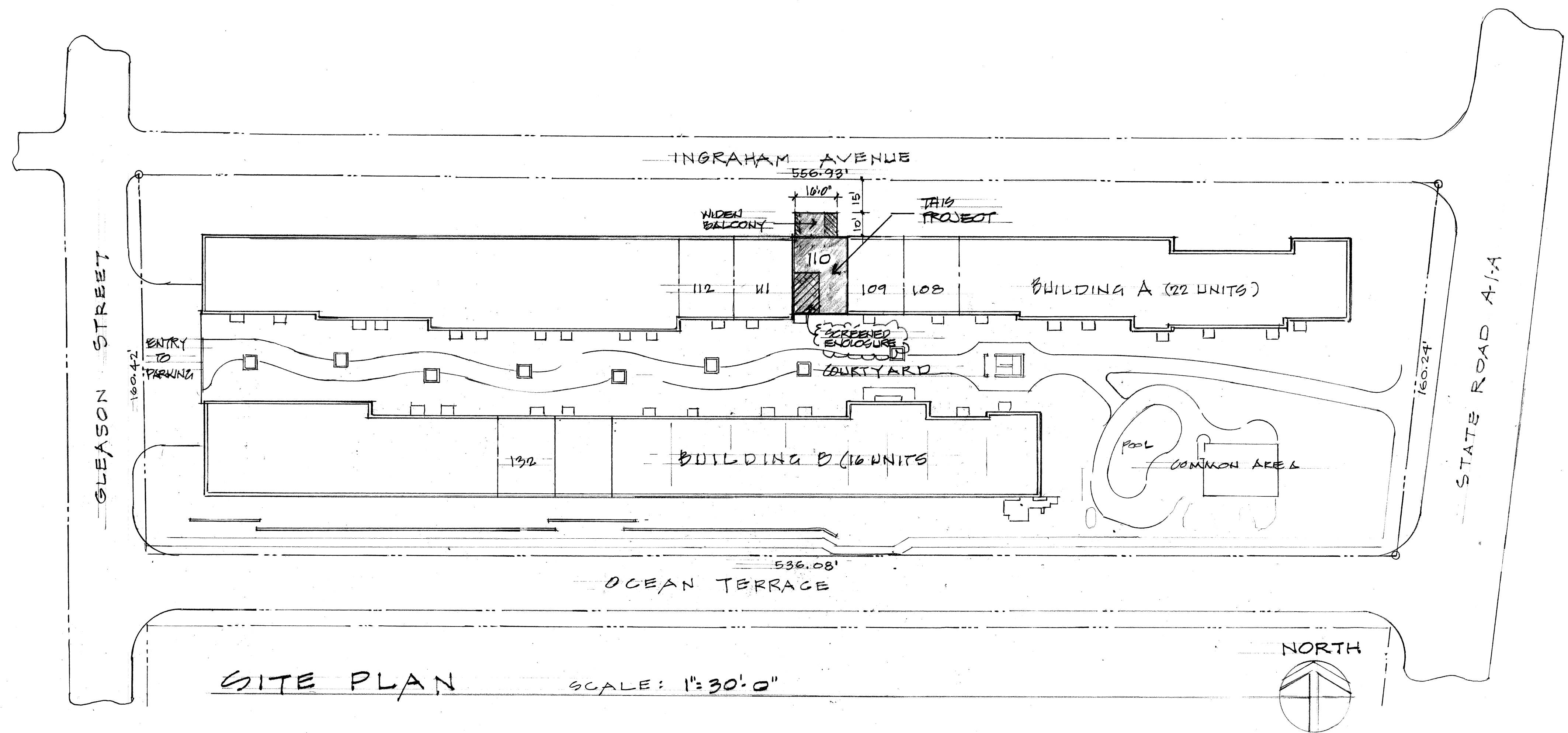


Optional Board Actions

- Move **approval** of the Class I Site Plan Modification for **Unit 110 of Jardin Del Mar** at 200 South Ocean Boulevard associated with elevation changes to the north and south elevations, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- Move **approval, as amended**, of the Class I Site Plan Modification for **Unit 110 of Jardin Del Mar** at 200 South Ocean Boulevard associated with elevation changes to the north and south elevations, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- Move **denial** of the Class I Site Plan Modification for **Unit 110 of Jardin Del Mar** at 200 South Ocean Boulevard associated with elevation changes to the north and south elevations, by finding that the request is not consistent with the Land Development Regulations and the Comprehensive Plan.
- Continue with direction.**

CITY OF DELRAY BEACH DEVELOPMENT SERVICES DEPARTMENT
SUPPLEMENTAL FORMS

| BUILDING MATERIALS AND COLOR SAMPLE FORM | |
|--|---|
| NOTE THE TYPE OF MATERIAL AND COLOR SPECIFICATION PROPOSED INCLUDING TYPES OF FINISHES. CAN ATTACH IMAGES OR PHOTOS OF MATERIALS. ATTACH ACTUAL PAINT COLOR SAMPLES WITH DETAILS OF MANUFACTURER | |
| ROOF | WALLS |
| <div style="display: flex; align-items: center;">  <div> <p>Material: Spanish Tile</p> <p>Color: Terracotta</p> </div> </div> | <div style="display: flex; align-items: center;"> <div style="flex: 1;"> <p>Material: CB Stucco</p> <p>Color: SW 7555 Patience</p> </div> <div style="width: 100px; height: 100px; background-color: #f5deb3; margin-left: 10px;"></div> </div> |
| FASCIA | TRIM/OTHER |
| NA | <div style="display: flex; align-items: center;"> <div style="flex: 1;"> <p>Material: Wood</p> <p>Color: SW 2735 Rockweek</p> </div> <div style="width: 100px; height: 100px; background-color: #212121; margin-left: 10px;"></div> </div> |
| WINDOWS | SHUTTERS/AWNINGS |
| <div style="display: flex; align-items: center;">  <div> <p>Material: Aluminum Frame Impact Glass</p> <p>Color: Dark Bronze</p> </div> </div> | NA |
| RAILINGS | FENCE |
| NA | NA |
| COLUMNS | OTHER |
| NA | NA |



SITE DEVELOPMENT DATA

DESCRIPTION: JARDIN DEL MAR CONDOMINIUM, BUILDING A - UNIT 110, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ADDRESS: 200 S. OCEAN BOULEVARD, UNIT A-110, DELRAY BEACH, FL 33483
PROPERTY CONTROL No: 12-43-46-16-58-001-1100

ZONING DISTRICT: RM - RESIDENTIAL MULTIFAMILY

| FLOOR AREA | EXISTING | PROPOSED | TOTAL |
|--------------------------|-------------|--------------|-------------|
| LIVING AREA | 1309.0 S.F. | 323.0 S.F. | 1632.0 S.F. |
| SCREENED PATIO (2 STORY) | 323.0 S.F. | (323.0 S.F.) | 0.0 S.F. |
| TOTAL FLOOR AREA | 1632.0 S.F. | 0.0 S.F. | 1632.0 S.F. |

NOTES:

NO CHANGE TO LANDSCAPE

DEVELOPMENT DATA

PROJECT DESCRIPTION: THIS PROJECT PROPOSES CONSTRUCTING A TWO-STORY ADDITION REPLACING THE EXISTING TWO-STORY SCREEN ENCLOSURE TO ADD MORE LIVING AREA, RENOVATE THE KITCHEN AND ON THE SECOND FLOOR ADD ONE BEDROOM AND BATHROOM. IT IS PROPOSED TO WIDEN THE LIVING ROOM BALCONY 6'-0", STAYING WITHIN THE EXISTING SET-BACK.

CLASSIFICATION OF WORK: RESIDENTIAL ALTERATION/LEVEL 2.
ALL CONSTRUCTION SHALL CONFORM TO THE 7th CYCLE, 2020 FLORIDA BUILDING CODE - RESIDENCE / EXISTING / ALTERATION, AND CONTRACT CONSTRUCTION DOCUMENTS.

PROJECT DESCRIPTION

THE EXISTING RESIDENCE IS A TWO-STORY CONDOMINIUM UNIT, 24'-0" X 34'-0". THIS PROJECT PROPOSES TO REMOVE THE EXISTING TWO-STORY SCREENED ENCLOSURE AND ITS SCREENED ROOF, AND TO CONSTRUCT WITHIN THAT SPACE A NEW TWO-STORY AREA TO INCLUDE LIVING ROOM AND EXPANDED KITCHEN ON THE FIRST FLOOR AND A NEW BEDROOM AND BATHROOM ON THE SECOND FLOOR, APPROXIMATELY 161.5 S.F. PER FLOOR.

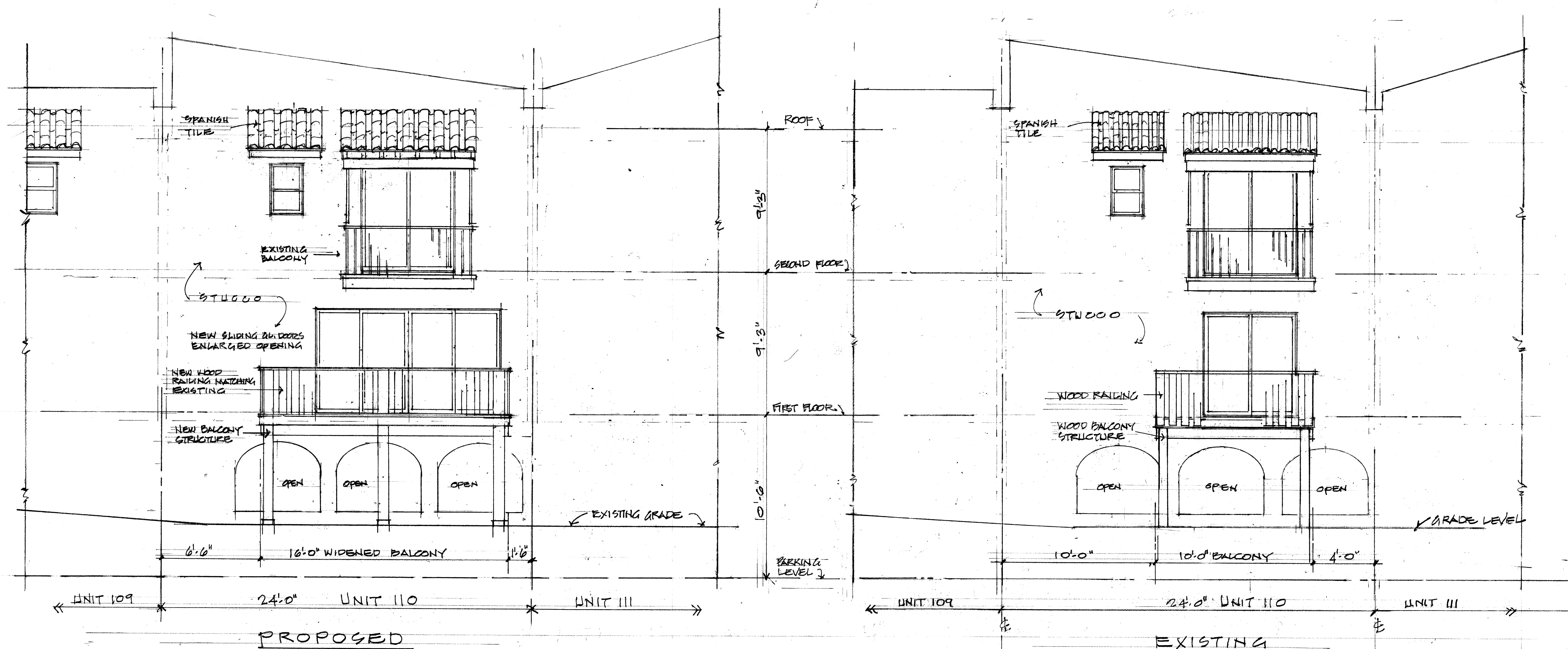
THE EXTERIOR TREATMENT OF THE RENOVATED AREA IS DESIGNED TO BE VISUALLY COMPATABLE AND IN HARMONY WITH THE EXISTING BUILDINGS. THE EXTERIOR COLORS AND FINISHES ARE SCHEDULED TO BE THE SAME AS USED ON THE EXISTING BUILDINGS A AND B.

THE COLOR SCHEME IS OFF-WHITE STUCCO EXTERIOR, TRIMMED IN DARK BROWN, WITH DARK BRONZE ALUMINUM DOORS AND WINDOWS, AND TERRA COTTA TILE AT EXPOSED ROOF AREAS.

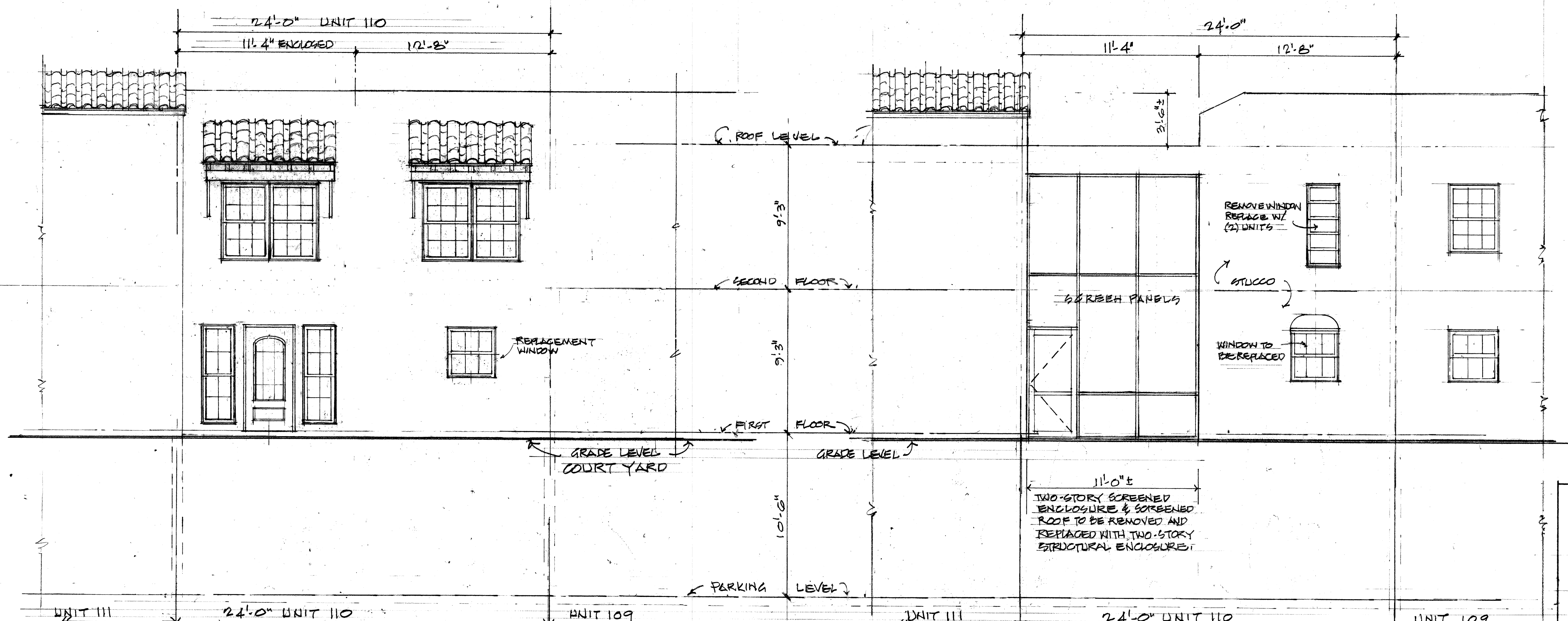
RENOVATIONS TO APARTMENT FOR
MR. AND MRS. JOHN LYNCH
JARDIN DEL MAR CONDOMINIUM, UNIT 110
200 S. OCEAN BLVD., DELRAY BEACH, FL 33483

SITE PLAN - GENERAL NOTES INDEX OF DRAWINGS

| | | |
|---|---------------------|---------------------|
| SCALE: 1"=30' | APPROVED BY: | DRAWN BY: |
| DATE: 2.2.2022 | | REVISED: |
| ROY M. SIMON, A.I.A., ARCHITECT 766 S.E. FIFTH AVENUE, DELRAY BEACH, FL 33483 561-278-1914 | | |
| FLORIDA REGISTRATION No. AR2595 | PROJECT No. 2201 | DRAWING NUMBER 1 |



NORTH ELEVATION $\frac{1}{4}"=1'-0"$



SOUTH ELEVATION $\frac{1}{4}"=1'-0"$

RENOVATIONS TO APARTMENT FOR
MR. AND MRS. JOHN LYNCH
JARDIN DEL MAR CONDOMINIUM, UNIT 110
200 S. OCEAN BLVD., DELRAY BEACH, FL 33483

EXTERIOR ELEVATIONS

SCALE: $\frac{1}{4}"=1'-0"$ APPROVED BY: DRAWN BY: RMG

DATE: 3/12/2002 REVISED

ROY M. SIMON, A.I.A., ARCHITECT
766 S.E. FIFTH AVENUE, DELRAY BEACH, FL 33483
561-278-1914

FLORIDA REGISTRATION No. AR2595 PROJECT No. 2201 DRAWING NUMBER

Unit 110

Existing



Example of Proposed (existing unit)
Actual will coincide with proposed
elevation drawing



Unit 109



Unit 110



Unit 111



A photograph showing the back of a two-story building with a textured, light-colored stucco wall. A wooden fence with vertical slats runs along the base of the wall. To the left, a large palm tree trunk is visible, with its fronds extending over the building. The sky is blue and clear. The text "Back of Unit 109" is overlaid in the center-right of the image.

Back of Unit 109



Back of Unit 111

