



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD

Delray Beach Club

Meeting	File No.	Application Type
June 22, 2022	2022-143-SPI-SPR-CL2	Class II Site Plan Modification

Request

Consideration of a Class II Site Plan Modification for landscape plan modifications and exterior color changes of the building for the existing Delray Beach Club, located at 2001 S. Ocean Boulevard.

Applicant/Property Owner	Authorized Agent
Delray Club, Inc., dba Delray Beach Club	Emilio Lebolo, President One A Architecture Dave Bodker, Landscape Architecture/Planning, Inc

Site Data & Information

Location: 2001 S. Ocean Blvd

PCN: 12-43-46-28-00-000-1111

Property Size: 2.5754 Acres

Land Use Designation: Medium Density Residential, 5-12 DU/Acre (MD)

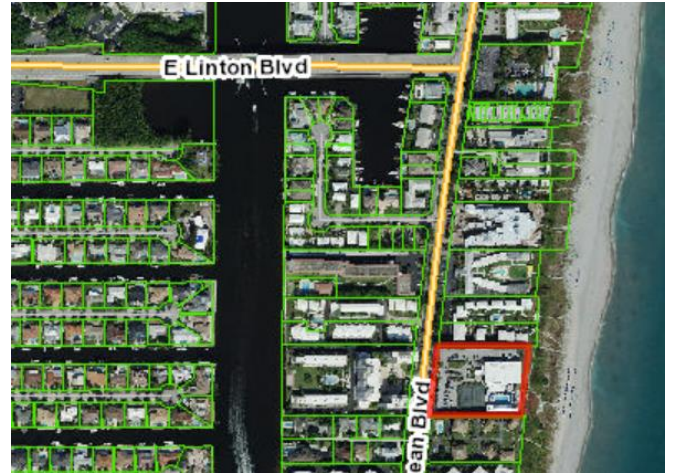
Zoning District: Multiple Family Residential - Medium Density (RM)

Adjacent Zoning:

- North: RM
- East: N/A, Public Beach
- South: RM
- West: RM

Existing Land Use: Beach Club

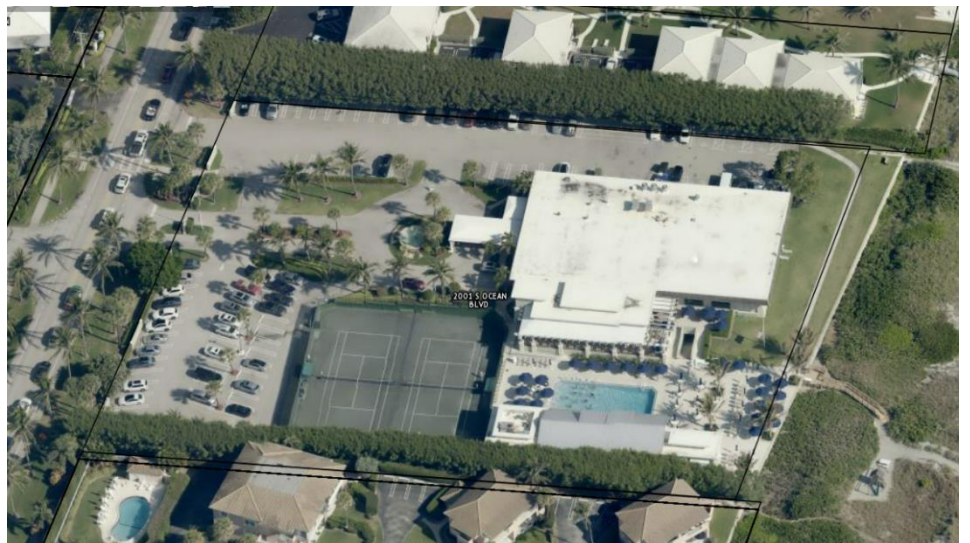
Proposed Land Use: Beach Club



Background

The subject property, is known as the Delray Beach Club, is located on the east side of S. Ocean Boulevard south of Linton Boulevard. The Delray Beach Club is associated with the Delray Beach Club residences, which are situated to the west across S. Ocean Boulevard. The Delray Beach Club consists of 2.5754 acres and is in the Medium Density Residential (RM) zoning district.. The 27,336 sf. clubhouse building was constructed in 1970. The recent aerial photo of the subject property is provided to the right.

The current clubhouse elevations were approved by SPRAB on August 11, 2021 (File # 2021-182). The approved changes were removal of the existing awning, construction of a new Porte Cochere, and minor elevation changes such as the relocation of doors and windows as well architectural features.



Project Planner:

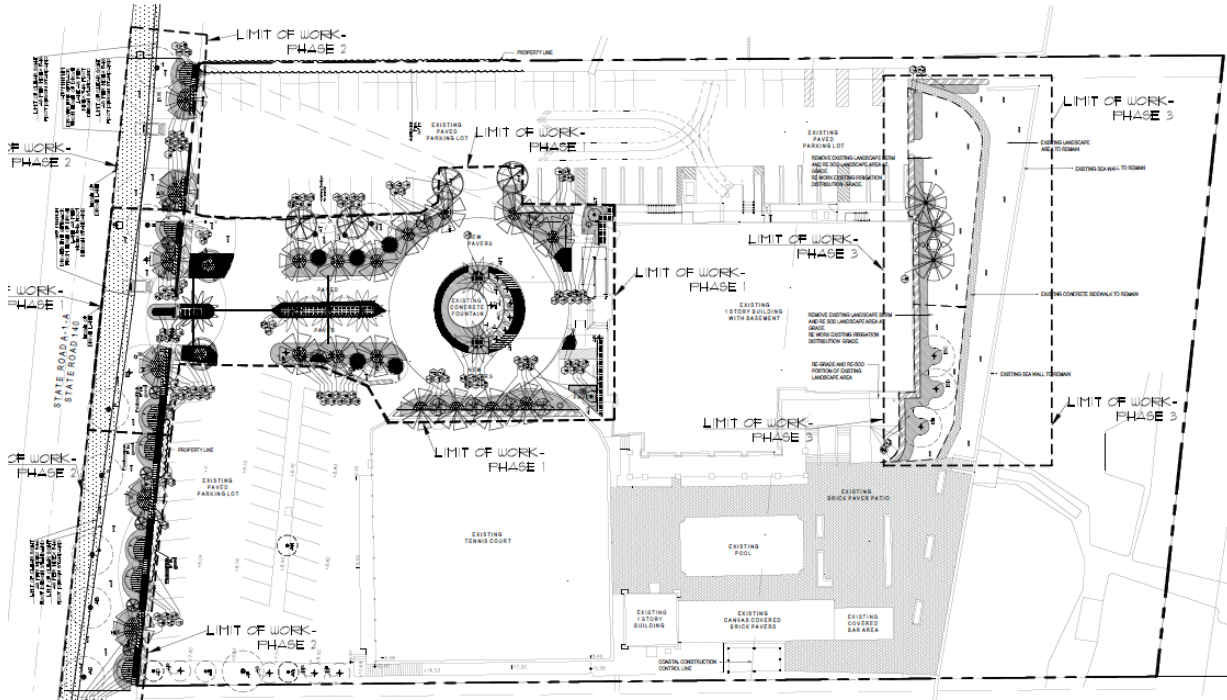
Jae Eun Kim
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561.243.7348

Attachments:

Project Narrative
Survey
Landscape and Irrigation Plans

Description of Proposal

The proposed Class II Site Plan Modification for the Delray Beach Club is for architectural elevation changes that include a new metal roof and an exterior color change to the existing clubhouse building, as well as modification of the approved landscape plan to include improvements to the existing site landscaping along S. Ocean Blvd., the entrance, and the rear yard, located between the building and dune vegetation area, as depicted on the plan below. The proposal does not include any alterations to existing lighting, or paved areas. The scope of work for the landscape changes is limited to replacing existing landscaping with new landscaping.



Review & Analysis

Required Findings:

Pursuant to LDR Section 2.4.5(G)(1)(c), Class II Site Plan Modification. Approval of a modification to a site plan (other than Class I applications), which requires no review of Performance Standards found in Section 3.1.1, but which requires action by a Board.

Pursuant to LDR Section 2.4.5(G)(5), Findings. Formal findings are not required for a Class I or II modification.

Landscape Reviews

Pursuant to LDR Section 2.4.5(H)(5), Landscape Plan Findings. At the time of action on a landscape plan, the approving body shall make finding with respect to the proposed plan's relationship to the following:

- (a) Objectives of landscaping regulations Section 4.6.16;
- (d) Site and landscape design standards pursuant to Section 4.6.16;

An overall determination of consistency with respect to the above items is required in order for a landscaping plan to be approved.

Pursuant to LDR Section 4.6.16(C)(1)(a), prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C).

The landscape improvement plan has been reviewed by staff for compliance pursuant to LDR Section 4.6.16, Landscape Regulations. The proposed landscape plans illustrate new landscaping along the west property line adjacent to S. Ocean Blvd., at the entrance to the site, and along the rear yard between the existing club house building and the dune vegetation area.

The trees and palms are provided around the entrance to the site, as shown on the table below in accordance with LDR Section 4.6.16(H)(3)(g) & (h), Interior Landscaping.

Required	8 Trees
Provided	6 Canopy Trees and 2 Royal Palms

The proposed landscape improvement plan complies with LDR Sec. 4.6.16, Landscape Regulations.

Tree Preservation Review

The following table provides the proposed tree removal and mitigation calculations in accordance with LDR Sec. 4.6.19.

Existing Tree & Palm Removal and Mitigation

Trees			Palms		
Removed		Proposed for Mitigation	Removed		Proposed for Mitigation
Trees with the condition rating less than 50%:	1 tree	1 tree	Palms with the condition rating less than 50%:	5	5
Trees with the condition rating equal to or greater than 50%	N/A	N/A	Trees with the condition rating equal to or greater than 50%	492 ft in ht. (22 palms)	570 ft in ht. (24 palms)

The removal and mitigation of the existing palms and trees comply with LDR Sec. 4.6.19, Tree preservation, protection, enforcement, and maintenance.

Architectural Elevations:

Pursuant to LDR Section 2.4.5(I)(5), Architectural (Appearance) Elevations: Findings. *At the time of action on architectural elevations the approving Board shall make findings with respect to the objectives and standards as contained in the architectural regulations, Section 4.6.18. An overall determination of consistency with respect to the above is required in order for an architectural plan to be approved.*

Pursuant to LDR Section 4.6.18(E), Architectural elevations and aesthetics: Criteria for board action, *the following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, 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 applicant is requesting approval of a color change for the clubhouse buildings to include:

- “White Diamond” for walls,
- “Cumulus Cloud” for concrete beams,
- “Pure White” for louvers and fascia,
- “Black River Falls” for stucco headers and window sills.

A new standing seam metal roof in a galvalume mill finish is proposed. The existing native coral cladding will remain.

Please note that the current clubhouse elevations were approved by SPRAB on August 11, 2021 (File # 2021-182). The approved changes were removal of the existing awning, the construction of a new Porte Cochere, and minor elevation changes such as the relocation of doors and windows as well architectural features.

The proposal can be determined to be in conformity with good taste, good design; is not anticipated to cause the local/evolving environment to depreciate in appearance or value; and can be determined to be in harmony with development in the area and the Comprehensive Plan.

The illustrations below depict the existing and proposed changes.

Previously Approved Building Elevations



Proposed Building Elevations



Optional Board Motions

- Move **approval** of the Class II Site Plan modification (2022-143) for the **Delray Beach Club** property located at 2001 South Ocean Boulevard, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- Move **approval, as amended**, of the Class II Site Plan modification (2022-143) for the **Delray Beach Club** property located at 2001 South Ocean Boulevard, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.

- C. Move **denial** of the of the Class II Site Plan modification (2022-143) for the **Delray Beach Club** property located at 2001 South Ocean Boulevard, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- D. Move to **continue with direction**.