



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

382 SE 2nd Avenue

Meeting	File No.	Application Type
September 28, 2022	2022-206-SPF-SPR-CL1	Class I Site Plan Modification
Property Owner	Agent	
Corey Sardoss	Mark Borg	

Request

Consideration of a Class I Site Plan Modification associated with the installation of new impact storefront windows and doors to replace existing swing doors and overhead garage doors.

Site Data & Information

Location: 382 SE 2nd Avenue

PCN: 12-43-46-16-01-080-0130

Property Size: 0.27 acres

LUM: CC (Commercial Core)

Zoning: Central Business District (CBD), Railroad Corridor Sub-district

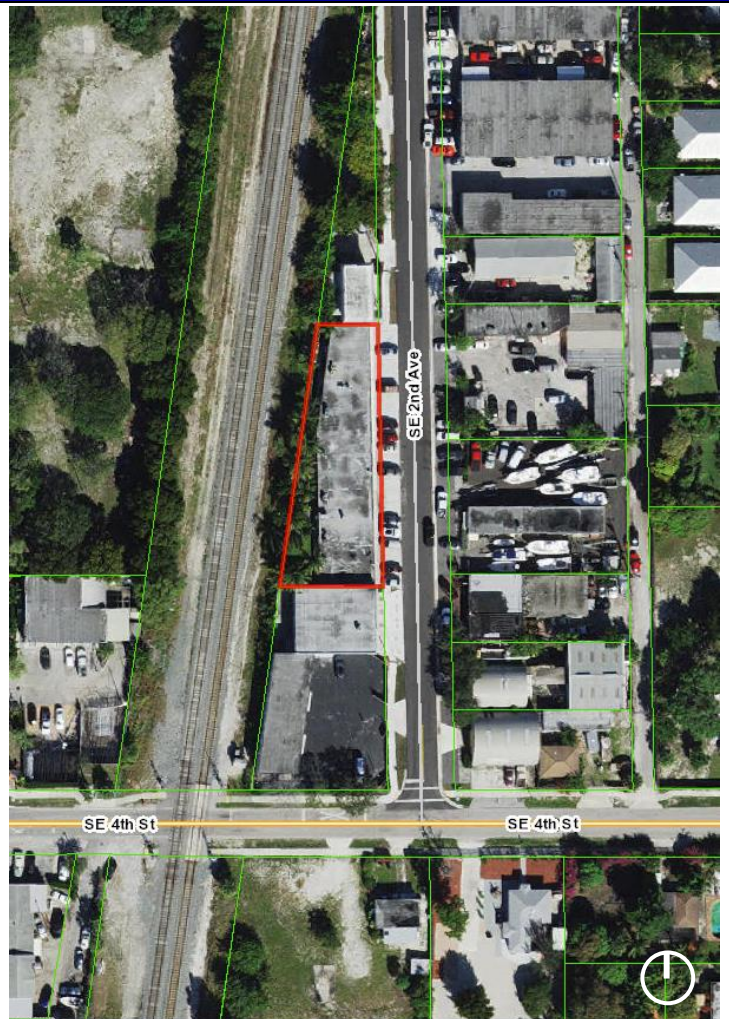
Adjacent Zoning:

- **North:** CBD, Railroad Corridor Sub-district
- **East:** CBD, Railroad Corridor Sub-district
- **South:** CBD, Railroad Corridor Sub-district
- **West:** CBD, Railroad Corridor Sub-district

Existing Land Use: Retail

CBD Railroad Corridor Sub-district

- **SE 2nd Avenue:** Secondary Street



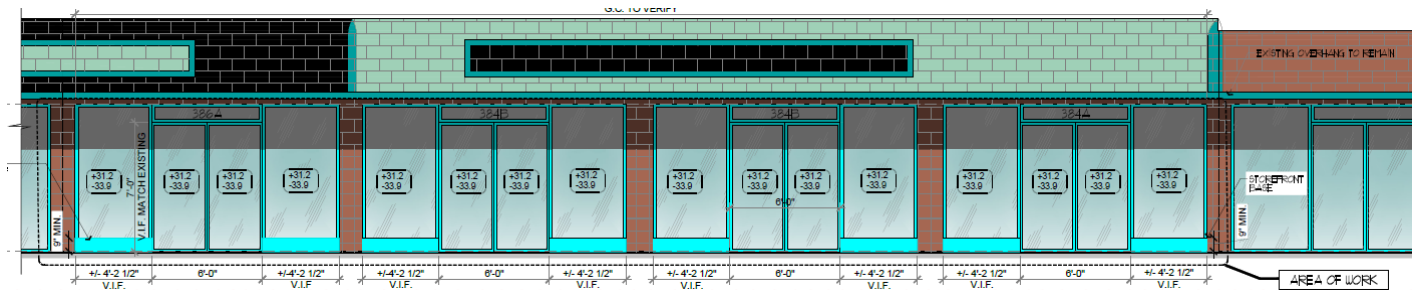
Background

The existing 7,280 square foot multi-tenant retail building, constructed in 1955, consists of nine individual units. The front elevations for Units 384A/B and 386A, currently vacant, are comprised of three swing doors and three overhead garage doors. The frontage type on the remaining units is storefront.



Description of Proposal

The request includes the removal of the existing swing doors, overhead garage doors and exterior concrete walls located in units 384A/B and 386A, and installation of aluminum framed storefront systems with impact glass and double door entrances. A nine-inch base is provided along the storefront windows flanking the entrances. It is important to note that there are no color changes associated with the request.



The applicant has indicated that the uses for the three vacant bays are to be determined. It is important to note that if a new use has a higher parking calculation than the previously established use, additional parking will be required. For example, if the prior use was retail and the proposed use is restaurant, then an increase in the parking requirement from 1 space / 500 gross sf to 6 spaces per 1,000 gross sf would be required.

Review & Analysis: Site Plan and Zoning

LDR Section 2.4.5(G)(1)(b), Modifications to Site Plans and Master Development Plans: Class I

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 proposal includes changes in architectural elevations therefore requiring Board action.

Review & Analysis: Architectural Elevations

LDR Section 2.4.5(l)(1)(a), Architectural (Appearance) Elevations: Rules

The Site Plan Review and Appearance Board or the Historic Preservation Board, as appropriate, may approve, approve subject to conditions or deny architectural elevations or plans for a change in the exterior color of a building or structure, or for any exterior feature which requires a building permit.

The items identified in Section 2.4.5(l)(1)(b) are features and exterior color changes that are not significantly visible from the public street system, facade changes which do not significantly alter the style or image of a structure. The proposed changes are “visible from the public street system”, and therefore, Board action is required.

LDR Section 2.4.5(l)(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.

LDR Section 4.6.18, Architectural Elevations and Aesthetics

(A) Minimum Requirements

- (1) The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.*
- (2) It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.*

The proposed modifications have also been reviewed for compliance with the CBD architectural standards in 4.4.13.

(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 Objectives and Policies are from the Neighborhoods, Districts, and Corridors Element of the Always Delray Comprehensive Plan is applicable to the subject request:

- Objective NDC 2.6 Improve City Corridors: Improve the appearance and function of visually prominent or distressed corridors in Delray Beach.
- Policy NDC 2.6.4: Improve the appearance of Delray Beach from the FEC and CSX Railways and Interstate95 using strategies such as, promoting public art opportunities, requiring landscaping, using the development review process to improve building facades facing the corridors, and using code enforcement as needed.

The subject building faces the FEC Railway, an area of importance and where the appearance is desired to be improved as it is a heavily traveled and highly visible corridor since the addition of Brightline. The proposed modifications will not only enhance the appearance of the site from the railway, but is also anticipated to add value to the area, enhance the retail-pedestrian environment, and be in harmony with development in the area.

LDR Section 4.4.13(E), CBD Frontage Standards

Frontage Standards define architecture and design components for the entrance(s) to buildings and the area between building facades and streets. Building setbacks and other development standards are coordinated with street cross-sections to ensure a superior public realm results, improving both the overall visual appearance and multi-modal uses of downtown streets.

The storefront is a frontage type along the sidewalk level of the ground story, typically associated with commercial uses. Storefronts are shaded by awnings or arcades.

LDR Section 4.4.13(E)(4)(e), Frontage Type: Storefront

Standard/Regulation	Review
Building Setback	<p>Required: Storefronts shall be directly accessible from sidewalks; storefront doors may be recessed up to ten feet.</p> <p>Proposed: Storefronts are directly accessible from sidewalk. Setbacks are non-applicable for this proposal, due to the existing non-conforming building's setback and the proposal not altering existing setback.</p>
Storefront Base	<p>Required: Storefront windows shall have a base nine inches to three feet high.</p> <p>Proposed: The modifications include a storefront base of nine inches for Units 384A/B and 386A, which will establish consistency with the other units and reduce the existing nonconformity of the frontage type along the east elevation.</p>
Glazing Height plus Storefront Base	<p>Required: Transparent glazed windows shall extend from the base to at least eight feet in height as measured from sidewalk grade adjacent to the building. Transparent means non-solar, non-mirrored, glass with a light transmission reduction of no more than 20 percent.</p> <p>Proposed: The new storefront impact windows are eight feet in height including the nine inches from the storefront base.</p>
Required Openings	<p>Required: Storefront (window and door) openings shall extend along at least 80 percent of the width of the facade of the commercial space, measured by the sum of the widths of the rough openings.</p> <p>Proposed: The project is reducing the existing non-conformity, whereas 80 percent is not currently provided.</p>
Awning Projection	<p>Required: Storefronts shall have either awnings or an arcade. Awnings shall project a minimum of five feet from the building facade.</p> <p>Proposed: The existing building overhang, which measures approximately 24 inches to 30 inches (based on a Staff estimation), is not included in the proposed modifications and therefore, not required to meet the minimum dimension.</p>
Projecting Sign	<p>Required: Projecting sign shall encroach a maximum of three feet from the building facade.</p> <p>Proposed: Project does not propose any projecting signs. A separate request is required for any signage.</p>

LDR Section 4.4.13(F), CBD Architectural Standards

To ensure high quality architecture in the downtown area, the following architectural standards apply to all buildings in the Central Business District Sub-districts and in the OSSHAD with CBD Overlay. In addition to the standards in Section 4.6.18, the following standards apply in all CBD Sub-districts.

Standard/Regulation	Review
Appropriate Architectural Styles 4.4.13(F)(3)	<p>Style: Main Street Vernacular with Storefront Frontage Type</p> <p>Style Details Utilized: Storefronts are generally composed of a base, one to three feet tall, with clear glazing that extends from the base to at least eight feet above the sidewalk level. Commercial windows and doors extend along at least 80% of the length of the facade of the space. The proper position of glazing on the facade ensures pedestrians are afforded a view of the merchandise and an interesting urban environment. Storefronts may incorporate arcades or awnings to provide shade and shelter.</p> <p>Proposed: The proposed glazing height of eight feet allows potential customers to view inside the retail stores and offers an opportunity for pedestrian-retail interaction. Although, the existing facade has an opening less than 80%, the proposal reduces the non-conformity and provides shade for pedestrians with the existing overhang.</p>

Delray Beach Central Business Architectural Design Guidelines

Storefronts are required for the ground floor of all buildings located on streets designated with Required Retail Frontage and may be incorporated on any building in the Central Business District.

Although the existing structure is non-conforming, the proposed modifications for Units 384A/B and 386A reduce the non-conformities, meet the requirements of the Storefront Frontage type and exhibit many characteristics of the Storefront style illustrated in the *Delray Beach Central Business District Architectural Design Guidelines*.

Review by Others

The Class I Site Plan modification was reported in the Delray Beach Community Redevelopment Agency (CRA) August report.

Optional Board Motions

- A. Move **approval** of the Class I Site Plan Modification (2022-206) associated with the installation of new impact storefronts, located at **382 SE 2nd Avenue**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- B. Move **approval, as amended**, of the Class I Site Plan Modification (2022-206) associated with the installation of new impact storefronts, located at **382 SE 2nd Avenue**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- C. Move **denial** of the Class I Site Plan Modification (2022-206) associated with the installation of new impact storefronts, located at **382 SE 2nd Avenue**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.
- D. Move to **continue with direction**.

Technical Notes

Prior to certification of the request, the following must be completed:

1. A note on the plan to specify and confirm compliance with the storefront requirement that the windows will be transparent, non-solar, non-mirrored, glass with a light transmission reduction of no more than 20 percent.