DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

H Greg Nissan

Meeting	File No.	Application Type
February 22, 2023	2023-070-COL-SPR	Color Change

Property Owner	Authorized Agent
H Greg Nissan Delray LLC	Andres Fortuny

Request

Consideration of a Color Change from light grey aluminum panels to BSX Sliver Metallic and BGY Grey aluminum panels and from beige to Sherwin Williams Cyberspace and Dustblu on the existing stucco walls on the north and south façade of the structure located at 2200 South Federal Highway.

Site Data & Information

Location: 2200 South Federal Highway

Property Size: 3.76

PCN: 12-43-46-28-21-001-0000

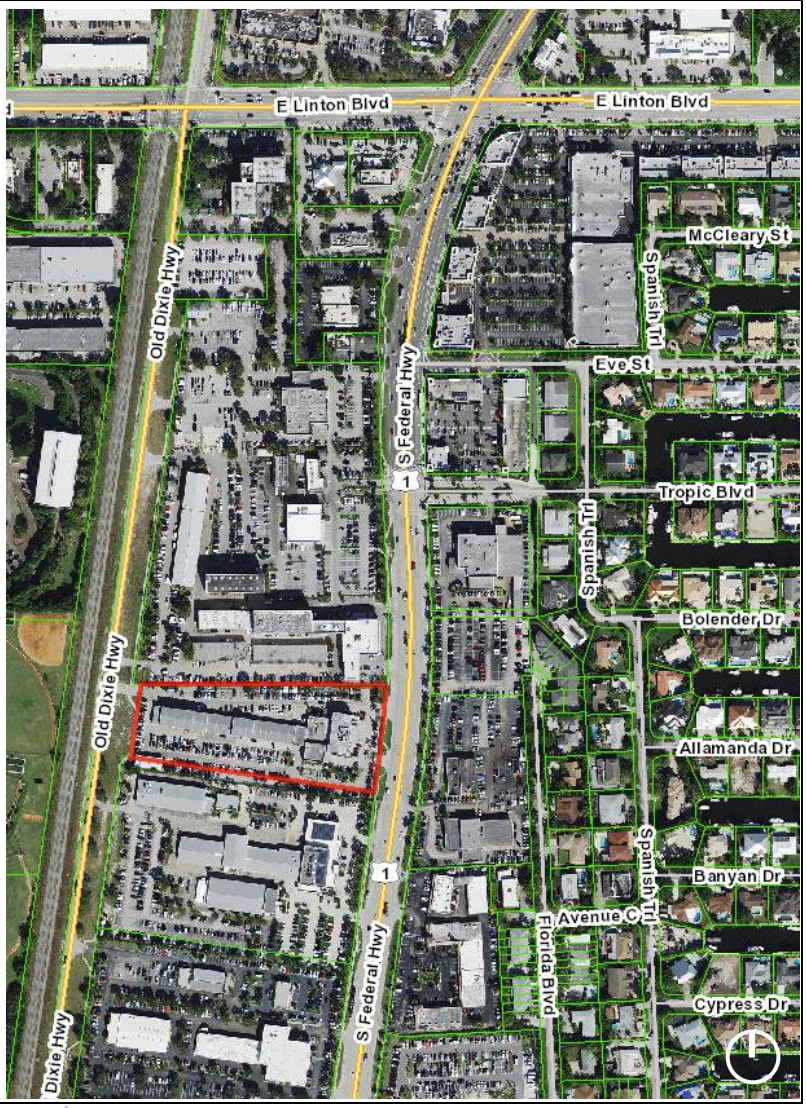
Land Use Designation: General Commercial (GC)

Zoning District: Automotive Commercial (AC)

Adjacent Zoning:

- North, South & East – AC
- West: – Open Space and Recreation (OSR)

Existing Use: Full Service Automotive Dealership



Background

The current site, located on South Federal, was annexed to the City between 1969 and 1971. The circa 1970 building and the surrounding commercial corridor have hosted Automotive Dealership uses since the 1970s. The property is located within the South Federal Highway Development Area as identified in the South Federal Highway Development Plan, adopted by the City in 2012.

Existing Front East Elevation

Existing South Elevation

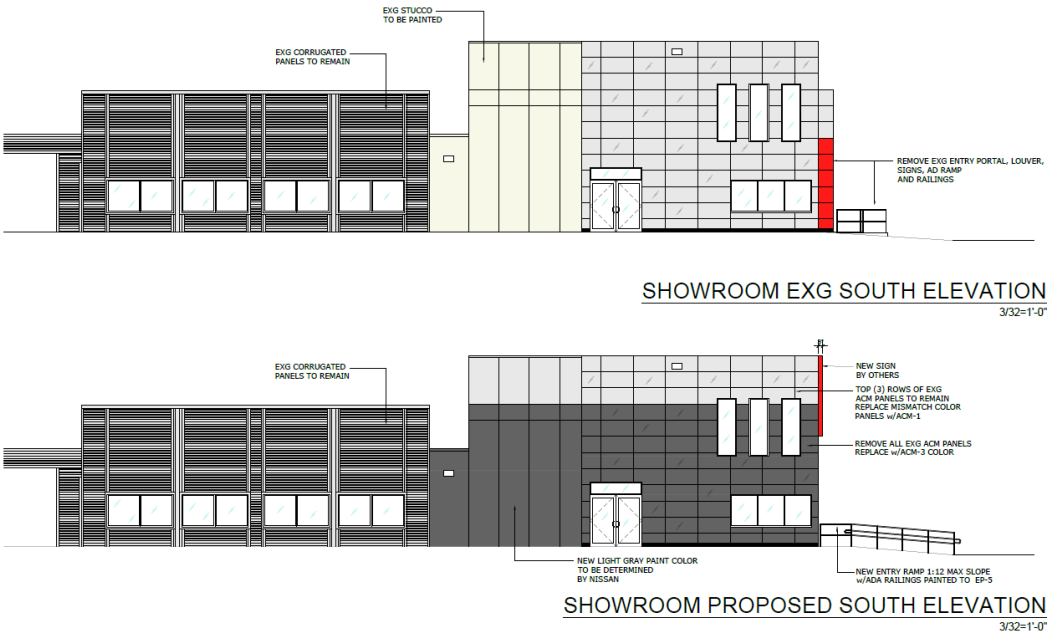
Description of Proposal

The proposed modifications are associated with the color change from light grey Aluminum Composite Material (ACM) panels to BSX Sliver Metallic and BGY Grey ACM panels on the east façade, a portion of the north and south façade of the showroom. The remaining stucco walls are on the north and south façade are proposed to change from beige to Sherwin Williams Cyberspace and Dustblu.

Note: Any noted signage has not been reviewed and is not included with the request. A separate request is required through the sign permit process.

Existing (Top) and Proposed (Bottom) Front East Elevation

Existing and Proposed North Elevation



Existing and Proposed South Elevation

Review & Analysis

LDR Section 2.4.5(I)(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(I)(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, 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 alter the image of the structure and is visible from the public right-of-way; therefore, Board action is required.

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.

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 (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.

Given the context of the building, staff has determined that the proposal is in conformity with good taste and design and is not anticipated to cause the environment to depreciate in appearance or value. The color change is similar to the existing façade colors and can be determined to be in harmony with the area. Additionally, after reviewing similar color schemes used for comparable automotive dealership uses, Staff has noticed that the proposed color is commonly found with this type of use.

Optional Board Actions

A. Move **approval** of the Color Change request (2023-070) from light grey aluminum panels to BSX Sliver Metallic and BGY Grey aluminum panels and from beige to Sherwin Williams Cyberspace and Dustblu on the existing stucco walls on the north and south façade of the structure for **H Greg Nissan** located at **2200 S Federal Highway**, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.

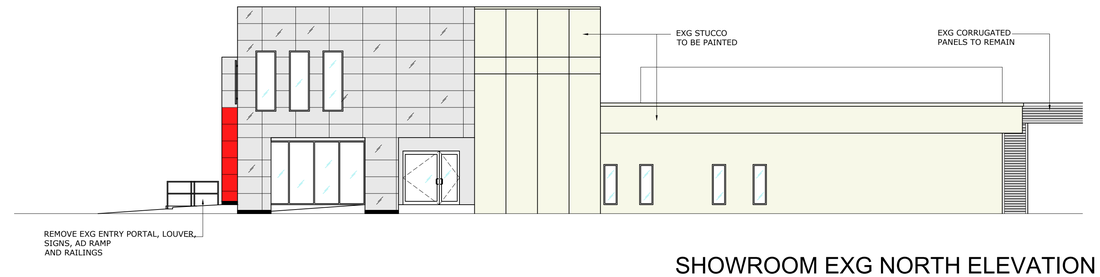
B. Move **approval, as amended,** of the Color Change request (2023-070) from light grey aluminum panels to BSX Sliver Metallic and BGY Grey aluminum panels and from beige to Sherwin Williams Cyberspace and Dustblu on the existing stucco walls on the north and south façade of the structure for **H Greg Nissan** located at **2200 S Federal Highway**, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.

C. Move **denial** of the Color Change request (2023-070) from light grey aluminum panels to BSX Sliver Metallic and BGY Grey aluminum panels and from beige to Sherwin Williams Cyberspace and Dustblu on the existing stucco walls on the north and south façade of the structure for **H Greg Nissan** located at **2200 S Federal Highway** by finding that the request is not consistent with the Land Development Regulations and the Comprehensive Plan.

D. Move to **continue with direction.**

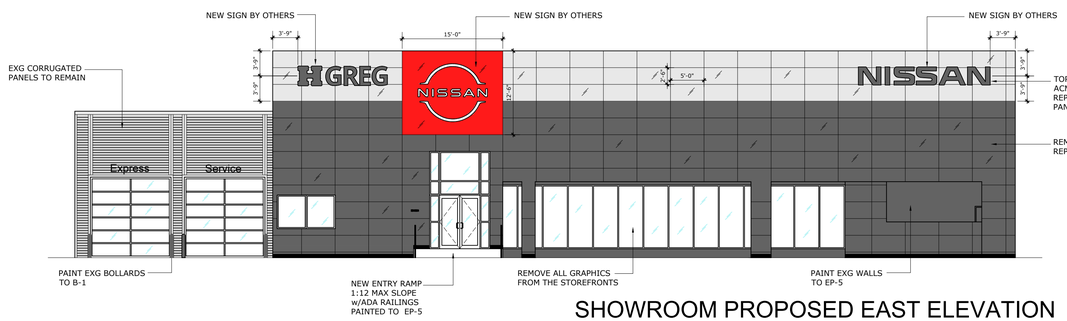
SHOWROOM EXG EAST ELEVATION

3/32=1'-0"



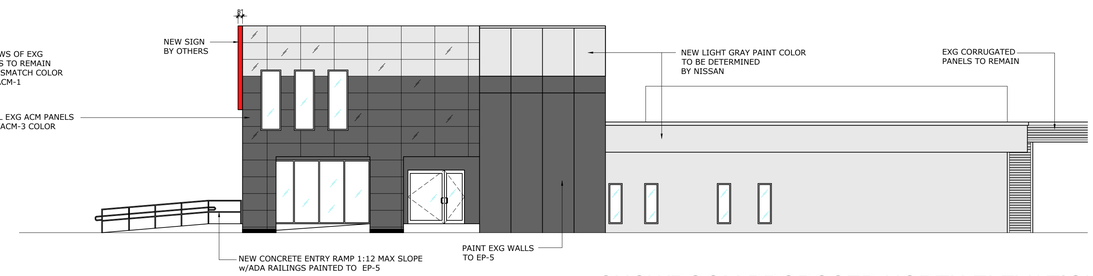
SHOWROOM EXG NORTH ELEVATION

3/32=1'-0"



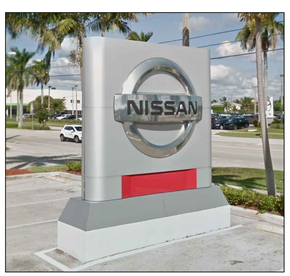
SHOWROOM PROPOSED EAST ELEVATION

3/32=1'-0"



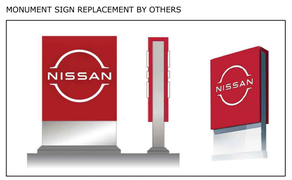
SHOWROOM PROPOSED NORTH ELEVATION

3/32=1'-0"



CURRENT MONUMENT SIGN

MONUMENT SIGN REPLACEMENT BY OTHERS

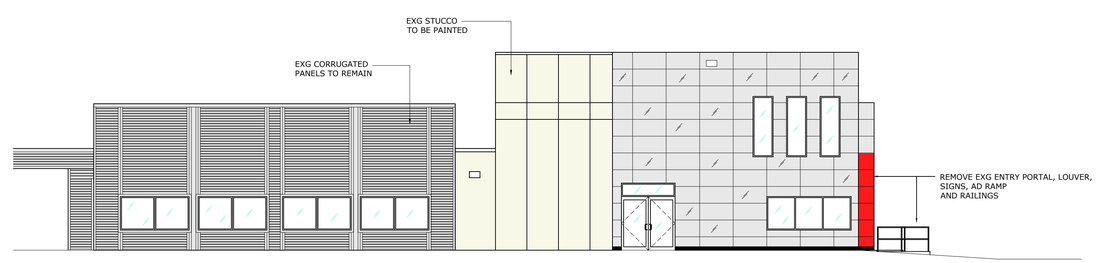


NEW CONCEPT MONUMENT SIGN

REPLACE MONUMENT SIGN

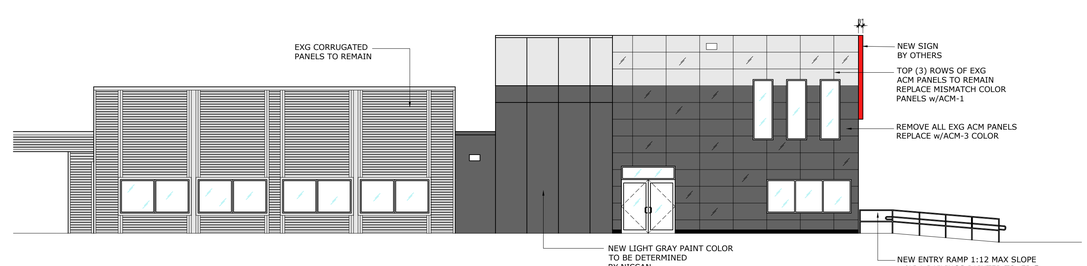
NTS

FINISH SPECIFICATIONS						
CODE	THUMBNAIL	MANUFACTURER	PRODUCT	COLOR	NOTES	SIZE
ACM-1		MITSUBISHI PLASTICS	ALPOLIC ALUCOBOND REYNOBOND	BSX SILVER METALLIC SUNRISE SILVER II STERLING SILVER NOW BRIGHT SILVER METALLIC	WALL PACKS, SPEAKERS, CAMERAS & WIFI TO BE SILVER	4MM THICKNESS
ACM-3		MITSUBISHI PLASTICS	ALPOLIC ALUCOBOND REYNOBOND	NSG NISSAN GRAY NISSAN GRAY STORMY GRAY	WALL PACKS, SPEAKERS, CAMERAS & WIFI TO MATCH WALL OR SILVERD DOWNSPOUTS / LAMBS TONGUE DRAIN TO BE SILVER	4MM THICKNESS
EP-5		SHERWIN WILLIAMS		TO MATCH SHERWIN WILLIAMS 7076 CYBERSPACE' OR RAL 7024 'GRAPHITE GRAY' SAMPLE TO BE PROVIDED TO RCC FOR APPROVAL	PRIMER: PRIMER DEPENDS ON SUBSTRATE. PLEASE CHECK WITH SUPPLIER	
B-1		ID METALCO or SHERW.WILLIAMS	PRE FINIHS.BOLL or PAINT	STAINLESS STEEL EP-5 (CYBERSPACE), OR B715200 BOND-PLEX IN ALUMINUM FINISH	PAINTED CONCRETE BOLLARDS ARE AN APPROVED ALTERNATE	ALL EXG



SHOWROOM EXG SOUTH ELEVATION

3/32=1'-0"



SHOWROOM PROPOSED SOUTH ELEVATION

3/32=1'-0"

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

INTERIOR AND EXTERIOR FINISH UPGRADE FOR

HGREG NISSAN

2200 S FEDERAL HIGHWAY, DELRAY BEACH, FL 33483

NO PART OF THESE PLANS OR DESIGNS MAY BE COPIED OR REPRODUCED IN ANY FORM WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF EU INTERNATIONAL LLC.

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THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY DIMENSIONS, CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY ERRORS, OMISSIONS OR VARIANCE TO THE ARCHITECT BEFORE ANY COMMENCEMENT OF THE WORK IN THE AREA IN QUESTION.

EU INTERNATIONAL, LLC
CONSULTING ENGINEER - CA32900
GENERAL CONTRACTOR - CGC1526228
1900 GLADES RD, SUITE 500
BOCA RATON, FL 33431
O: (561) 990-3333
C: (305) 363-6666
ekrem@eu-intl.com

EKREM UZMAN
LICENSE
No.83295
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET

A-2.00

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
No change	ALPOLIC PANELS - TOP NEW COLOR = BSX Silver Metallic ALPOLIC PANELS - BOTTOM NEW COLOR - BGY. GREY (SEE ATTACHED SAMPLE)
FASCIA	**TRIM/OTHER**
N/A	N/A
WINDOWS	**SHUTTERS/AWNINGS**
No change	No change
RAILINGS	**FENCE**
Sherwin Williams Cyber space code: SW 7076	No change
COLUMNS	**OTHER**
NO COLUMNS	N/A

30 Year Finish Warranty Stock Colors

Stocked in 4mm thick panels

SOLID

Bone White
4-BNT-30
LRV 78.50/SRI 82-Cool

Oyster
4-CRT-30
LRV 72.46/SRI 82-Cool

Mist White
4-MST-30
LRV 69.96/SRI 75-Cool

Aluminum Grey
4-AGT-30
LRV 31.60/SRI 26

BGY Grey
4-BGY-50
LRV 10.41/SRI 7

BOTTOM

Bronze
4-JBR-30
LRV 3.34/SRI 2

TOB Black
4-TOB-15
LRV 1.01/SRI 0

MICA

Mica Platinum
4-OPT-50
LRV 30.88/SRI 53-Cool

Mica Anodic Clear
4-MNC-30
LRV 34.43/SRI 56-Cool

Mica Champagne
4-MCU-30
LRV 22.61/SRI 38-Cool

Mica Grey
4-MZG-50
LRV 7.95/SRI 14

Mica MFS Grey
4-MFS-30
LRV 13.41

METALLIC

BSX Silver Metallic
4-BSX-30
LRV 30.94/SRI 71-Cool

Silver Metallic
4-SMX-30
LRV 36.59/SRI 63-Cool

Champagne Metallic
4-CMX-30
LRV 31.19/SRI 59-Cool

Medium Bronze Metallic
4-MBX-30
LRV 31.20/SRI 40-Cool

Dark Copper Metallic
4-DCX-30
LRV 15.09/SRI 47-Cool

Top

Railings

Order samples at www.alpolic-americas.com/samples

*Colors shown are as close to actual colors as allowed by the printing process. Mitsubishi Chemical Composite
notice. Please refer to warranty details for exclusions and limitations. Additional warranty coverage may be gi