



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** Guitar Center

**Project Location:** 510 Linton Blvd.

**Request:** Class I Site Plan Modification

**Board:** Site Plan Review and Appearance Board

**Meeting Date:** October 11, 2017

**Board Action:**

Class I Site Plan Modification

Approved 6-0

**Project Description:**

The subject property is located on the north side of West Linton Boulevard between SW 4<sup>th</sup> Avenue and Lavers Circle. The 8.89 acre property consists of Track “A”, Costco Wholesale-Delray Beach and is zoned PC (Planned Commercial).

The proposed alterations to the existing west elevation consist of color changes, addition of a stucco canopy, and modifications to the door and window openings. Double glass doors with side lights will be introduced along with new glass windows with aluminum frame in the masonry recess openings to match the adjacent storefronts. The façade will be painted gray with white accents. The upper portion of the tower feature will be painted dark gray as an accent shade to match the proposed stucco canopy color.

**Board Comments:**

The Board approved the proposal without any conditions.

**Public Comments:**

No public input

**Associated Actions:**

No actions

**Next Action:**

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

# SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

**MEETING DATE:** October 11, 2017

**ITEM:** **Guitar Center (File 2017-225):** Class I Site Plan Modification associated with architectural elevation changes to accommodate a new tenant at New Century Commons.

**RECOMMENDATION:** Approval of a Class I Site Plan Modification.

## GENERAL DATA:

Applicant..... Robert Currie

Location..... 510 Linton Blvd, southwest corner of Linton Blvd. and SW 4<sup>th</sup> Ave.

Property Size..... 8.89 acres

Future Land Use Map.... GC (General Commercial)

Current Zoning..... PC (Planned Commercial)

Adjacent Zoning....North: GC (General Commercial)  
East: GC (General Commercial)  
South: GC (General Commercial)  
West: GC (General Commercial)

Existing Land Use..... Commercial

Proposed Land Use..... Commercial

Water Service..... Available on site

Sewer Service..... Available on site



## ITEM BEFORE THE BOARD

The item before the Board is approval of architectural elevation changes associated with a Class I Site Plan Modification for the **Guitar Center** located within New Century Commons, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a). The subject property is located at 510 Linton Blvd, on the southwest corner of Linton Blvd. and SW 4<sup>th</sup> Ave.

## BACKGROUND

The subject property is located on the north side of West Linton Boulevard between SW 4<sup>th</sup> Avenue and Lavers Circle. The 8.89 acre property consists of Track "A", Costco Wholesale-Delray Beach and is zoned PC (Planned Commercial).

The property originally contained a 117,218 square feet building constructed in 1990 for Costco wholesale. In 2007, a Class IV Site Plan Modification was approved by the Site Plan Review and Appearance Board (SPRAB) for the partial demolition of the existing building and conversion of the remaining 72,582 square feet building for multiple tenant retail use. Two additional out buildings containing approximately 13,600 sq. ft were also approved on the site, adjacent to West Linton Boulevard; the building at the northwest corner of the site contains 7,400 square feet, while the building at the northeast corner contains 6,200 square feet.

At its meeting of September 18, 2007, the City Commission approved the elevations for the development subsequent to a recommendation of approval by the Board at its September 10, 2007 meeting.

At its meeting of March 22, 2017, the SPRAB approved a Class IV Site Plan Modification for the addition of 6,636 square feet to the west side of the principal building and associated site improvements for Orchard Supply Hardware.

Now before the Board is a Class I Site Plan Modification associated with architectural elevation changes to modify the west elevation to accommodate a new tenant. The subject tenant space is located between Orchard Supply Hardware and PetSmart stores.

## ARCHITECTURAL ELEVATIONS ANALYSIS

**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 proposed alterations to the existing west elevation consist of color changes, addition of a canopy, and modifications to the door and window openings. The proposed stucco canopy will be 17-11 feet wide, three feet deep with a clearance height of 11 feet and a projection of four feet. Double glass doors with side lights will be introduced along with new glass windows with aluminum frame in the masonry recess openings to match the adjacent storefronts.

The façade will be painted gray with white accents. The upper portion of the tower feature will be painted dark gray as an accent shade to match the proposed stucco canopy color. The proposed changes to the architectural elevations will continue to be compatible and harmonious with the surrounding properties. The proposed color scheme will continue to be harmonious with the existing development color scheme. Based upon the above, positive findings can be made with regard to the criteria listed in LDR Section 4.6.18(E).

#### ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the request for a Class I site plan modification for elevation changes for the **Guitar Center (File 2017-225)** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) and 2.4.5(I)(5) of the Land Development Regulations.
- C. Move denial of the request for a Class I site plan modification, for elevation changes for the **Guitar Center (File 2017-225)** by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 4.6.18(E) and 2.4.5(I)(5) of the Land Development Regulations.

#### STAFF RECOMMENDATION

Move approval of the request for a Class I site plan modification for elevation changes for **Guitar Center (File 2017-225)** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) and 2.4.5(I)(5) of the Land Development Regulations.

Prepared by: Debora Slaski, Assistant Planner  
Attachments: Site Plan, Colored Renderings, Survey, Architectural Elevations.



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NORTH ELEVATION OVERALL - PROPOSED



NORTH/EAST VIEW - PROPOSED



NORTH ELEVATION - PROPOSED



NORTH ELEVATION - EXISTING



**CURRIE  
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ISSUED FOR :

SPRAB-CLASS I : 8/25/2017

BIDS

PERMIT

CONSTRUCTION

SEAL

PROJECT TITLE

**GUITAR CENTER**

510 LINTON BLVD.  
DELRAY BEACH, FL. 33444

REVISIONS

NUM.	DESCRIPTION	DATE
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THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THESE DRAWINGS OR NOT.  
CENTER DRAWINGS 170702  
CENTRAL-GUITAR CENTER.rvt

DRAWING TITLE

Project Data, Site  
Plan, Elevation,  
3d View

DATE

8/16/2017

DRAWN BY

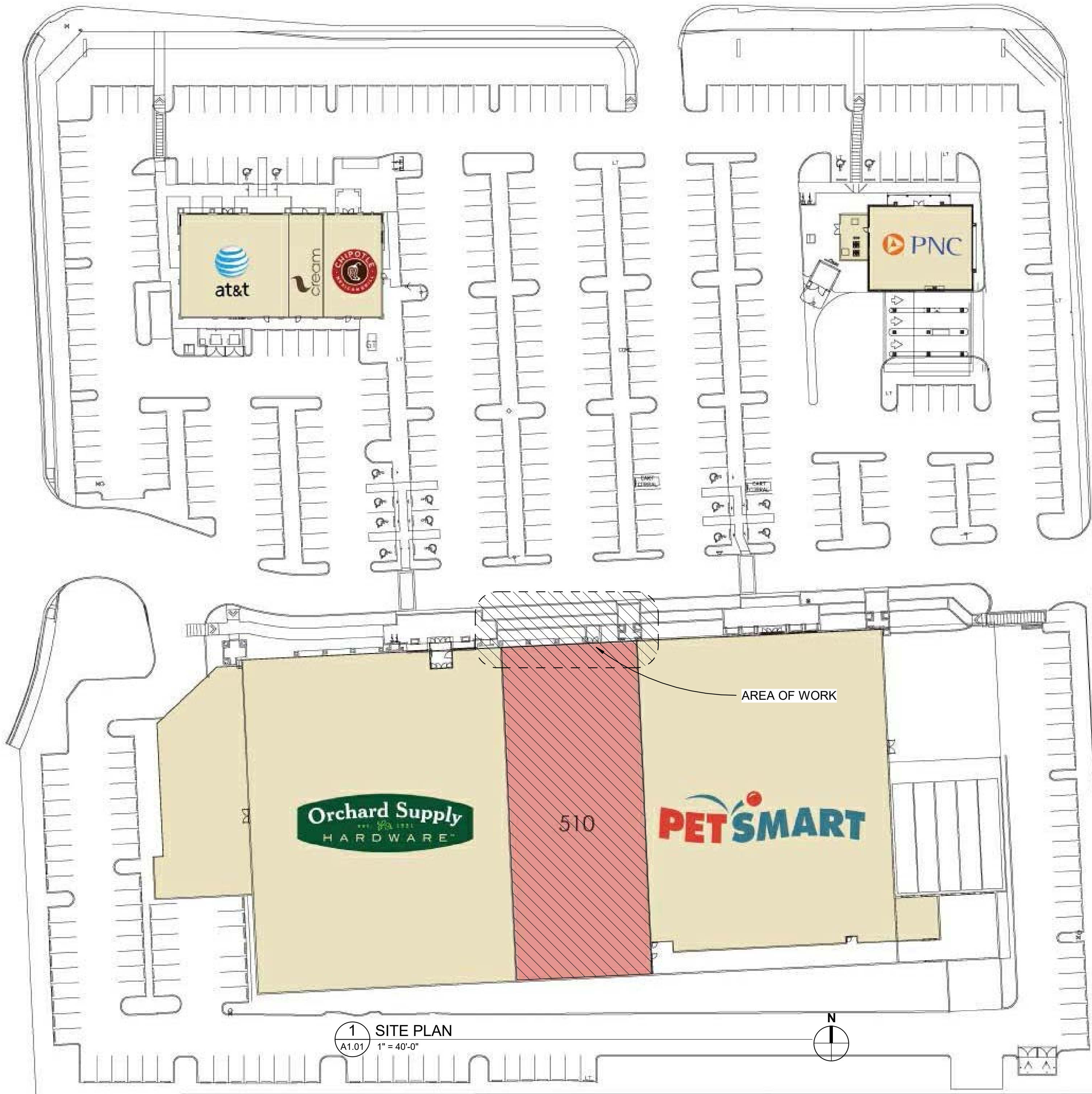
JC

JOB NUMBER

170702

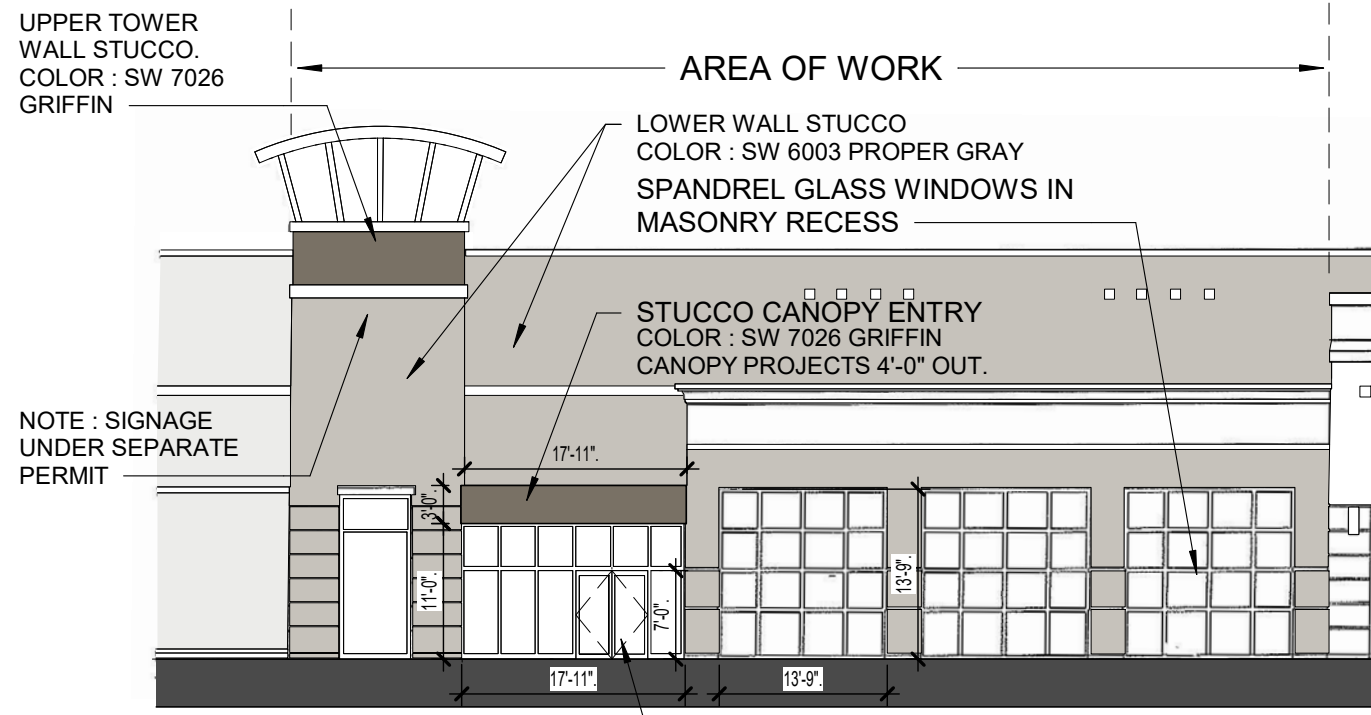
DRAWING NUMBER

**A1.01**



1 SITE PLAN

A1.01 1" = 40'-0"



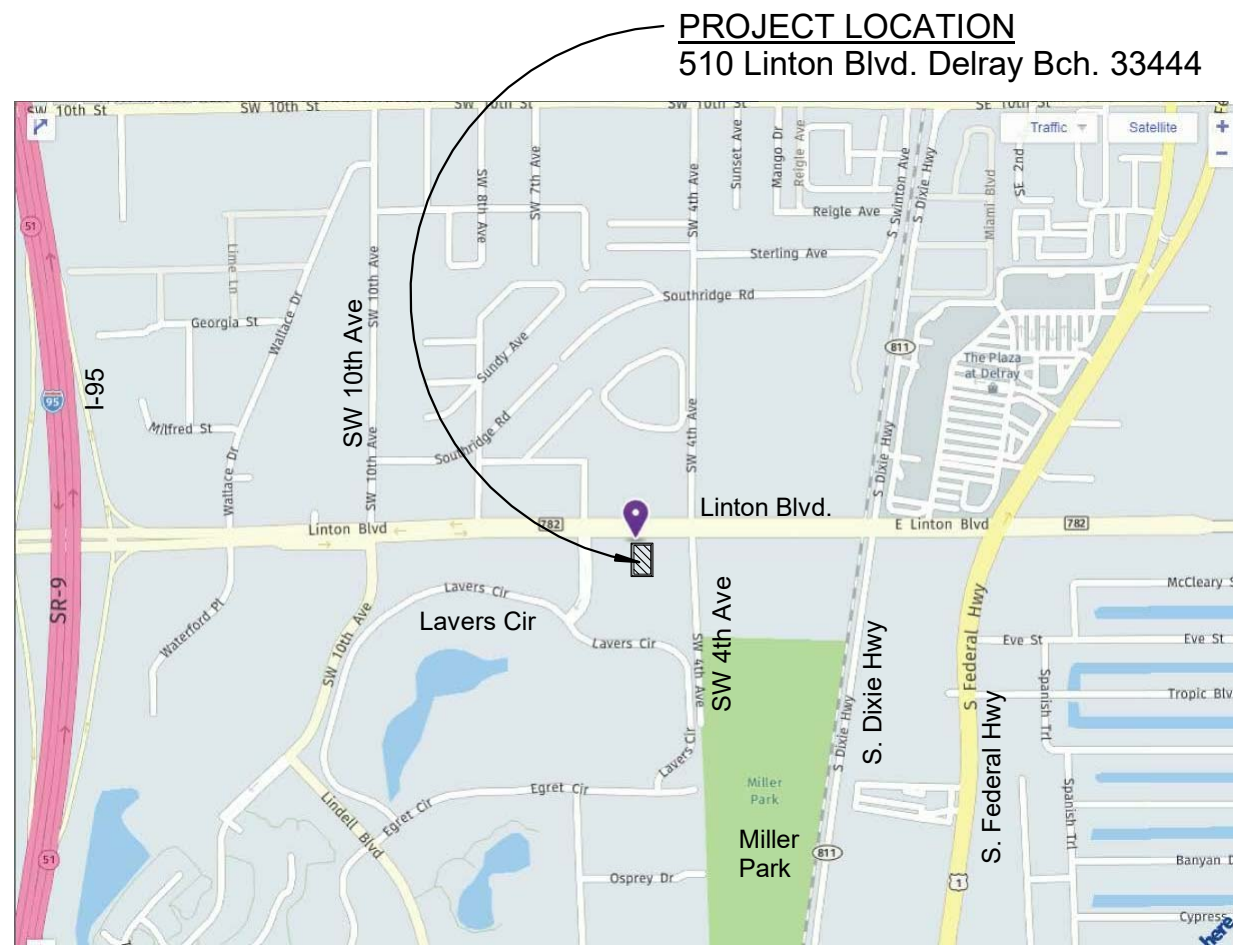
2 North Elevation Exterior

A1.01 1/16" = 1'-0"

NOTE:  
ENTRY DOORS & WINDOWS STOREFRONT -  
MATERIAL : ALUMINUM & GLASS  
FINISH : ANODIZED  
COLOR : CLEAR

NOTE:  
LIGHTS IN TOWER TO REMAIN. LIGHTS AT  
ENTRANCE WILL BE REMOVED.

CANOPY PROJECTS 4'-0" OUT.



VICINITY MAP

**GENERAL PROJECT DATA:**

PROJECT LOCATION:	LINTON BLVD. DELRAY BEACH FLORIDA
PROJECT SUMMARY:	PROVIDE DOUBLE GLASS DOORS WITH SIDE LIGHTS AND SPANDREL GLASS WINDOWS IN MASONRY RECESS TO MATCH EXISTING ADJACENT FACADE. PROVIDE NEW STUCCO ENTRY CANOPY.



EXISTING SITE PHOTOS