



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Delray 7 Townhomes (2017-069)

Project Location: On the northeast end of Florida Blvd, south of Tropic Blvd.

Request: Reconsideration of the Architectural Elevations associated with a recently approved Class V Site Plan for the construction of a seven unit townhouse development.

Board: Site Plan Review and Appearance Board

Meeting Date: January 10, 2017

Board Action:

Architectural Elevations

Approved with a condition on a 5 to 0 vote (Fred Kaub absent)

Project Description:

The subject vacant property consists of Tropic Isle Lots 101 and 102 totaling 0.618 acres (26,933 sq.ft.). The property is zoned Multiple-Family Residential (RM) and has a Future Land Use Map designation of MD (Medium Density Residential 5-12 Dwelling Units per acre). The Delray 7 Townhomes development proposes the construction of seven fee simple townhome units on separate platted lots with access to Florida Blvd through shared driveways. The Board approved the Site Plan and Landscape Plan and postponed the Architectural Elevations action on November 29, 2017.

Board Comments:

The revisions made by the applicant were well received by the Board; the overall Board was satisfied with the new proposal. The Board approved the Architectural Elevations with the following recommendation, as stated in the report, on a 5 to 0 vote:

1. The landscape material to be installed in each trellis be reviewed and approved by the Senior Landscape Planner prior to certification of the plans.

Public Comments:

No public comment was provided at the meeting.

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: January 10, 2018

ITEM: **Delray 7 Townhomes (2017-069):** Reconsideration of the Architectural Elevations associated with a recently approved Class V Site Plan for the construction of a seven unit townhouse development.

RECOMMENDATION: Approval of the Architectural Elevations for Delray 7 Townhomes.

GENERAL DATA:

Agent..... Jose A. Obeso

Applicant..... Jose A. Obeso

Owner..... Delray 7 Townhomes, LLC

Property Size..... 0.618 acres (26,933 sq. ft.)

Property Location..... On the northeast end of Florida Blvd, east of South Federal Highway, and south of Tropic Blvd.

Future Land Use..... MD (Medium Density Residential - 5 to 12 Dwelling Units Per Acre)

Zoning..... RM (Multiple Family Residential - Medium Density)

Adjacent Zoning..... North: RM and Automotive Commercial (AC)
South: RM
East: RM
West: AC

Existing Land Use..... Vacant

Proposed Land Use..... Seven unit multi-family development

Water Service..... Available via a 4" water line in the Florida Blvd. right-of-way.

Sewer Service..... Available via a 8" water line in the Florida Blvd. right-of-way.



ITEM BEFORE THE BOARD

The item before the Board is a reconsideration of the Architectural Elevations associated with the recently approved Class V Site Plan and Landscape Plan for **Delray 7 Townhomes**, pursuant to Land Development Regulations (LDR) Section 2.4.5(F)(1)(a).

The property is located on the northeast end of Florida Boulevard, east of South Federal Highway, and south of Tropic Boulevard.

BACKGROUND

The subject vacant property consists of Tropic Isle Lots 101 and 102 totaling 0.618 acres (26,933 sq.ft.). The property is zoned Multiple Family Residential (RM) and has a Future Land Use Map designation of MD (Medium Density Residential - 5-12 Dwelling Units per acre).

At its meeting of March 22, 2006, the Site Plan Review and Appearance Board (SPRAB) approved a Class V Site Plan for the construction of a seven unit townhome development. The development was not constructed and the approved site plan expired in 2008.

On November 29, 2017, the SPRAB approved the Class V Site Plan with conditions and associated Landscape Plan for the construction of a seven unit residential development. The SPRAB postponed the consideration of the Architectural Elevations and recommended the elevations be revised to include proportional and harmonious architectural elements and create a more distinctive and elaborated design for the overall development while taking into consideration the unique lot shape.

ARCHITECTURAL ELEVATIONS

Pursuant to LDR Section 4.6.18(E), the following criteria shall be considered by the Site Plan Review and Appearance 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 architectural elevations of the proposed seven unit, two-story structure are characterized by symmetrical forms, hip roofs (covered with flat cement roof tile) and light gray smooth stucco walls. As a requirement per LDR Section 4.3.3(O)(a), a four foot offset is found on the front façade to distinguish each individual unit. The elevations incorporate changes in the roof height (12/5 roof pitch) and vertically proportioned and aligned openings. The predominant wall color is light gray with horizontal stained wood linear accents matching the garage and entrance doors.

Based on comparisons with the previous architectural elevation presented to the SPRAB on November 29, 2017, the decorative shutters were removed along with the stucco band accents and roof outriggers. The openings were revised to incorporate vertically proportioned and aligned openings including functional balconies with metal railing systems. Concrete eyebrows above the west and east entrances are introduced along with sculptural parapet walls on the west façade (main elevation). Stainless steel cable trellises are proposed on the north and south elevations; the proposed landscape material to be installed in each trellis was not provided. It is listed as a condition of approval that the landscape material to be installed in each trellis be reviewed and approved by the Senior Landscape Planner prior to certification of the plans.

The proposed elevations are compatible and harmonious with the surrounding properties. The proposed architectural elevations comply with the criteria listed in LDR Section 4.6.18 and the findings required by 2.4.5(I). The applicant attempted to enhance the elevations by architecturally distinguishing each unit with changes in the opening patterns and introducing different elements for each unit. The revised architectural elevations demonstrate improvements to the overall design, are in conformity with good taste and contributes to the image of the City as a place of harmony and high quality.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the Architectural Elevations for **Delray 7 Townhomes (2017-069)**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18 of the Land Development Regulations.
- C. Move denial of Architectural Elevations for **Delray 7 Townhomes (2017-069)**, 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 of the Land Development Regulations.

STAFF RECOMMENDATION

Move **approval** of the Architectural Elevations for **Delray 7 Townhomes (2017-069)**, 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) of the Land Development Regulations, subject to the conditions that the landscape material to be installed in each trellis be reviewed and approved by the Senior Landscape Planner prior to certification of the plans.

Attachments:
Proposed Plans

Staff Report Prepared By: Debora Slaski, Assistant Planner



December 28, 2017

City of Delray Beach
Planning, Zoning & Building Department
100 NW 1st Avenue
Delray Beach, FL 33444

RE: Proposed elevation changes for:
DELRAY 7 TOWNHOMES
Tropic Isles Lots 101 & 102
Delray Beach, Florida

The following is an narrative description of the proposed changes on the elevations for the project DELRAY 7 TOWNHOMES, Delray Beach, Florida.

1. Ground floor /footprint of the building will remain as is. Only proposed changes are in the doors and windows location and sizes. Single hung windows are replaced with casement and fixed windows.
2. Second floor changes are driven by the design concept of the elevations. Lower hip roofs are replaced with sloped roof connecting the first and second floor massing. This will eliminate the feel of small lower level roof being stuck and not natural part of the building. Balconies are added on the second floor to animate the elevations and create different planes and depth on the West and South side of the building complex. All of the changes are done without alteration of the square footage of the previously approved building.
3. Roof was completely redesigned. Proposed 5/12 slope will eliminate shallow flat feel of the roof not in the balance with the building mass. On the East side, facing neighboring single family residences, we are proposing calm continuous roof line. It will be broken with the vertical punch from the landscaping and provide soft profile against the sky for the neighbors without overpowering them. East and South side of the roof are broken with the vertical massing of the entrances ending with gables.



4. Elevations of the buildings are contemporary interpretation of the vernacular Florida architecture with clean lines where traditional melds with modern. Each entry has slightly different design. Main element is the flush joined t&g wood over the entry doors creating a plane that folds out under the cantilevered overhung. This element, together with the darker color of Benjamin Moore Cliffside gray on the entry areas are creating clear definition of the each entry of the Townhouses. Same wood element is used for connecting the windows in the vertical or horizontal composition.

Material and finishes selection for the house is:

1. Stucco and overhung soffits in exterior ready paint Benjamin Moore- Cliffside Gray
2. Stucco at entry areas in Benjamin Moore –HC-162 Brewster Gray
3. Balcony railings with stainless steel cable railing.
4. Wall trellis with stainless steel cables.
5. Aluminum windows and Sliding glass doors in bronze finish with impact resistant glass.
6. Window sills in Benjamin Moore- Cliffside Gray.
7. Entry & garage doors in wood finish to match the T&G wood.

Final result of the changes is the contemporary interpretation of the Florida vernacular architecture without losing the charm and romance of the past time.

Sincerely,
Krsto Stamatovski, AIA



TYPICAL ENTRY

I 4800 North Federal Highway , Suite 104 A , Boca Raton, Florida 33431
Phone: (561) 393-2440,Fax: (561) 393-2450, www.studiokarchitects.com



WALL – WINDOW & GARAGE DOORS FINISH DETAILS

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City of Delray Beach
Planning & Zoning[illegible]

CHANGES, CLAIMS, ADDENDUMS AND INFORMATION REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF BUNICK & ASSOCIATES, INC. AND HAVE BEEN DEVELOPED AND INVOLVED FOR THE SPECIFIC PROJECT ON WHICH OF THE DRAWING, IDEAS AND ADDENDUMS SHALL BE USED BY OR FOR ANY OTHER PROJECT, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT A WRITTEN PERMISSION OF THIS OFFICE. SCALED DRAWINGS OF BUNICK & ASSOCIATES, INC. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIFFERENCES AND CONDITIONS OF THE JOB. ANY DISCREPANCY BETWEEN CONTRACTOR ORIGINALLY SCALED DRAWINGS CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY VARIATIONS IN SCALE OR DIMENSIONS. ANY CHANGES TO THESE DRAWINGS, BIDDING DETAILS MUST ACCOMMODATE DISCREPANCIES AND SCALE MUST BE REVERTED TO THE ORIGINAL SCALE. ANY CHANGES TO THESE DRAWINGS MUST INDICATION OF THE ITEMS CHANGED.

DELRAY T TOWNHOMES
BAYVIEW #

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DELRAY, FLORIDA

KRSTO STAMATOVSKI, AIA

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City of Delray Beach
Planning & Zoning



NORTH-WEST PARTIAL ELEVATION

FINISH MATERIAL SCHEDULE	
1	BORAL, SAXONY 900 SLATE- DARK CHARCOAL BLEND -FLAT CEMENT TILE
2	SMOOTH FINISH STUCCO PAINTED IN BENJAMIN MOORE HC-180 CLIFFSIDE GRAY
3	SMOOTH FINISH STUCCO BOFFIT PAINTED IN BENJAMIN MOORE HC-180 CLIFFSIDE GRAY
4	2" x 4" SEC STUCCO SILL IN SMOOTH FINISH PAINTED IN BENJAMIN MOORE HC-180 CLIFFSIDE GRAY
5	SMOOTH STUCCO FINISH PAINTED IN BENJAMIN MOORE HC-162 BREWSTER GRAY
6	WOOD FASCIA PAINTED IN BENJAMIN MOORE HC-162 BREWSTER GRAY
7	FIBERON COMPOSITE CLADDING, WARM SIENNA FINISH RAINSCREEN AS PER MANUFACTURER SPECIFICATION
8	STRUCTURAL STEEL POST WRAPPED IN FIBERON, WARM SIENNA FINISH
9	4"x6" WOOD OUTRIGERS STAINED IN WALNUT FINISH
10	CLOPAY INSULATED GARAGE DOOR, CANYON RIDGE COLLECTION, PLANK DESIGN WALNUT FINISH
11	BRONZE FINISH ALUMINUM WINDOW AND SLIDING GLASS DOORS WITH IMPACT RESISTANT GLASS
12	VIEWRAIL, STAINLESS STEEL CABLE RAILING, 42" HT. WITH STAINLESS STEEL POSTS AND RAILS
13	STAINLESS STEEL CABLE TRELLIS SET ON STAINLESS STEEL STUDS
14	HOUSE NUMBERS IN BRONZE FINISH
15	BRILL, LED OUTDOOR WALL LANTERN IN BRONZE FINISH



EAST ELEVATION

ELEVATIONS
SC. 1/8"=1'0"

SS.IE	DATE
DESIGN	12-07-17
SUBMITTAL	12-29-17

ALL CONSTRUCTION, MATERIALS, AND FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE AND MARKINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE AND MARKINGS.

DELRAY 7 TOWNHOMES
PARCEL #:
12-43-46-23-01-000-1010
TROPIC ISLE LOTS 101 & 102
DELRAY BEACH, FLORIDA

KRSTO STAMATOVSKE, AIA

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City of Delray Beach
Planning & Zoning

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ARE THE PROPERTY OF BRUNO K. ARCHITECTS.
A MODEL WAS CREATED, DEVELOPED AND
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SIDE OF THE CHAIRMAN, IDEAS AND
REMARKS SHOULD BE USED BY, OR
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CONSTRUCTION FOR ANY PURPOSE WITHOUT A
WRITTEN PERMISSION OF THE CHAIRMAN. ALL
CONTRACTORS SHALL BE RESPONSIBLE FOR
ALL DISPOSITIONS AND CONDITIONS OF THE JOB.
THE CHAIRMAN SHALL BE RESPONSIBLE FOR
OVERSIGHT OF DISPOSITIONS. CONTRACTOR SHALL
NOTIFY THE CHAIRMAN OF ANY VARIATIONS IN
CONSTRUCTION OF CONTRACT. THE CHAIRMAN
SHALL BE RESPONSIBLE FOR THE CHAIRMAN'S
DISPOSITIONS AND SCALE WITH AGREEMENT
DISPOSITIONS FOR THE CHAIRMAN'S
PROVIDED WITH PARTICIPATION OF THE CHAIRMAN
NOTICED.

1	BOYD, SAXONY 900 SLATE-DARK CHARCOAL BLEND -FLAT CEMENT TILE
2	SMOOTH FINISH STUCCO PAINTED IN BENJAMIN MOORE HC-100 CLIFFSIDE GRAY
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14	HOUSE NUMBERS IN BRONZE FINISH
15	GRILL, LED OUTDOOR WALL LANTERN IN BRONZE FINISH
16	ALUM. ENTRY DOOR IN WALNUT FINISH
17	FRAMED BOX OUT BRACKET IN STUCCO, BENJAMIN MOORE-HC 162 CLIFFSIDE GRAY
18	CANT. CONCRETE EYEBROW WITH FIBERON RAINSCREEN IN WARM SIENNA



12-43-46-23-01-000-1010
TROPIC ISLE LOTS 101 & 102
DELRAY BEACH, FLORIDA

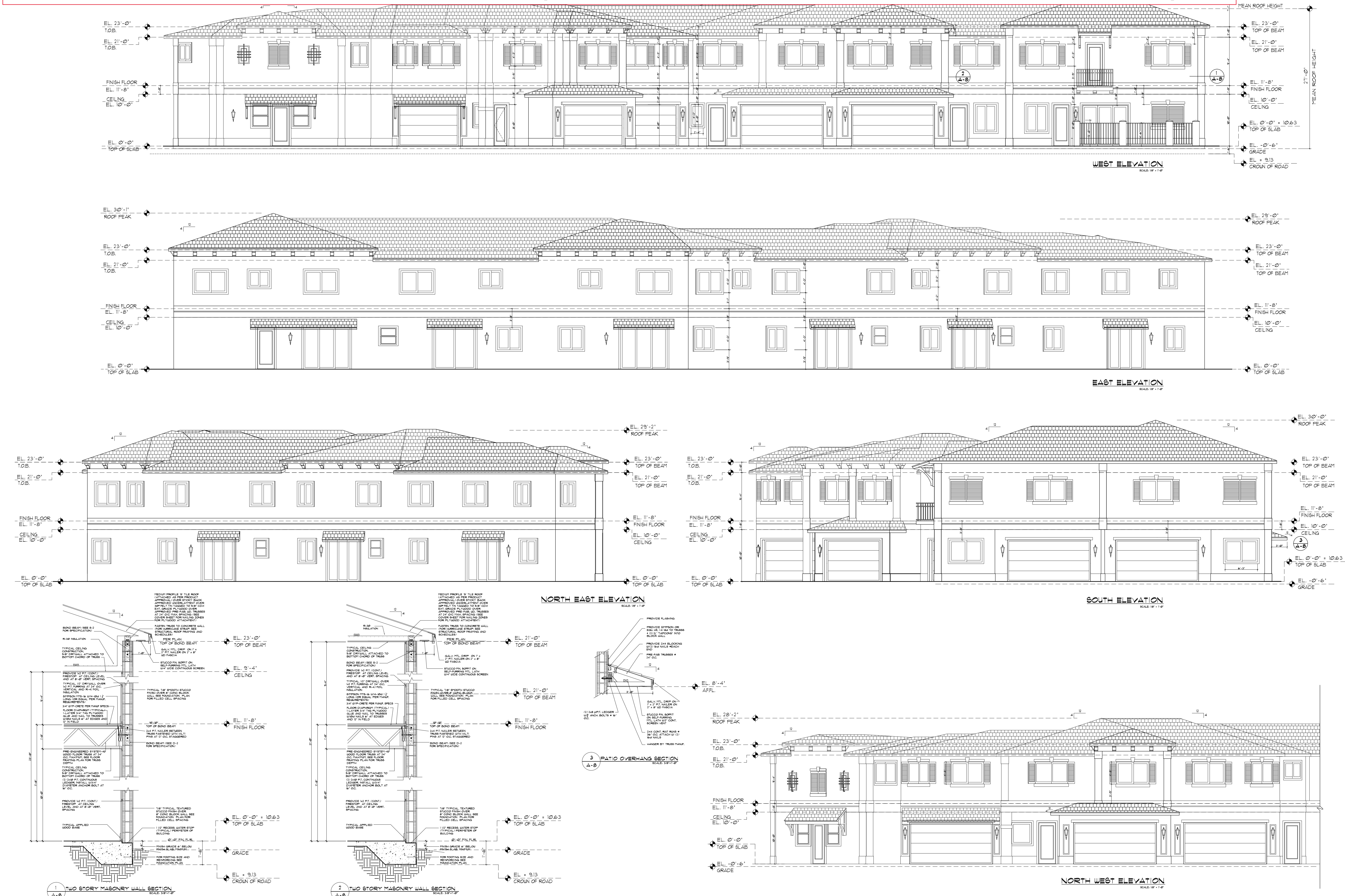
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$$A = 3$$

ELEVATIONS
SC. 1/8":1'0"

PREVIOUSLY PROPOSED ELEVATIONS (PRESENTED TO THE SPRAB ON NOV. 29, 2017)



DELAY 7
TOWNHOMES

PALM BEACH COUNTY, FL

DATE OF LAST REVISION: 9-25-17

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	

ELEVATIONS

FOR THE PROJECT: DELAY 7 TOWNHOMES
PARCEL #: 12-43-46-23-01-000-1010
TROPIC ISLE LOTS 101 & 102
DELRAY, FLORIDA

CONTENTS:

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