



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** Sherwood Honda (2018-053)  
**Project Location:** 3000 S. Federal Hwy.  
**Request:** Class I Site Plan Modification  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** April 11, 2018

**Board Action:**

Architectural Elevations  
Approved (5-0).

**Project Description:**

The subject property consists of the Sherwood Honda subdivision together with the north half of the previously abandoned Avenue K and contains a total of 4.70 acres. The property contains an existing full service automotive dealership with a total of 40,562.00 square feet of showroom and service floor area. The item before the Board is approval of architectural elevation changes to the existing building. The modifications include the removal of the blue tile parapet roof and enclosure of the existing clearstory windows with white stucco on all sides of the main building.

**Board Comments:**

The Board comments were supportive.

**Public Comments:**

A resident asked questions regarding the application name and if the existing building signage had been reviewed and approved through a building permit application.

**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:** April 11, 2018

**ITEM:** **Sherwood Honda (2018-053):** Class I Site Plan Modification associated with architectural elevation changes to the existing dealership building.

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

## GENERAL DATA:

Applicant/ Owner..... JGO III LLC/ James Oneil  
Location..... 3000 S. Federal . – West side of Federal Hwy., approximately 450 feet north of Lindell Blvd.  
Property Size..... 4.70 acres  
Future Land Use Map.... Automotive Commercial (AC)  
Current Zoning..... AC  
Adjacent Zoning. North: Planned Commercial (PC)  
East: PC  
South: PC  
West: Conservation District (CD)  
Existing Land Use..... Automotive Dealership  
Proposed Land Use.... Automotive Dealership  
Water Service..... Existing on site  
Sewer Service..... Existing on site



## ITEM BEFORE THE BOARD

The item before the Board is approval of architectural elevation changes to the existing building associated with a Class I Site Plan Modification for **Sherwood Honda**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a). The subject property is located at 3000 S. Federal Hwy. on the west side of S. Federal Hwy, approximately 450 feet north of Lindell Blvd.

## BACKGROUND

The subject property consists of the Sherwood Honda subdivision together with the north half of the previously abandoned Avenue K and contains a total of 4.70 acres. The property contains an existing full service automotive dealership with a total of 40,562.00 square feet of showroom and service floor area.

At its meeting of May 22, 1984, the City Commission approved the annexation of the subject property. At its meeting of June 26, 1984, the City Commission approved the site plan for the existing automotive dealership. At its meeting of July 5, 2005, the City Commission approved the abandonment of Avenue K, which conveyed the northern half to Sherwood Honda. At its meeting of August 19, 2008, the City Commission approved the abandonment of a 10 foot utility easement along the southern border of the property to accommodate additional parking, landscaping and other structures associated with the construction of bullpen parking area. At its meeting of November 20, 2008 the Site Plan Review and Appearance Board (SPRAB) approved the Class II Site Plan Modification associated with the construction of bullpen parking areas as a result of the easement abandonment approval.

## 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 modifications include the removal of the blue tile parapet roof and enclosure of the existing clearstory windows with white stucco on all sides of the main building. The proposed architectural elevation changes will not adversely affect the surrounding area and will not materially depreciate the neighboring areas. Based on the above, positive findings can be made with respect to 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 **Sherwood Honda (File 2018-053)** 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.
- C. Move denial of the request for a Class I site plan modification, for elevation changes for **Sherwood Honda (File 2018-053)** 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) of the Land Development Regulations.

### STAFF RECOMMENDATION

Move approval of the Class I Site Plan Modification and architectural elevations for **Sherwood Honda (File 2018-053)**, 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.

Staff Report Prepared by: Debora Slaski, Planner  
Attachments: Site Plan, Elevation, Streetscape Photos.

**Before Proposed Improvements**



**After Proposed Improvements**



REVISIONS:	
A	ISSUED FOR REVIEW 12/18/2017
B	REVISED AS PER 12/29/2017

APPROVED SEAL/SIGNATURE  
Paul Orr  
P.E. 64896

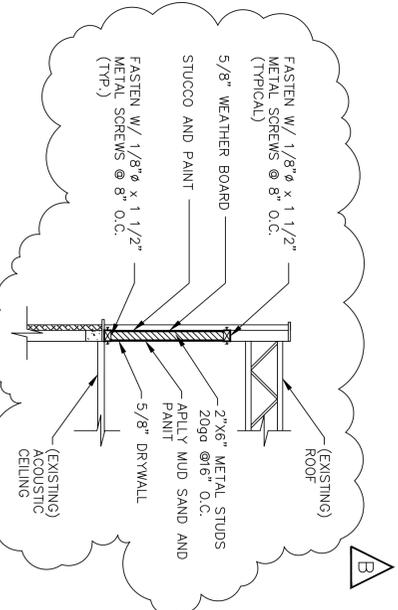
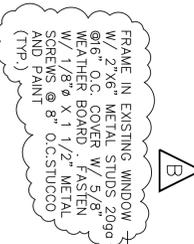
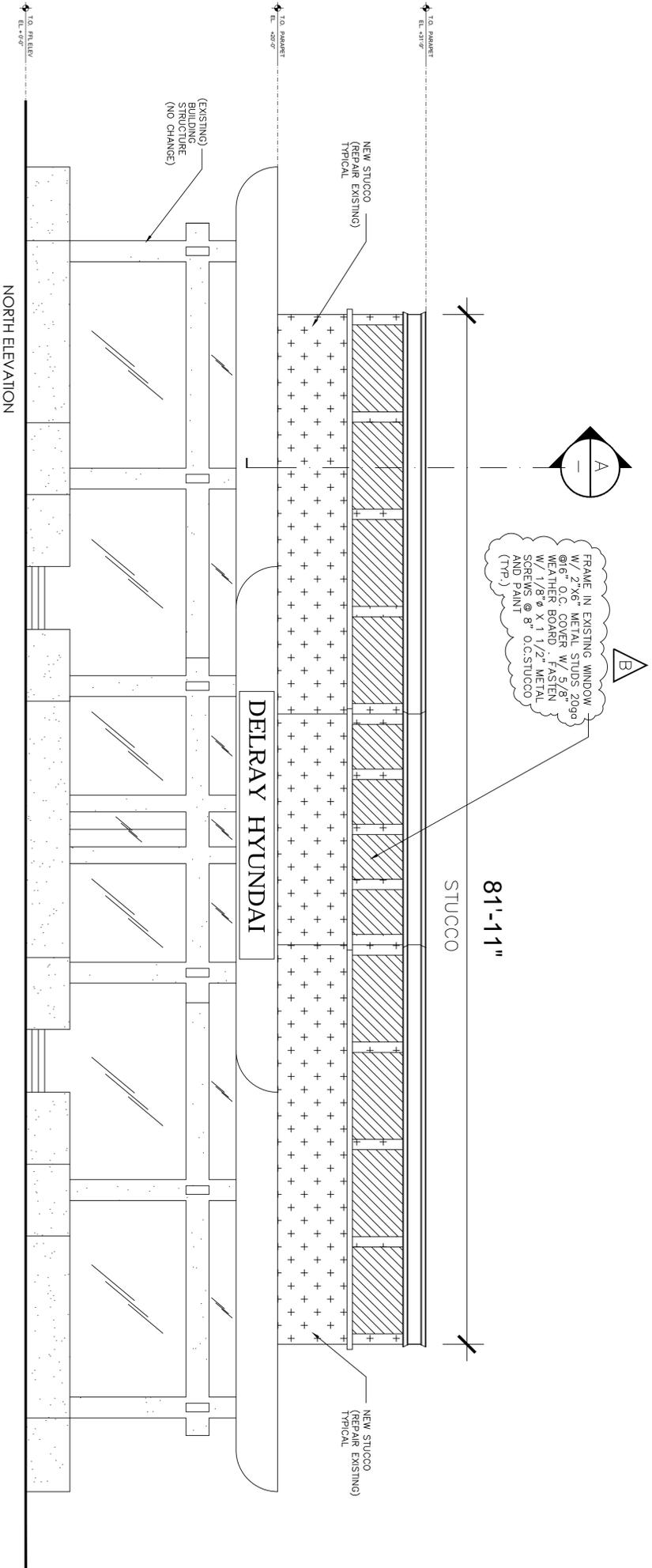
**NUTEK Engineering, LLC**  
421 S. FEDERAL HWY Phone (954) 670-9210  
DANIA BEACH FLORIDA 33004

**DELRAY HYUNDAI**  
300 S. FEDERAL HIGHWAY  
DELRAY BEACH

FLORIDA

DRAWN: J.P.D.  
DATE: 12-17-2017  
PROJECT NUMBER:  
SHEET NUMBER:

**SCOPE OF WORK**  
STRUCTURAL: CLOSE IN EXISTING WINDOWS (AS SHOWN)  
REPAIR/REPLACE DAMAGED STUCCO (AS SHOWN)  
ELECTRICAL: NONE (NO NEW LOAD)  
PLUMBING: NONE (NO NEW LOAD)  
MECHANICAL: NONE (NO NEW LOAD)  
ALL ELSE TO REMAIN THE SAME



**GENERAL NOTES:**

- CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH FLORIDA CODE 2014, 5th EDITION OR ANY APPLICABLE LOCAL CODE
- ALL CEMENT BOARD TO BE FASTENED WITH SCREWS, IN ACCORDANCE WITH THE GYPSUM CONSTRUCTION HANDBOOK. ALL GYPSUM BOARD FOR WALL AND CEILING IS 5/8" TYPE X
- COORDINATE ALL MATERIAL SELECTIONS WITH OWNER / CONTRACTOR PRIOR TO MANUFACTURING / ORDERING OF SUCH MATERIALS.
- ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN NOTES AND DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTION SHALL BE MADE BY SUB-CONTRACTORS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER / CONTRACTOR. SUBSTITUTIONS OR "APPROVED EQUAL" PRODUCTS SHALL BE LISTED AND APPROVED BY OWNER / CONTRACTOR PRIOR TO CONTRACT SIGNING. ALL MATERIALS SHALL BE ORDERED IN A TIMELY FASHION, AND WILL NOT CONSTITUTE REASON FOR SUBSTITUTION. DELAYS FOR SUBSTITUTIONS WILL BE THE SOLE RESPONSIBILITY OF THE SUB-MATERIALS SUPPLIER. THE OWNER SHALL BE NOTIFIED IN DETAIL BUT WHICH ARE SHOWN GENERALLY OR ARE REASONABLY INFERRED AS BEING REQUIRED FOR A PROPER AND COMPLETE INSTALLATION. THE MATERIALS, METHODS, AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE DETAILS THROUGHOUT CORRESPONDING PARTS OF THE BUILDING.
- CONTRACTOR TO FIELD VERIFY ALL FIELD MEASUREMENTS.

**KEY:**

- + + + + (NEW) STUCCO / REPAIR 2,000 SQ. FT
- [Hatched Box] FRAME IN EXISTING WINDOW W/ 2"X6" METAL STUDS 20ga @16" O.C. COVER W/ 5/8" WEATHER BOARD. FASTEN W/ 1/8" X 1 1/2" METAL SCREWS @ 8" O.C. (TYPICAL), STUCCO AND PAINT

**Stats:**  
Occupancy B-1  
TYPE III B  
FBC 2014 5th EDITION

REVISIONS:

A	12/18/2017	ISSUED FOR REVIEW
B	12/29/2017	REVISED AS PER

APPROVED SEAL/SIGNATURE

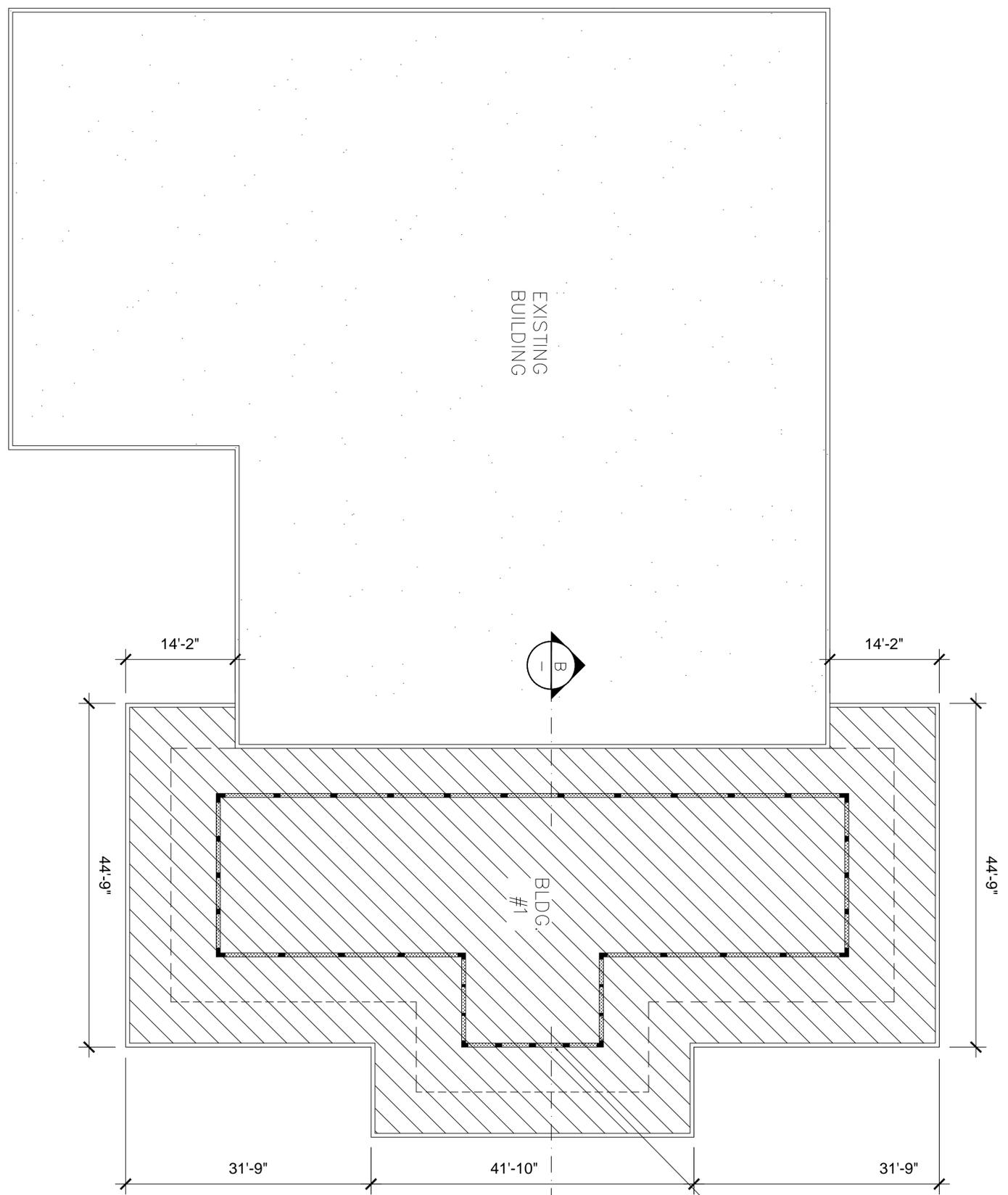
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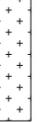
DRAWN: J.P.D.  
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PROJECT NUMBER:  
SHEET NUMBER:

A-2 OF: A-2



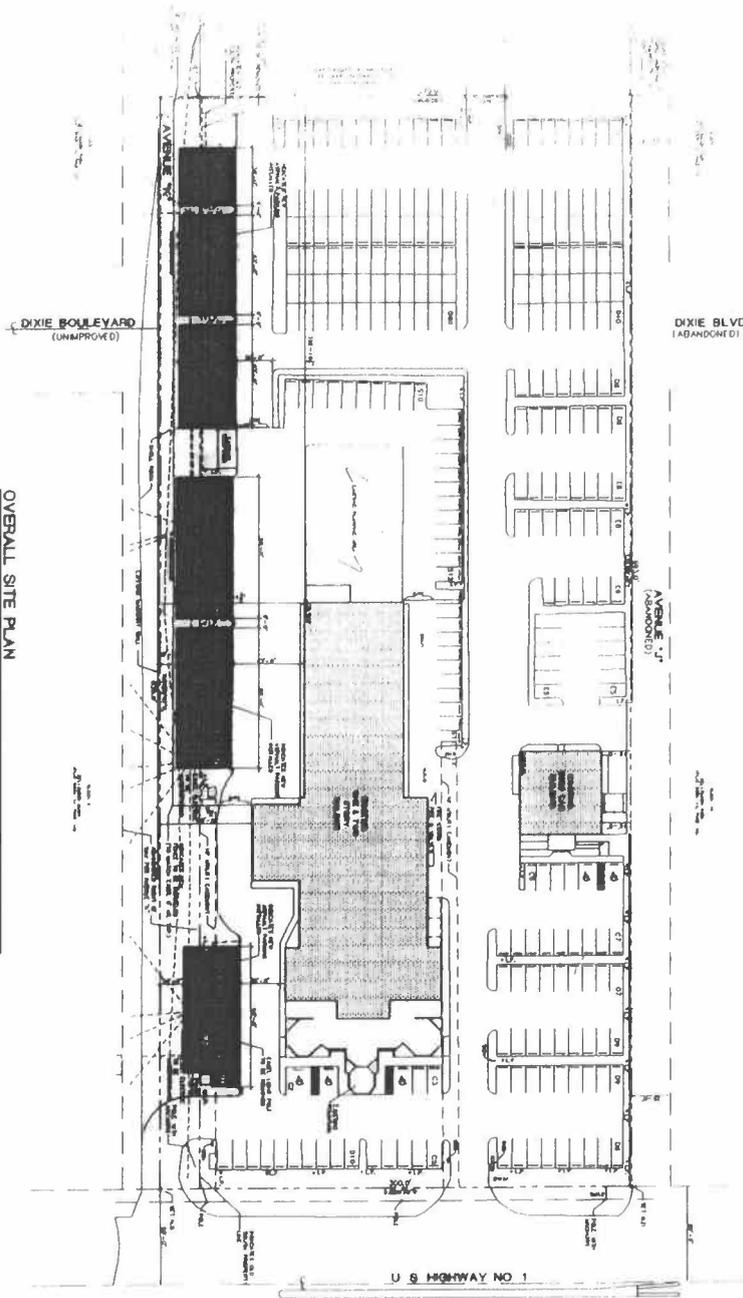
FRAME IN EXISTING WINDOW W/  
2"X6" METAL STUDS 20ga @16" O.C.  
COVER W/ 5/8" WEATHER BOARD.  
FASTEN W/ 1/8"Ø x 1 1/2" METAL  
SCREWS @ 8" O.C. STUCCO AND  
PAINT (TYP.)

KEY:

-  EXISTING BUILDING
-  EXISTING ROOF
-  CLOSE EXISTING WINDOW



SCALE: 1/8"=1'-0"



OVERALL SITE PLAN

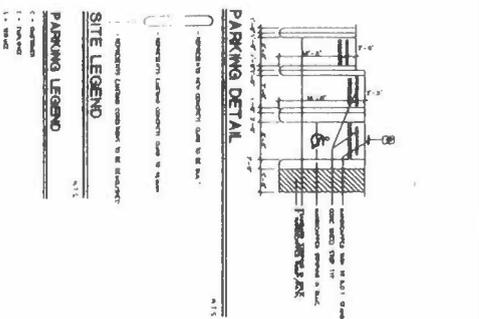
**SITE TABULATION**

USE	AREA (SQ. FT.)	PERCENT TO TOTAL SITE AREA
EXISTING BUILDINGS	1,120,000	12.5%
PROPOSED BUILDINGS	7,770,000	87.5%
<b>TOTAL</b>	<b>8,890,000</b>	<b>100%</b>

**PARKING TABULATION**

TYPE	NO. OF SPACES	PERCENT TO TOTAL
EXISTING	75	1.5%
PROPOSED	4,725	98.5%
<b>TOTAL</b>	<b>4,800</b>	<b>100%</b>



**SITE LEGEND**

- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- EXISTING PARKING
- PROPOSED PARKING
- EXISTING DRIVEWAYS
- PROPOSED DRIVEWAYS
- EXISTING UTILITIES
- PROPOSED UTILITIES

**PARKING LEGEND**

- EXISTING
- PROPOSED

**LEGAL DESCRIPTION**

**LOCATION MAP**

**BUILDING DATA**

AL.1	2233	BRIDGES, MARSH, & ASSOCIATES, INC. CHARTERED ARCHITECTS EMPLOYED VIA METER PALM BEACH, FLORIDA 33460	RENOVATION TO: <b>SHERWOOD HONDA</b> 3000 S. Federal Hwy. Delray Beach, Florida	
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