



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Delray Square
Project Location: 4979 W. Atlantic Avenue
Request: Approval of a Class I Site Plan modification
Board: Site Plan Review and Appearance Board
Meeting Date: April 25, 2018

Board Action:

Approved (6-0, Fred Kaub absent) a Class I Site Plan Modification associated with minor façade changes to building elevations located on Building “D” at Delray Square located at 4979 W. Atlantic Avenue.

Project Description:

The subject property is located within the PC Zoning District, within the Four Corners Overlay District on the north side of Military Trail and Atlantic Avenue. On September 13, 2017 a Class IV Site Plan modification was approved by the Site Plan Review and Appearance Board (SPRAB) for a site plan modification, landscape plan and architectural elevations.

The development proposal includes exterior façade changes, additional windows and the addition of awnings.

Staff Recommendation:

N/A

Board Comments:

none

Public Comments:

none

Associated Actions:

N/A

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 25, 2018

ITEM: **Delray Square (2018 – 062):** The item before the Board is the approval of a Class I Site Plan Modification associated with minor changes to building elevations located on Building "D" at Delray Square located at 4979 W. Atlantic Avenue

RECOMMENDATION: Approve

GENERAL DATA:

Owner..... TKC CLXXVIII LLC

Applicant..... Kimley-Horn and Associates

Agent..... Kimley Horn, Jason A. Webber, P.E.

Location..... 4979 W. Atlantic Ave

Property Size..... 33.31 acres (entire Delray Square Development)

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

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

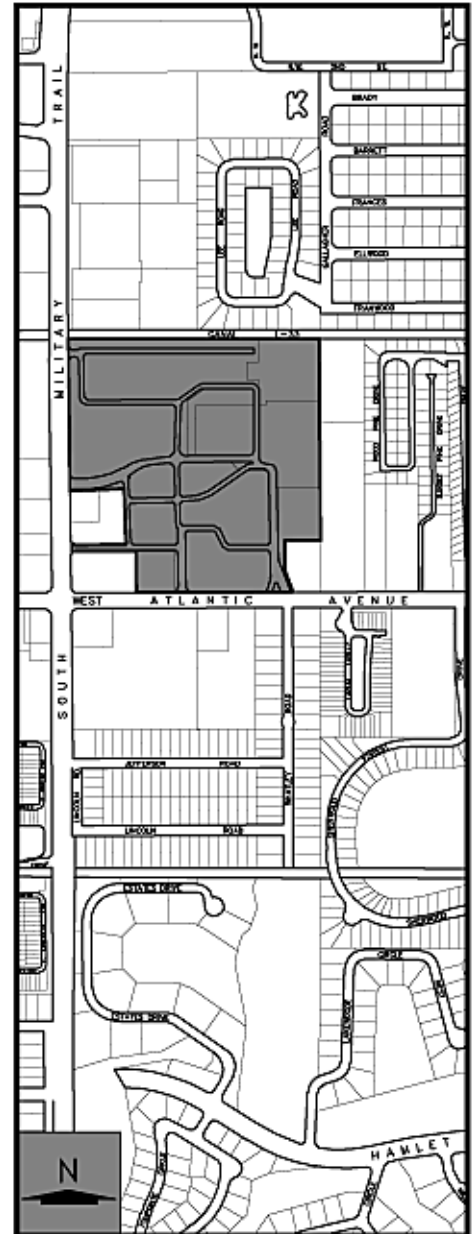
Adjacent Zoning.....North: General Commercial (GC), Agricultural (A) & Single Family Residential (R-1-A)

East: Planned Office Center (POC)

South: GC &

PC

West: PC



ITEM BEFORE THE BOARD

The item before the Board is the approval of a Class I Site Plan Modification associated with minor changes to building elevations located on Building “D” at Delray Square located at **4979 W. Atlantic Avenue**, pursuant to LDR Section 2.4.5(F).

BACKGROUND/PROPOSAL

The subject property is located within the PC Zoning District, within the Four Corners Overlay District on the north side of Military Trail and Atlantic Avenue. On September 13, 2017 a Class IV Site Plan modification was approved by the Site Plan Review and Appearance Board (SPRAB) for a site plan modification, landscape plan and architectural elevations.

The development proposal includes the following:

- Exterior façade changes
- Additional windows
- Addition of awnings

ARCHITECTURAL ELEVATION 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 applicant is proposing changes to all of the elevations to Building “D” of Delray Square. The removal of standing seam metal copperclad façade and replacing it with a white metal eifs and cultured stone in a country ledgestone in a caramel color and the addition of bronzed anodized windows is proposed on the east, west, and south elevation. On the east façade, charcoal awnings are being introduced that will cantilever 3’2”. In addition, the south façade is introducing forest green awnings that will also cantilever 3’2”. A new parapet is being introduced on the south façade. The stucco will be painted a light and medium beige.

The proposed elevation change is in harmony with the rest of the shopping plaza and will be an asset to Delray Square. The changes are interior to the property and will not materially depreciate or adversely affect the neighboring areas. Based upon 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 **Building “D” 4979 W. Atlantic Avenue, Delray Square** 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 **Building “D” 4979 W. Atlantic Avenue, Delray Square** 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.

RECOMMENDATION

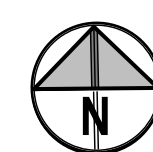
Move approval of the request for a Class I site plan modification for elevation changes for **Building “D” 4979 W. Atlantic Avenue, Delray Square** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Prepared by: Jennifer Buce, Assistant Planner

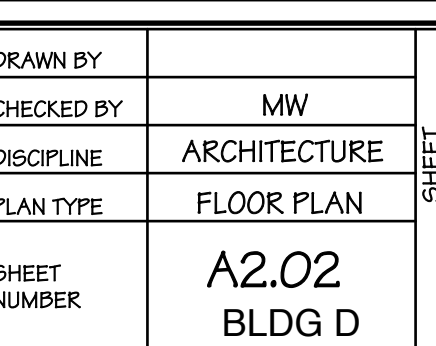
Attachment:

- Architectural Elevations

4056 - A2.01 08 - 18.02.27. PLOT:



SCALE: 1" = 10'

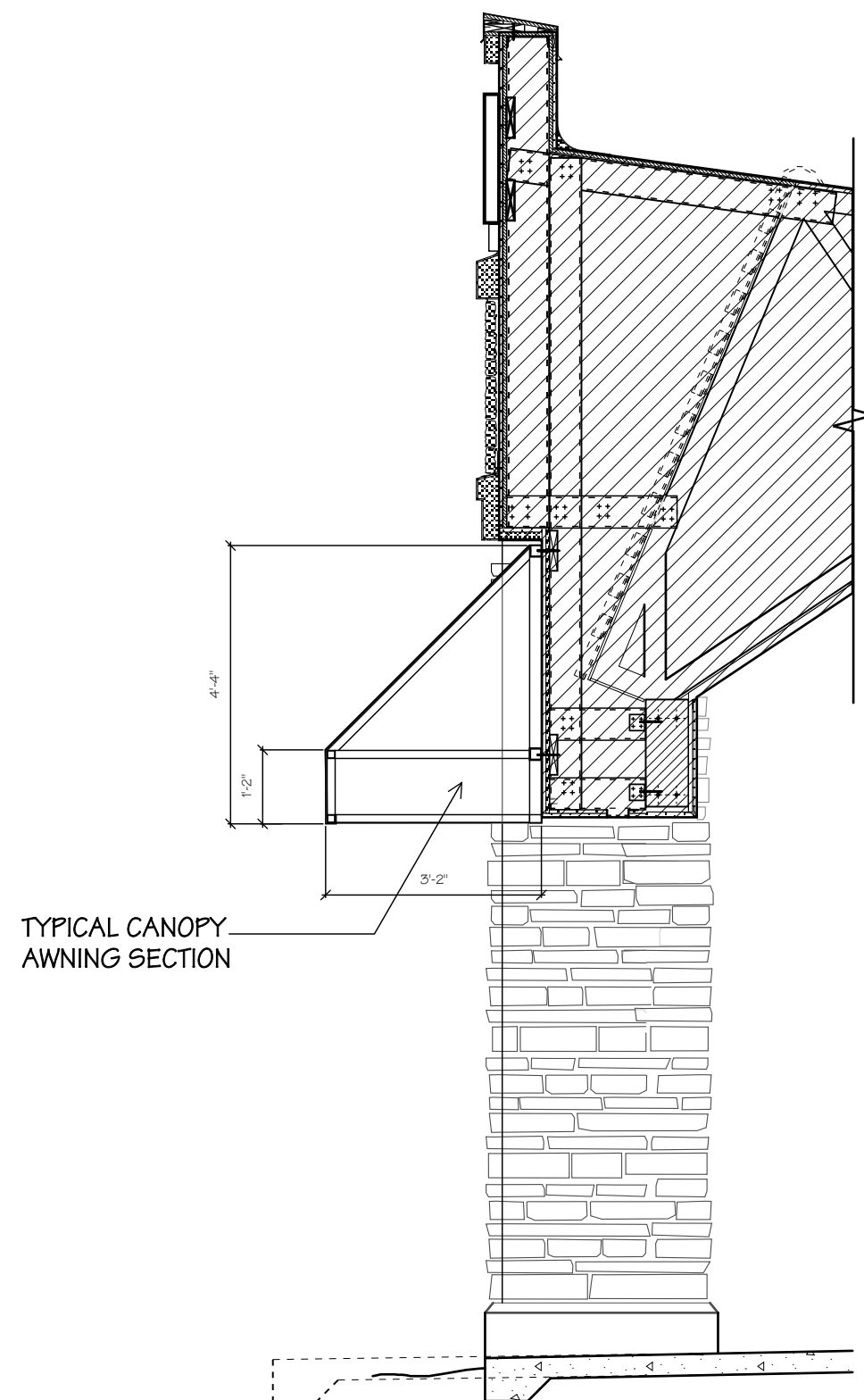


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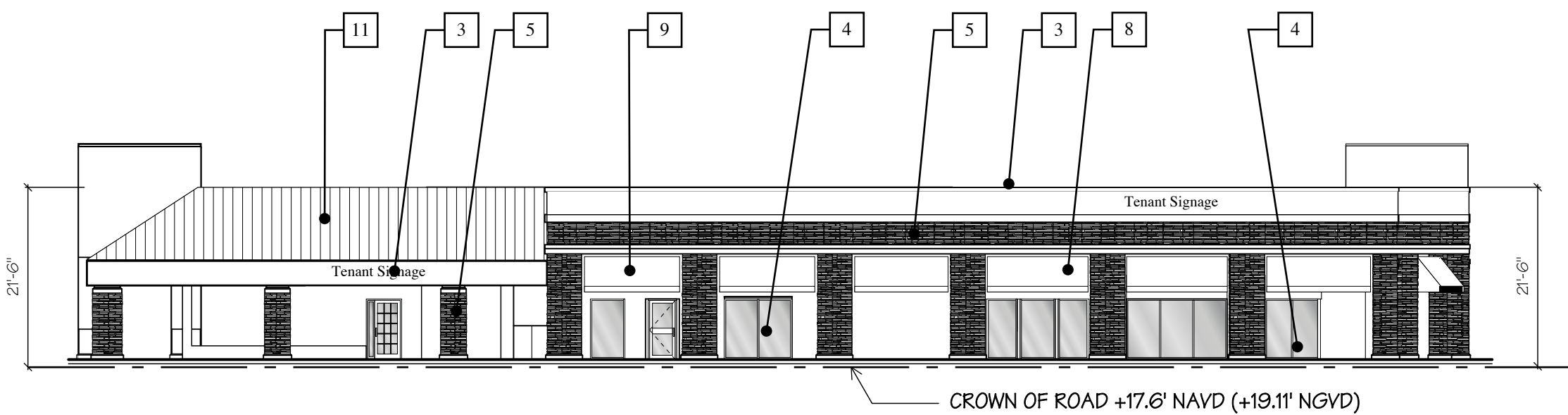


APPROVED RETAIL 'D' ELEVATIONS

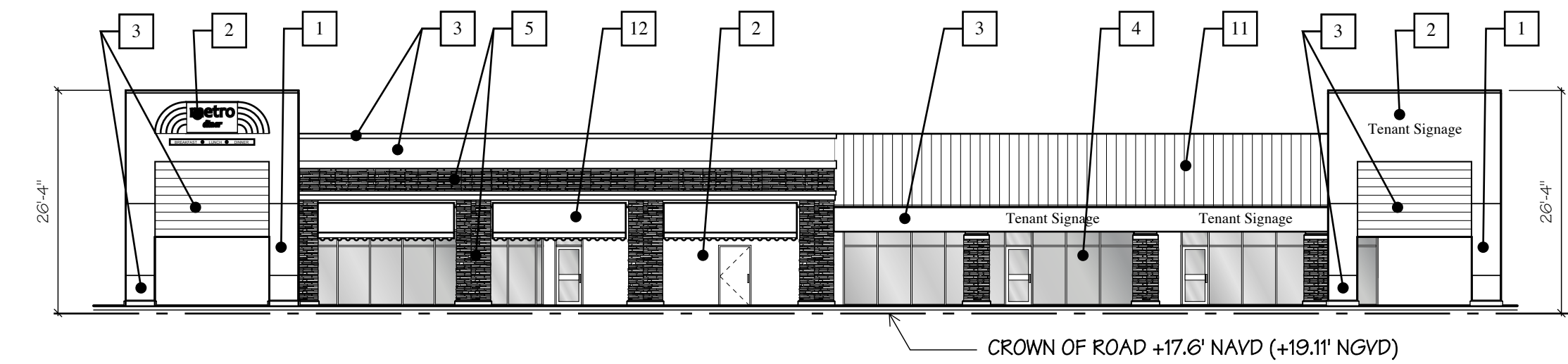
14056 - A3.02.06 - 18.04.02
PLOT : 18.04.02



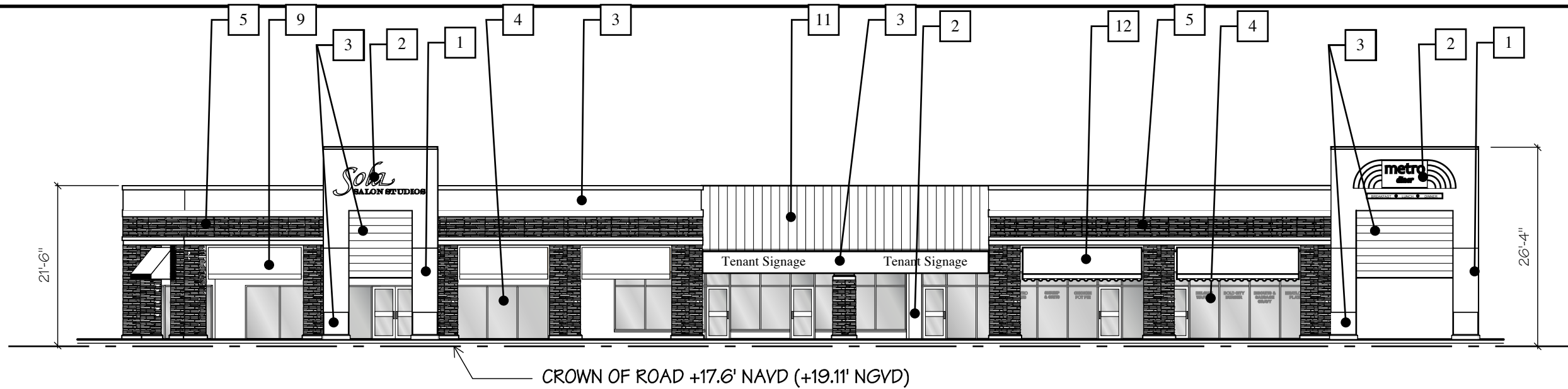
1 TYPICAL FACADE CANOPY SECTION
SCALE 3/8" = 1'-0"



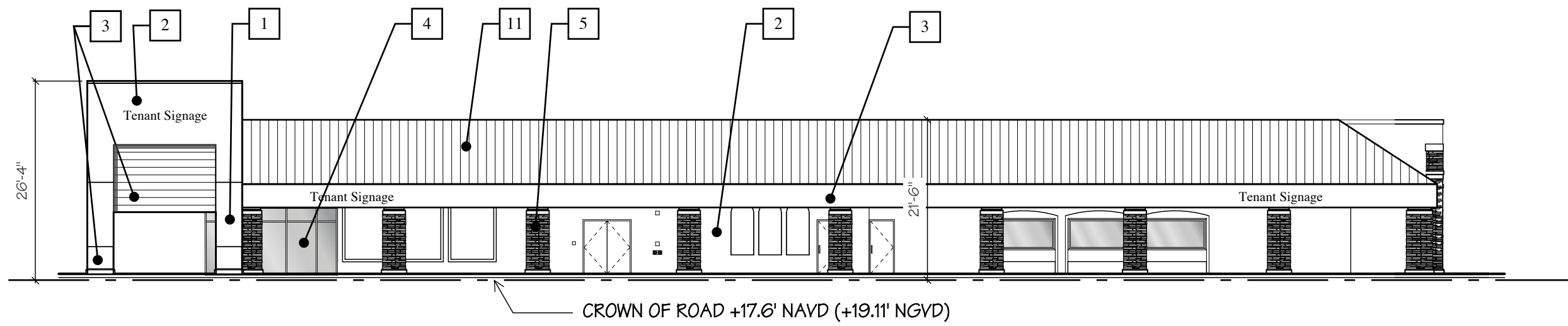
F PROPOSED ELEVATION MODIFICATION - WEST FACADE
RETAIL D SCALE 1/16" = 1'-0"



E PROPOSED ELEVATION MODIFICATION - EAST FACADE
RETAIL D SCALE 1/16" = 1'-0"

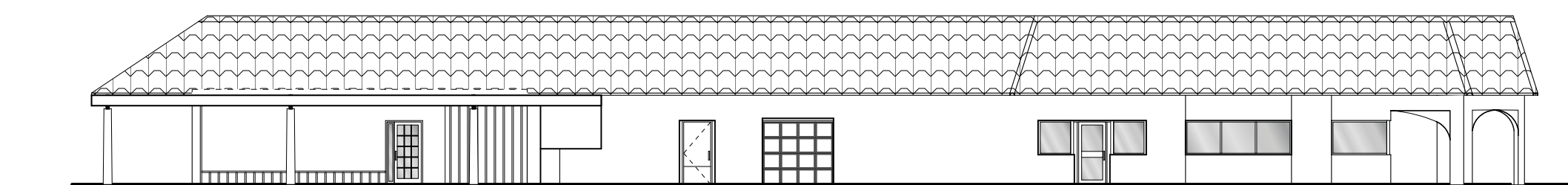


C PROPOSED ELEVATION MODIFICATION - SOUTH FACADE
RETAIL D SCALE 1/16" = 1'-0"

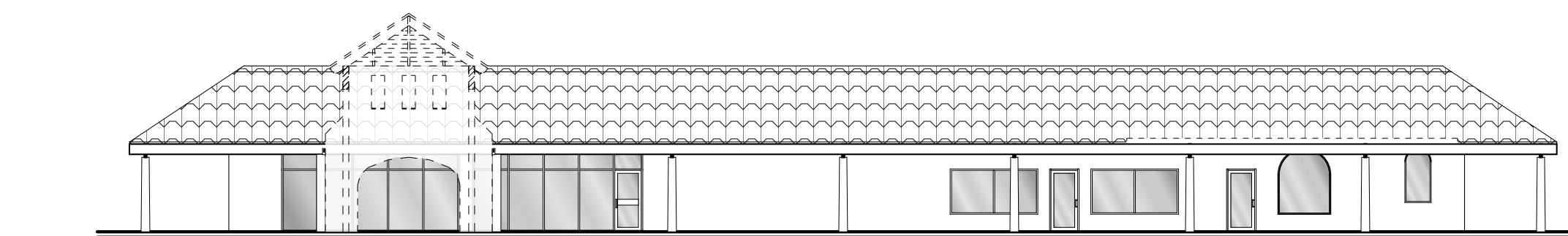


D PROPOSED ELEVATION MODIFICATION - NORTH FACADE
RETAIL D SCALE 1/16" = 1'-0"

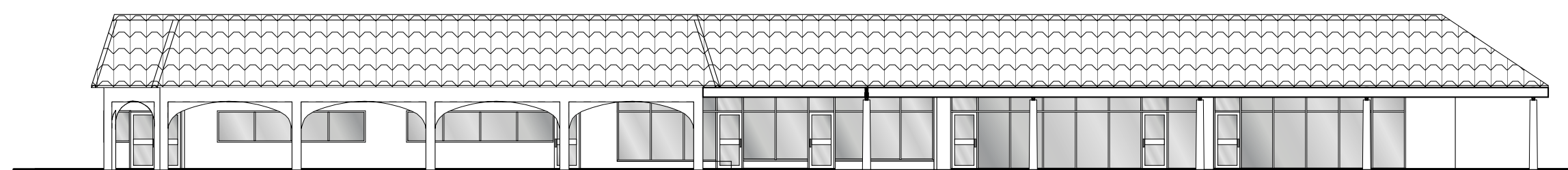
PROPOSED RETAIL BUILDING FACADE MODIFICATION



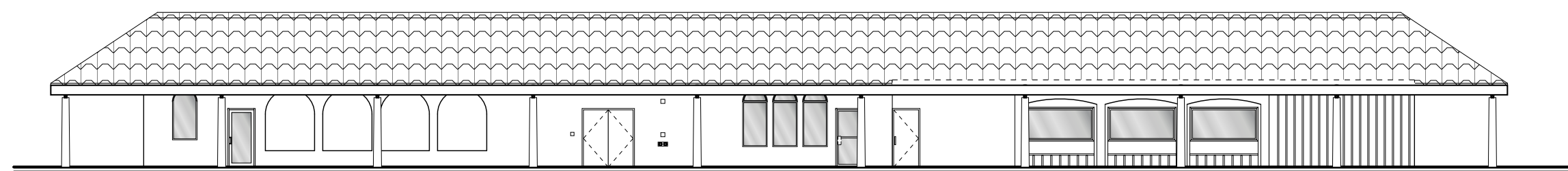
F EXISTING ELEVATION - WEST FACADE
RETAIL D SCALE 1/16" = 1'-0"



E EXISTING ELEVATION - EAST FACADE
RETAIL D SCALE 1/16" = 1'-0"



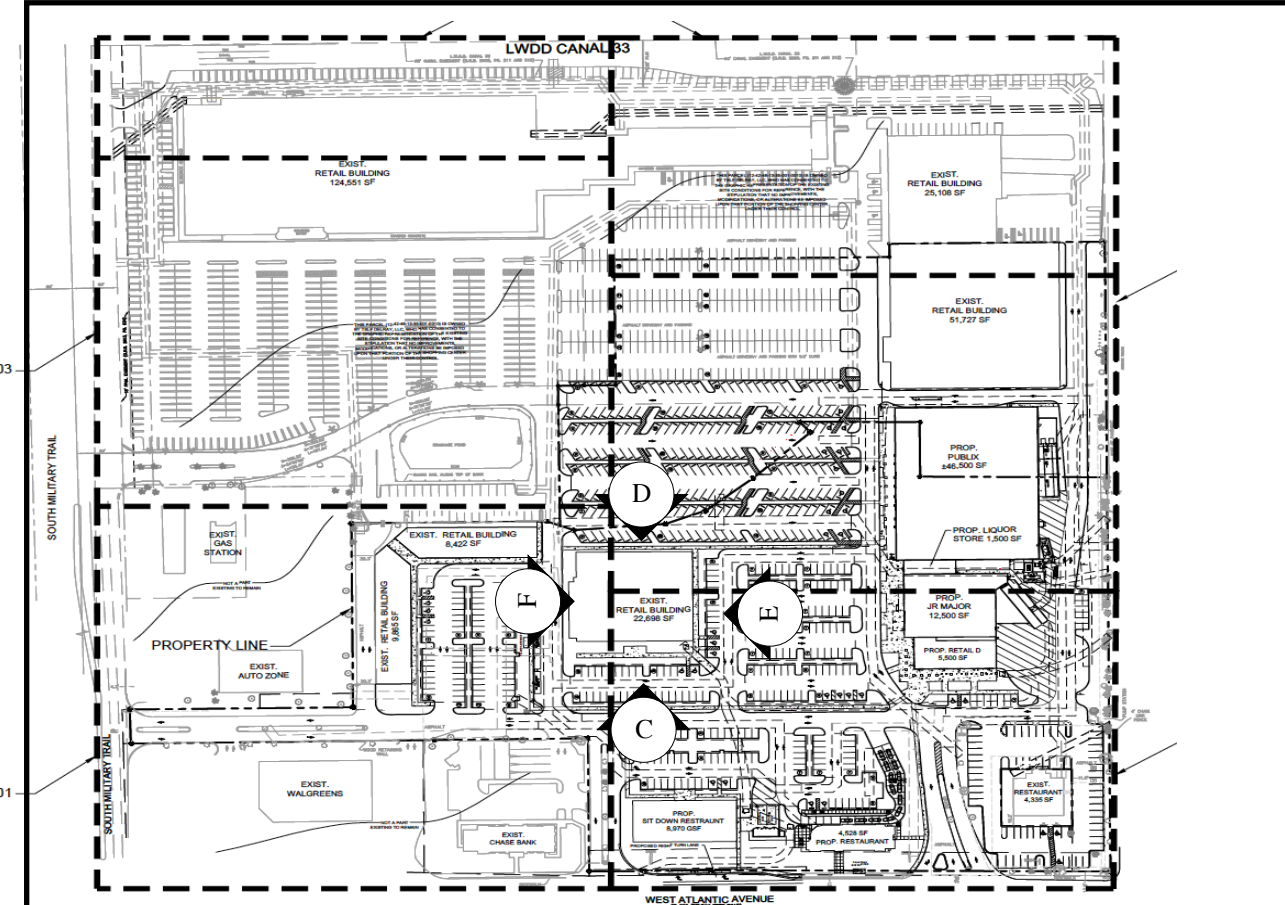
C EXISTING ELEVATION - SOUTH FACADE
RETAIL D SCALE 1/16" = 1'-0"



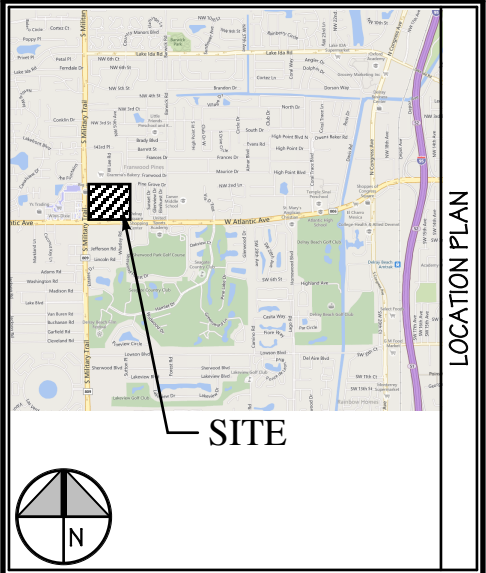
D EXISTING ELEVATION - NORTH FACADE
RETAIL D SCALE 1/16" = 1'-0"

EXISTING RETAIL BUILDING FACADE

MATERIAL SCHEDULE					
14056					
18.03.20					
CATEGORY	MARK	MATERIAL	FINISH	COLOR	MANUFACTURER #
SHERWIN WILLIAMS					
EXTERIOR WALLS					
FIELD	1	STUCCO	PAINT	LIGHT BEIGE	SW 7087 BALANCED BEIGE
ACCENT	2	STUCCO	PAINT	MEDIUM BEIGE	SW 6157 BURLAP
TRIM	3	METAL EIFS	PAINT	WHITE	SW 7008 ALABASTER
STOREFRONT	4	ALUMINUM & GLASS	ESP	BRONZE ANODIZED	TO MATCH EXISTING
WAINSCOT	5	CULTURED STONE	COUNTRY LEDGESTONE	CARAMEL	BORAL
WAINSCOT	6	SPLIT FACE BLOCK		NATURAL BEIGES	
CHAIRRAIL	7	PRECAST CONCRETE			
CANOPY	8	METAL	ESP	WHITE	SW 7008 ALABASTER
AWNING	9	FABRIC		CHARCOAL	
LIGHT FIXTURE	10	ALUMINUM	ESP	DARK BRONZE	
ROOF	11	STANDING SEAM METAL	GALVALUME	COPPERGLAD	
AWNING W/ SCALLOPED EDGES	12	FABRIC		FOREST GREEN	



ELEVATION KEY PLAN



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561-750-4111 FAX 561-750-5299

4.02.2018

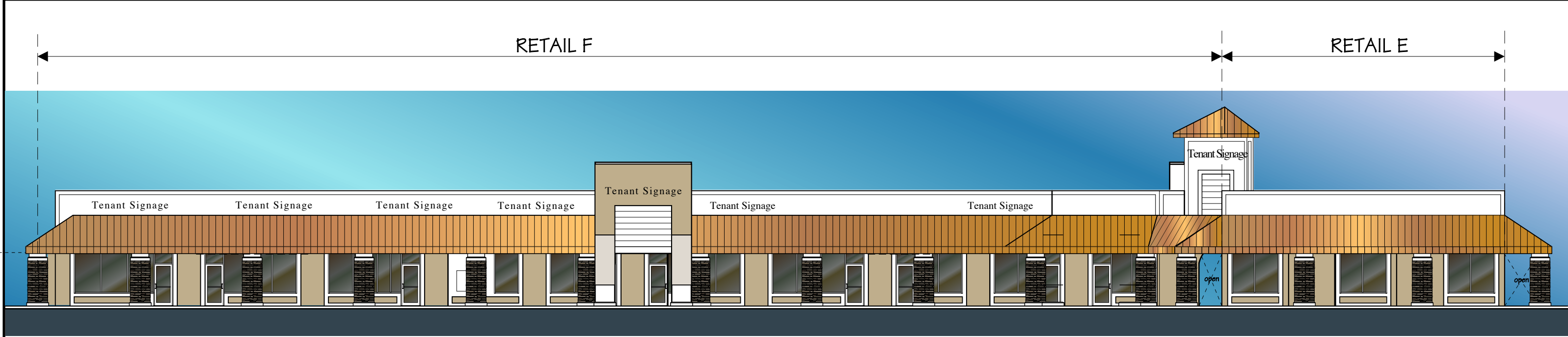
THE KEITH CORPORATION
5935 CARNEGIE BOULEVARD
SUITE 200
CHARLOTTE, NC 28209

DELRAY SQUARE
MODIFICATION & ADDITION
DELRAY BEACH, FLORIDA

JOB NUMBER	14056
SCALE	AS NOTED
ISSUE DATE	4.02.18
PROJECT DATE	
BID DATE	

DRAWN BY	MW
CHECKED BY	ARCHITECTURE
DISCIPLINE	
PLAN TYPE	
SHEET NUMBER	A3.02

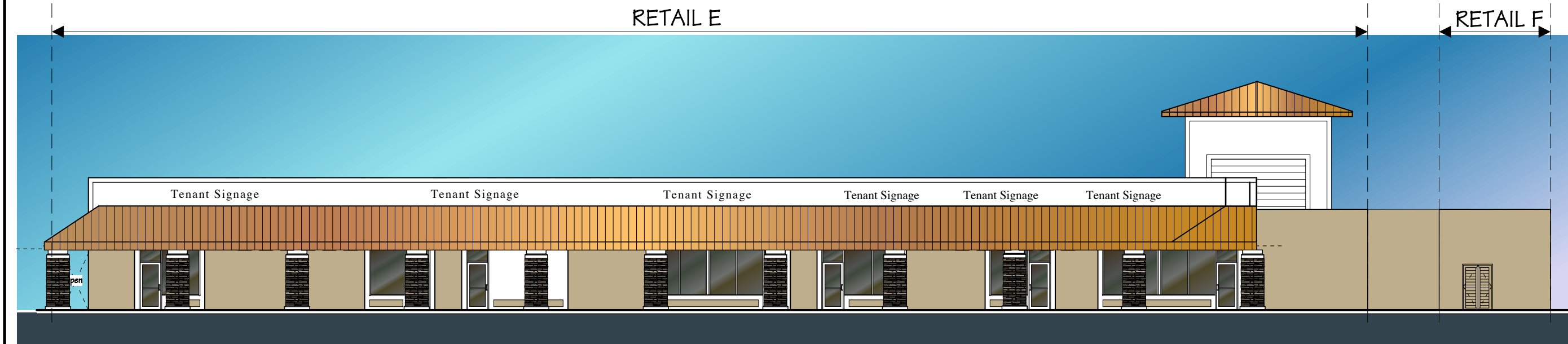
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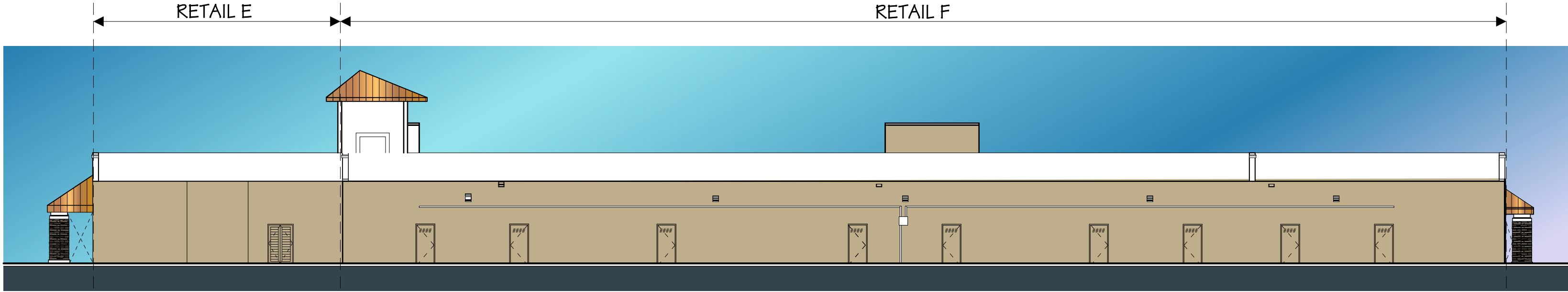
H PROPOSED ELEVATION MODIFICATION - EAST FACADE



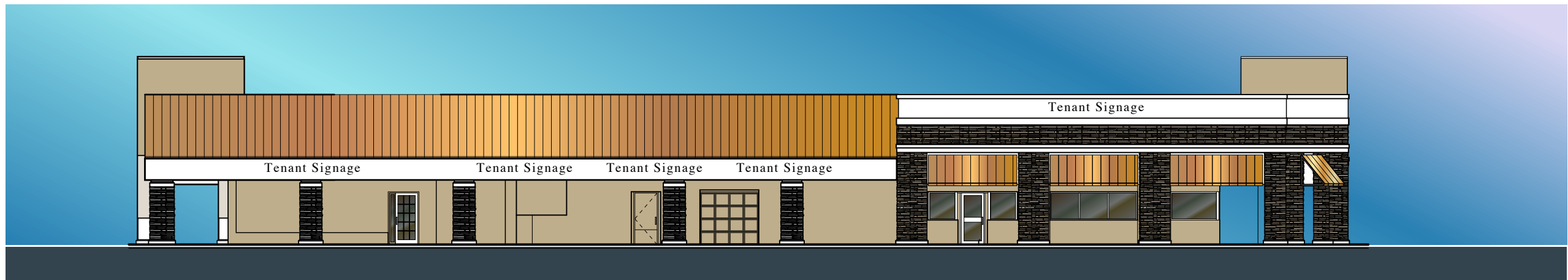
G PROPOSED ELEVATION MODIFICATION - SOUTH FACADE
SCALE 1/16" = 1'-0"



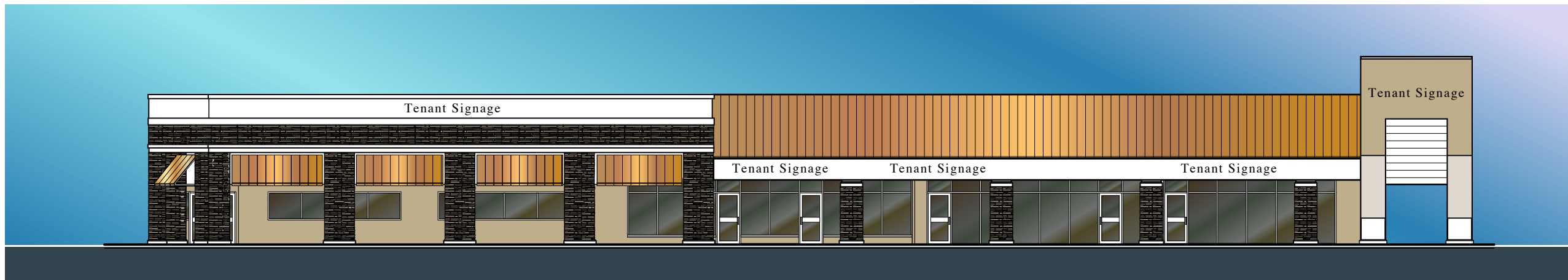
I PROPOSED ELEVATION MODIFICATION - NORTH FACADE
SCALE 1/16" = 1'-0"



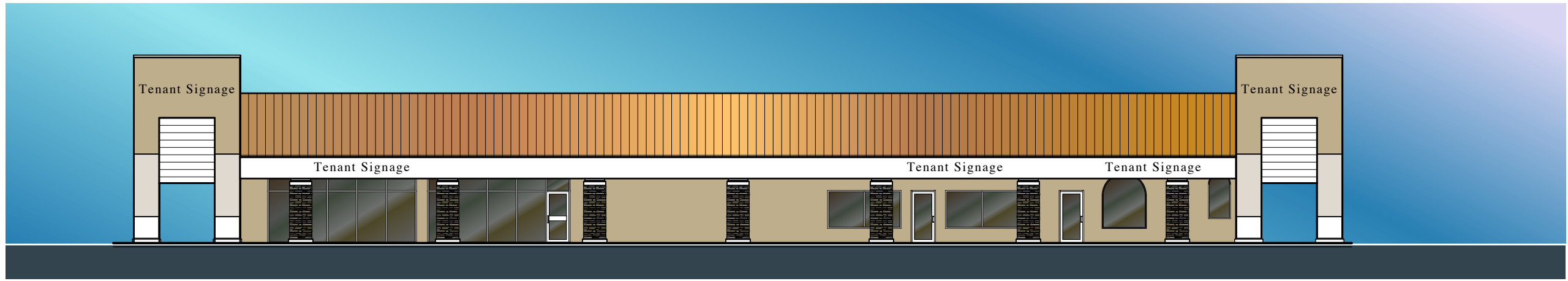
L PROPOSED ELEVATION MODIFICATION - WEST FACADE
SCALE 1/16" = 1'-0"



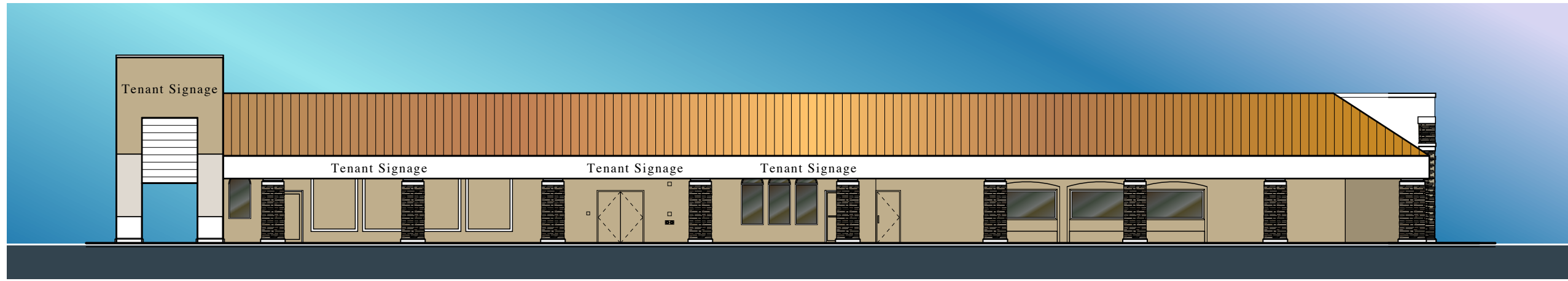
F PROPOSED ELEVATION MODIFICATION - WEST FACADE
RETAIL D SCALE 1/16" = 1'-0"



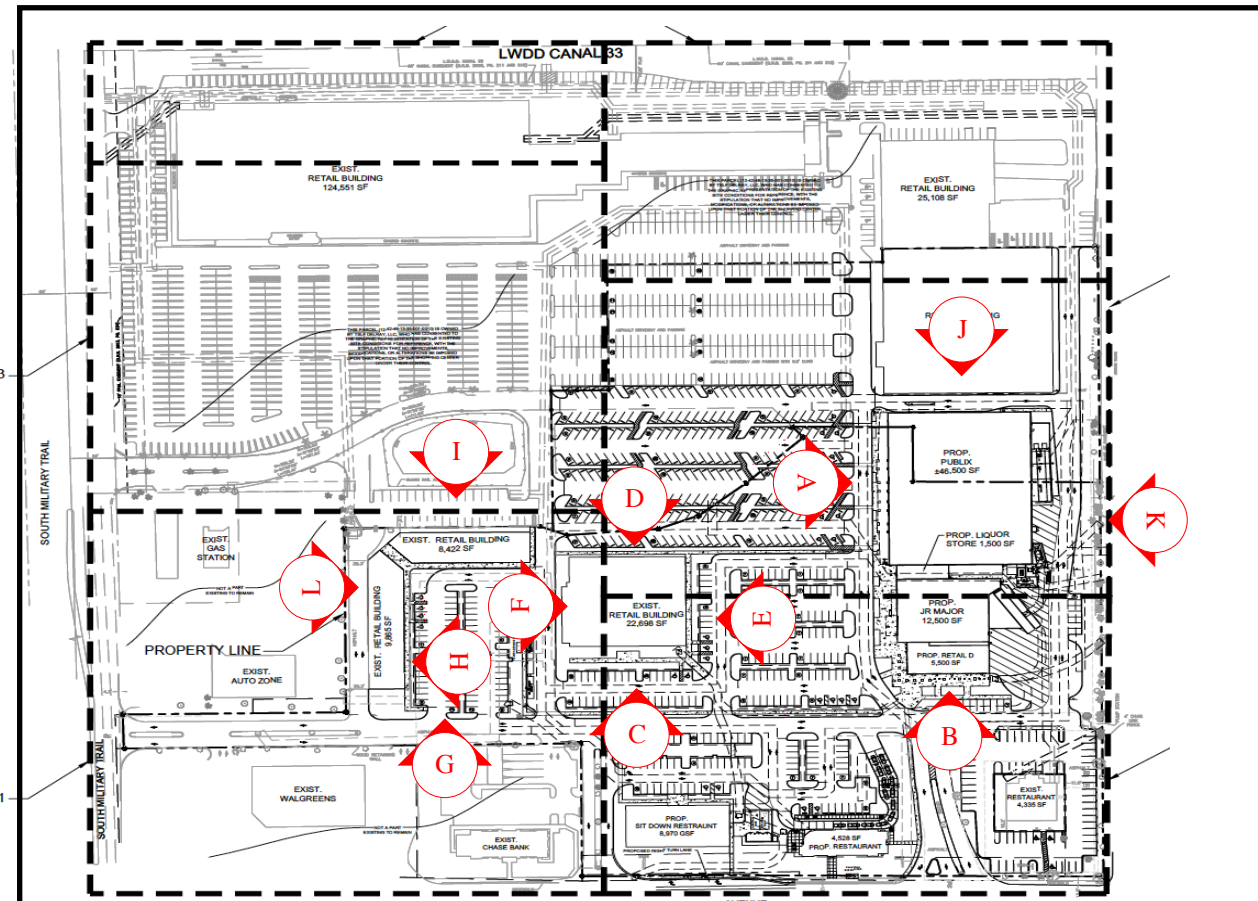
C PROPOSED ELEVATION MODIFICATION - SOUTH FACADE
RETAIL D SCALE 1/16" = 1'-0"



E PROPOSED ELEVATION MODIFICATION - EAST FACADE
RETAIL D SCALE 1/16" = 1'-0"

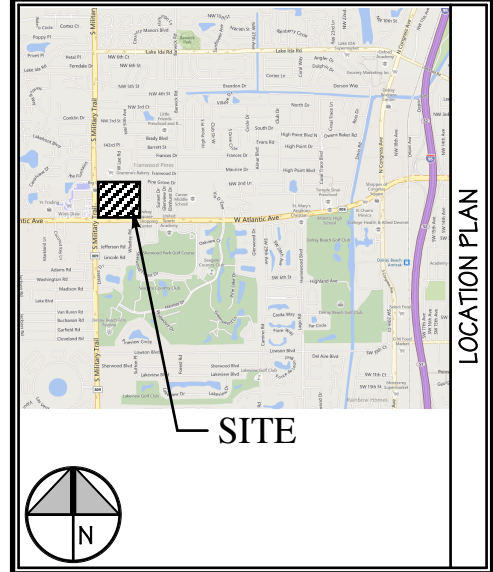


D PROPOSED ELEVATION MODIFICATION - NORTH FACADE
RETAIL D SCALE 1/16" = 1'-0"



ELEVATION KEY PLAN

EXISTING RETAIL BUILDINGS FACADE MODIFICATION



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ARCHITECT

06.29.2017

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OWNER IDENTIFICATION

DELRAY SQUARE
MODIFICATION & ADDITION
DELRAY BEACH, FLORIDA

BUILDING

JOB NUMBER	14056
SCALE	AS NOTED
ISSUE DATE	17.06.29
PROJECT DATE	
BID DATE	

DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	AC3.02



F
 PROPOSED ELEVATION MODIFICATION - WEST FACADE
 RETAIL D SCALE 1/16" = 1'-0"



PROPOSED ELEVATION MODIFICATION - EAST FACADE
 RETAIL D

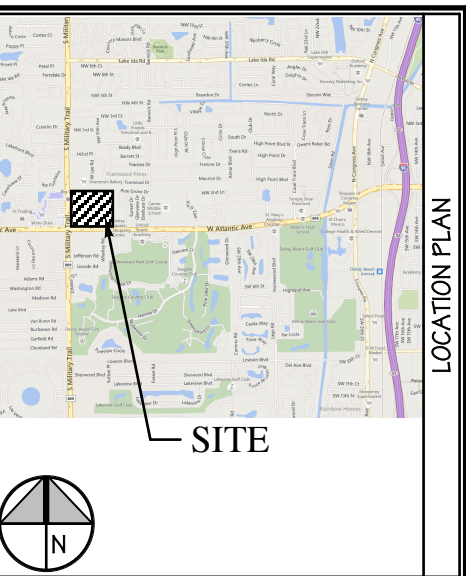
SCALE 1/16" = 1'-0"



C PROPOSED ELEVATION MODIFICATION - SOUTH FACADE
RETAIL D SCALE 1/16" = 1'-0"



PROPOSED ELEVATION MODIFICATION - NORTH FACADE



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REVISION BLOCK

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04.02.2018


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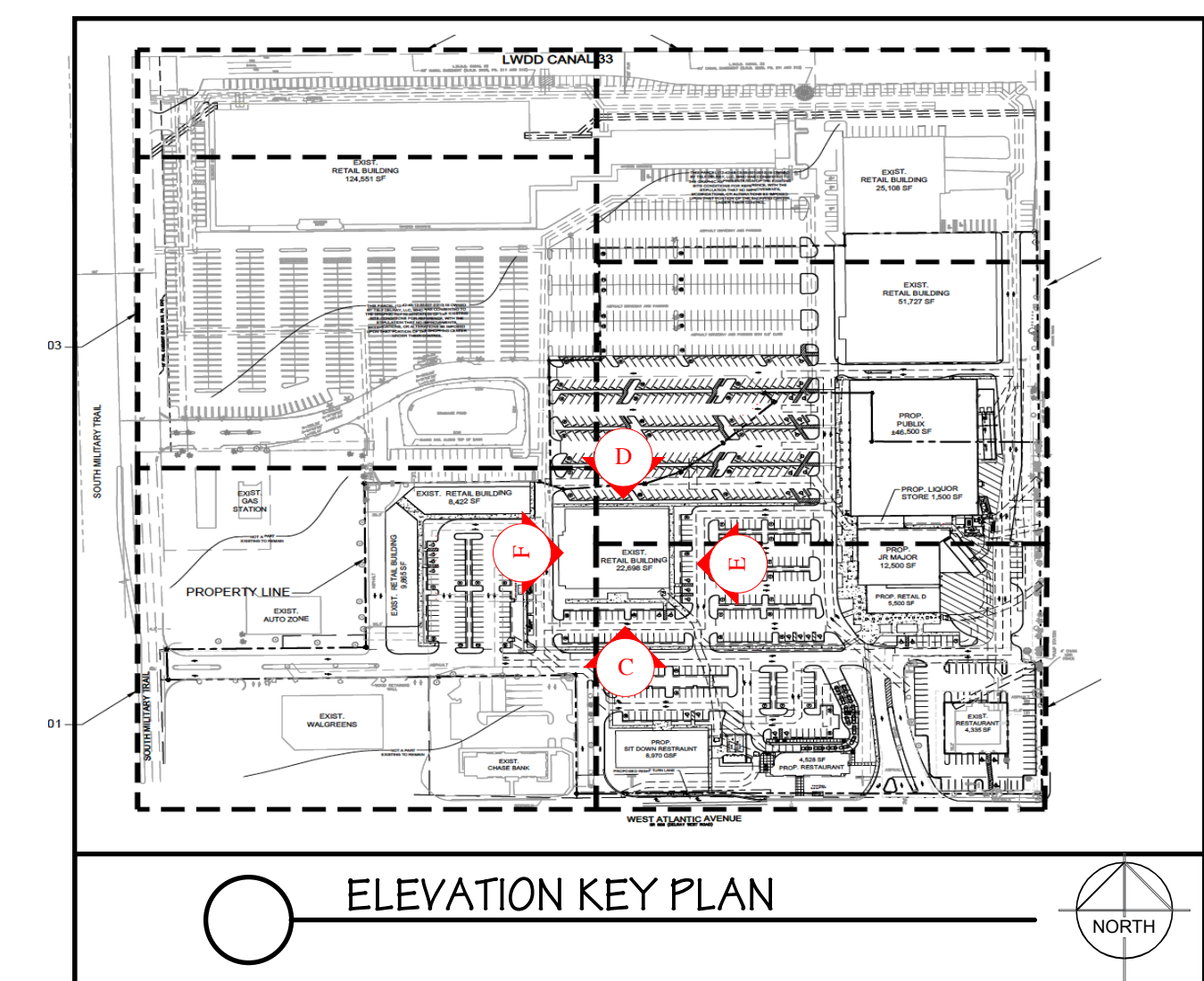
DEL RAY SQUARE
MODIFICATION & ADDITION

DEL RAY BEACH, FLORIDA

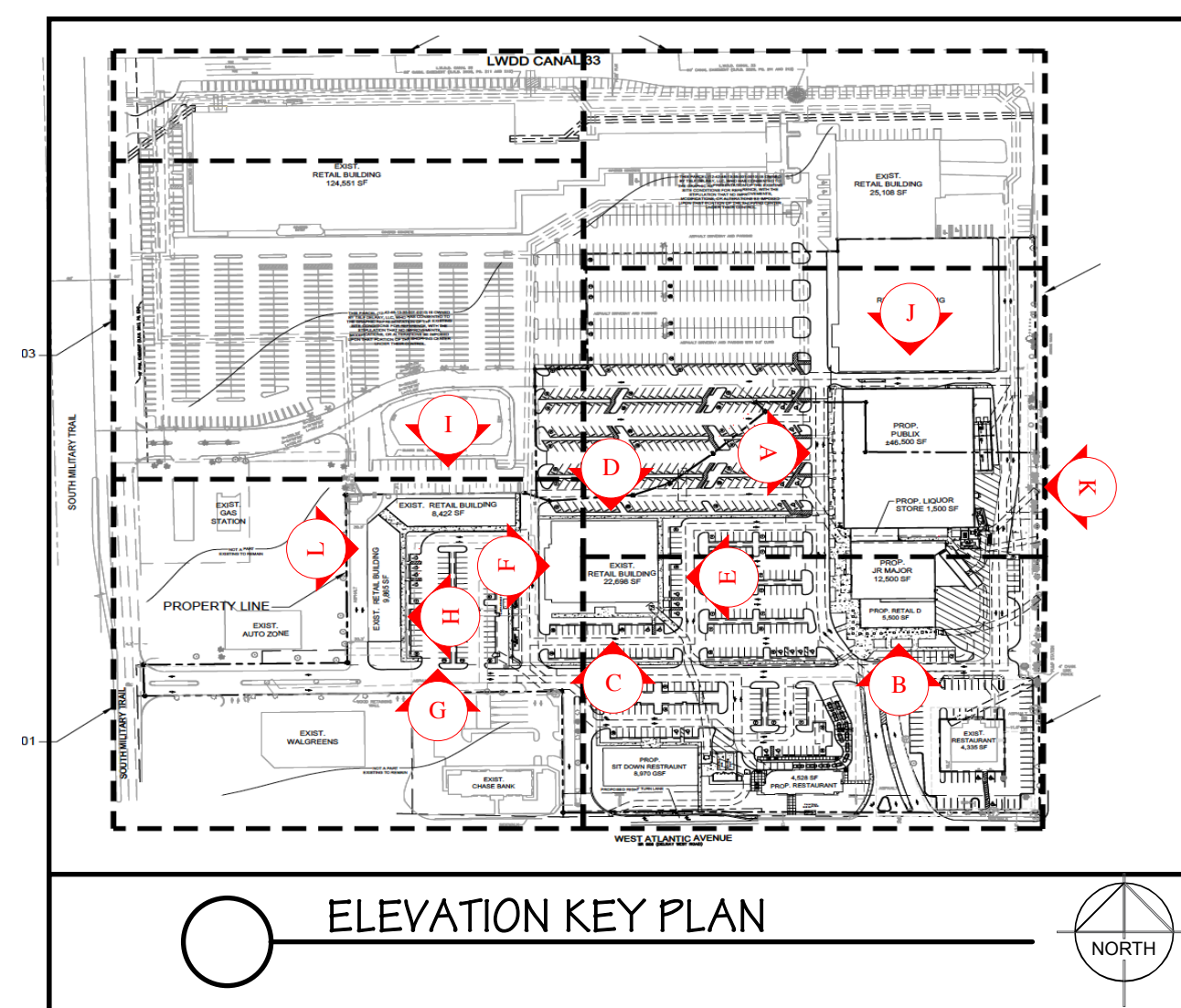
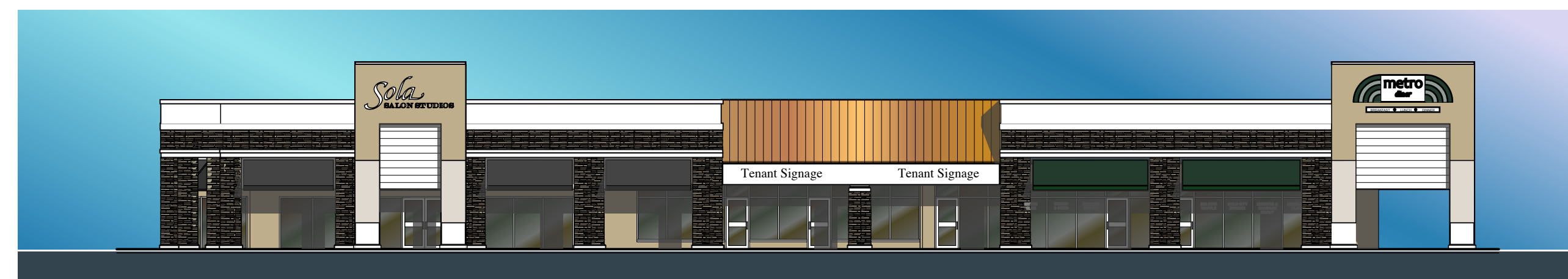
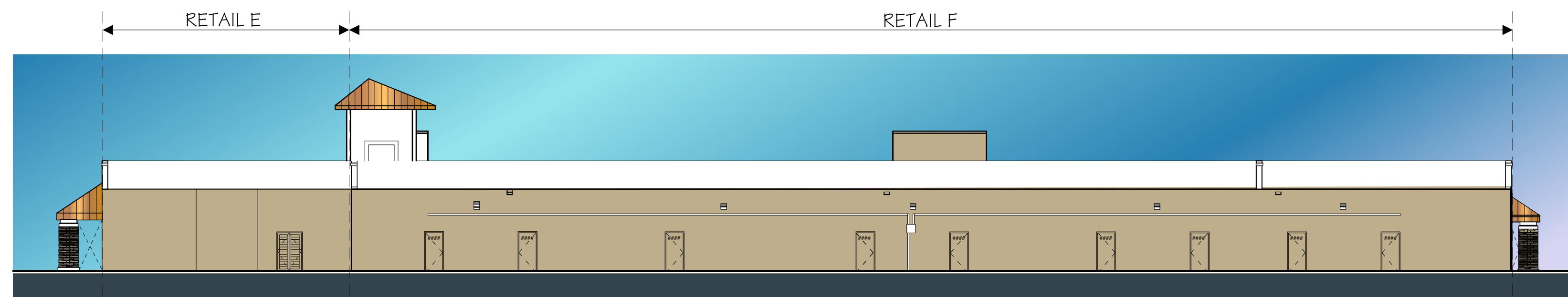
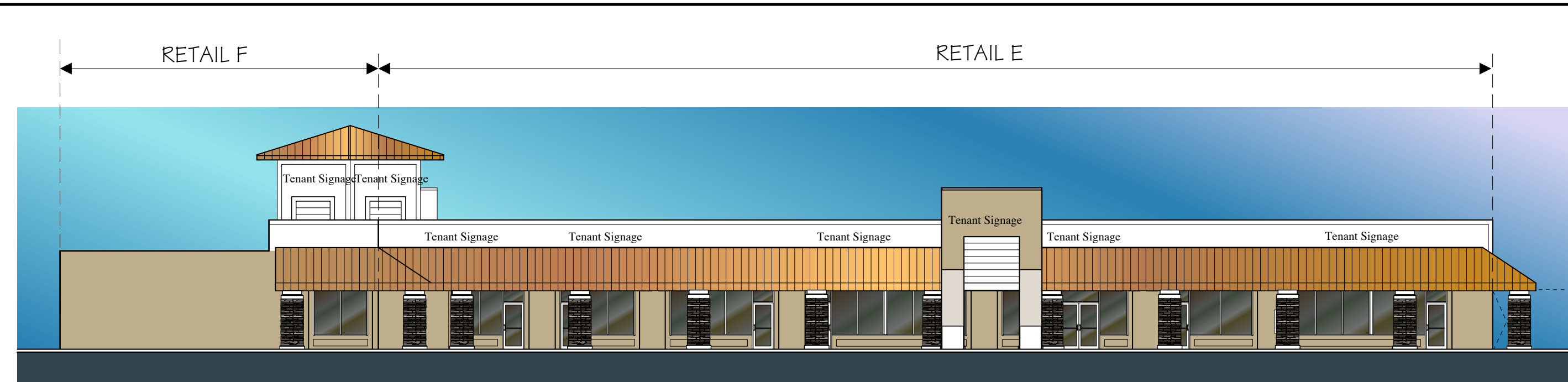
BUILDING

JOB NUMBER	14056	PROJECT
SCALE	AS NOTED	
ISSUE DATE	04.02.18	
PROJECT DATE		
BID DATE		

DRAWN BY		SHEET
CHECKED BY	MW	
DISCIPLINE	ARCHITECTURE	
PLAN TYPE		
SHEET NUMBER	AC3.02	



EXISTING RETAIL 'D' BUILDING FACADE MODIFICATION



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REVISION R / YK

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STATE OF FLORIDA
 MARC WIENER
 10416
 REGISTERED ARCHITECT

ARCHITECT



THE KEITH CORPORATION

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CHARLOTTE, NC 28209

OWNER IDENTIFICATION

DELRAY SQUARE
MODIFICATION & ADDITION

DELRAY BEACH, FLORIDA

BUILDING

JOB NUMBER	14056	PROJECT
SCALE	AS NOTED	
ISSUE DATE		
PROJECT DATE		
BID DATE		

DRAWN BY		SHEET
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DISCIPLINE	ARCHITECTURE	
PLAN TYPE		
SHEET NUMBER	AC3.02	