



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** Delray Shopping Center  
**Project Location:** 3065 S. Federal Hwy  
**Request:** Approval of a Color Change  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** June 20, 2018

**Board Action:**

Approved (7-0) of a Class I Site Plan Modification associated with minor changes to the building elevations.

**Project Description:**

The subject project is zoned (PC) Planned Commercial and is located on the east side of South Federal Highway at the end of the City limits. The proposal includes the addition of a new window system that is 10' high and extends 69'2" wide. The new window system is impact resistant bronzed metal framing. The proposed entrance (door system) is to align with the walkway circulation.

**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:** June 20, 2018

**ITEM:** Approval of a Class I Site Plan Modification (2018-105) associated with minor changes to building elevations located at Delray South Shopping Center located at 3065 S. Federal Hwy, pursuant to LDR Section 2.4.5(F).

**RECOMMENDATION:** Approve

## GENERAL DATA:

Owner/Applicant..... William Goldsmith, Gator Delray, LLC.

Agent..... Jacob Goldman

Location..... 3065 S. Federal Highway

Property Size..... 8.89 Acres

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

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

Adjacent Zoning..North: PC (Planned Commercial)

East: RM (Residential – Medium Density)

South: AC (Auto Commercial), PC (Planned Commercial), RM (Residential – Medium Density)

West: AC (Auto Commercial), PC (Planned Commercial)



## ITEM BEFORE THE BOARD

The item before the Board is the approval of a Class I Site Plan Modification (2018-105) associated with minor changes to building elevations located at Delray South Shopping Center located at **3065 S. Federal Hwy**, pursuant to LDR Section 2.4.5(F).

## BACKGROUND/PROPOSAL

The subject property consists of 8.89 acres and contains 102,366 sq. ft. of gross leaseable floor area.

An undeveloped vacant property, now known as “South Delray Shopping Center” was originally annexed into the City of Delray Beach on September 13, 1983 and zoned SAD (Special Activities District). The City Commission approved the final plat on December 6, 1983. The site was subsequently developed in 1984. In 1990, the property was rezoned to PC (Planned Commercial).

In 2012, the Site Plan Review and Appearance Board approved a Class II Site Plan Modification that included architectural elevation changes to the entire shopping plaza, a new anchor tenant with additional parking and minor landscaping modifications.

The applicant is now before the Board for exterior façade changes which include changes to the windows and doors.

## 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 a junior anchor tenant on the north side of the plaza proposing changes to the window and door openings. The proposal includes the addition of a new window system that is 10' high and extends 69'2" wide. The new window system is impact resistant bronzed metal framing. The proposed entrance (door system) is to align with the walkway circulation.

The proposed elevation change is in harmony with the rest of the shopping plaza. 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).

<b>ALTERNATIVE ACTIONS</b>
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- A. Continue with direction.
- B. Move approval of the request for a Class I Site Plan Modification for elevation changes for **3065 S. Federal Hwy, Delray South Plaza** 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 **3065 S. Federal Hwy, Delray South Plaza** 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.

<b>R E C O M M E N D A T I O N</b>
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Move approval of the request for a Class I Site Plan Modification for elevation changes for **3065 S. Federal Hwy, Delray South Plaza** 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