



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Delray Beach Plaza
Project Location: 660 W. Linton Blvd
Request: Class I Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: September 12, 2018

Board Action:

Approved (6-0 Todd L'Herrou absent) with the condition that the labeling on the plans be corrected; "old and new" be corrected and clarify what type of doors are being installed in building 100, what is above the doors and will the wall be masonry veneer.

Project Description:

The subject property is located on Tract "A" of the Lavers International Plaza Plat 2, which consists of approximately 9 acres. Tract "A" consists of two parcels; the parcel to the west contains 0.80 acres and is zoned General Commercial (GC), while the parcel to the east contains 7.67 acres and is zoned Planned Commercial (PC).

The applicant is proposing changes to the canopies on building 900. The canopies are a matte black and will cantilever 3'10" from the building. The new canopies are more consistent throughout building 900 and will provide patrons shade from nature's elements. The proposed changes to building 100 are to remove the existing receiving roll up door and awning on the west elevation and replace it with three double doors. The wall will be painted to match the previously approved colors which are a masonry veneer decorative wall with the doors being painted "Whitewall."

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

---STAFF REPORT---

CITY OF DELRAY BEACH

MEETING DATE: September 12, 2018

ITEM: **Delray Beach Plaza (2018-174)** – Consideration of a Class I Site Plan Modification associated with minor architectural elevation changes located at 660 Linton Blvd.

Recommendation: Approve

GENERAL DATA:

Owners..... LIP I, LCC; LIP II, LLC; LIP III, LLC.

Agent..... Delray Plaza, LLC

Location..... Southwest corner of West Linton Boulevard and Lavers Avenue.

Property Size..... 7.67 Acres

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

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

Adjacent Zoning. North: RM (Multi-family Residential, Medium Density), CF (Community Facilities), and GC

East: PC

South: SAD (Special Activities District)

West: GC



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 100 and 900 at Delray Beach Plaza located at **660 West Linton Blvd**, pursuant to LDR Section 2.4.5(F).

BACKGROUND/PROPOSAL

The subject property is located on Tract "A" of the Lavers International Plaza Plat 2, which consists of approximately 9 acres. Tract "A" consists of two parcels; the parcel to the west contains 0.80 acres and is zoned General Commercial (GC), while the parcel to the east contains 7.67 acres and is zoned Planned Commercial (PC).

At its meeting of May 10, 2017, the Board approved a Class IV Site Plan Modification for Delray Beach Plaza (2017-115). The approval provided for the redevelopment of the plaza which included demolition of multiple buildings to accommodate the new construction of three one-story commercial buildings (Buildings 100, 200 & 300) and alterations to the two-story building (Building 900). Building 100 was approved for a 30,000 square foot grocery store, while Buildings 200 & 300 consisted of 13,535 square feet and 11,985 square feet respectively. A waiver to eliminate the required 5' landscape strip between parking rows was also approved with the Class IV Site Plan Modification.

At its meeting of May 9, 2018, the Board approved a Class III Site Plan Modification for Delray Plaza (2018-061) to increase the size of Building 100 to 40,018 square feet, decrease the size of Building 200 to 7,833 square feet, add parking spaces along the south side of Building 100 and modify the associated building elevations, landscaping and photometric plans.

The subject property is now in to modify the canopies on building 900 and the receiving doors on Building 100.

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 the canopies on building 900. The canopies are a matte black and will cantilever 3'10" from the building. The new canopies are more consistent throughout building 900 and will provide patrons shade from nature's elements. The proposed changes to building 100 are to remove the existing receiving roll up door and awning on the west elevation and replace it with three double doors. The wall will be painted to match the previously approved colors which are a masonry veneer decorative wall with the doors being painted "Whitewall."

The proposed elevation changes are in harmony with the rest of the shopping plaza and will be an asset to Delray Beach Plaza. The changes to building 100 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 900 and 100 at Delray Beach Plaza located at 660 W. Linton Blvd** 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 900 and 100 at Delray Beach Plaza located at 660 W. Linton Blvd** 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 900 and 100 at Delray Beach Plaza located at 660 W. Linton Blvd** 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



FRONT ELEVATION NEW (NORTH)



FRONT ELEVATION OLD (NORTH)

APPROVED

SUBMITTED