



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: April 10, 2019

File No.: 2019-070
SPM-SPR-CL1

Application Type: Class I Site Plan Modification

General Data:

Applicant: Lucky's Market Operating Company, LLC

Owner: Topvalco, Inc, an Ohio Corp.

Location: 5030 W. Atlantic Avenue

PCN: 12-42-46-14-24-001-0000

Property Size: 8.37 Acres

FLUM: GC (General Commercial)

Zoning: PC (Planned Commercial)

Adjacent Zoning:

- PC (North)
- PC (West)
- RM (Multiple Family Residential (South)
- PC (East)

Existing Land Use: Gym

Proposed Land Use: Grocery Store



Item before the Board:

The action before the Board is for the approval of a Class I Site Plan Modification for 5030 W. Atlantic Avenue, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a).

Recommendation:

Move approval of the request for Class I Site Plan Modification (2019-070) for 5030 W Atlantic Avenue for Lucky's Market, 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

Notes:

1. That the photometrics meet the criteria set forth in LDR 4.6.8 prior to certification.
2. That a note is placed on the architectural plans for the front elevation calling out the "Type D" light fixture.

Background:

The subject property is located on the south west corner of the intersection of Atlantic Avenue and Military Trail within the Four Corners overlay area. Delray Commons is an 8.37-acre shopping center that consists of Tract 1 which is 7.19 acres and Tract 2 which is 1.18 acres. Property owners of both tracts were granted reciprocal cross ingress, egress, and parking and drainage easements, as recorded on June 1, 1999 in ORB 11169, Page 1360. An additional reciprocal agreement, ORB 6436, Page 1360 was recorded for the adjacent service station, which is not included in the Master Development Plan of Delray Commons. Tract 1 consists of approximately 71,748 sf of retail and restaurant uses as well as associated parking and Tract 2 consists of a vacant 3,000 sf bank with drive-thru area and associated parking.

On September 17, 2018, the Planning and Zoning Board approved a Master Development Plan Modification (MDPM) for Delray Commons, as well as a waiver request for the minimum structure size required for the proposed restaurant. The Master Development Plan consists of the current Tract 1 site layout within the shopping center and the proposed Taco Bell site plan for Tract 2.

Project Planner:

Jen Buce, Assistant Planner;

buce@mydelraybeach.com,

561-243-7138

Review Dates:

SPRAB Board:

April 10, 2019

Attachments:

1. Site Plans
2. Architectural Elevations



On January 9, 2019, Tract 2 was approved to construct a 2,053 sf, one-story restaurant with drive-thru service and associated parking.

Now before the board is a request for the approval of a Class I Site Plan Modification for the Anchor Store which was formally Phar-Mor, Babies are Us and Gold's Gym located on Tract 1. Lucky's Market will now occupy the space.

Project Description:

The development proposal consists of the following:

- Minor façade changes; which includes the vestibule removal and the addition of outdoor seating
- The addition of two cart corrals
- Introduction of new lighting in the rear and front of the building
- Ramp and railing system and the addition of a bike rack.

Site Plan Analysis:

Compliance with The Land Development Regulations (LDR):

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request

Architectural Elevations and Aesthetics

Pursuant to 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 development proposal consists of the installation of new parapet wall framing with stucco finish over existing canopy finish, new storefront system auto slider entry doors, roll up overhead door, the removal of 451 SF vestibule replaced with 400 SF outdoor seating. The outdoor seating will be enclosed with a 6 ft. railing system made from aluminum with clear anodized powder coat finish. A ramp, bollards and new flushed concrete are proposed in the front of the store along with a bicycle rack. Two cart corrals are also proposed in the parking lot, which do not involve the removal of existing parking spaces. The rear (south) elevation proposes to remove the man door and replace with an overhead door. A new enclosure that will house the baling system is also proposed in the rear as well as a generator pad. Existing finishes will be cleaned, repaired and stucco to match the new proposed elements. The proposed colors of the building are Brick Dust, Succulent Leaves, Outback, Irresistible and Olive Wood.

The front elevation is introducing lighting under the overhang and two new wall sconces centered between recess accents. Installation of two new rear wall lights and the existing dock canopy lights will remain and be refurbished with new lens and lamps. As a note, prior to certification, the site plan needs to be updated to include the lights under the canopy and the illumination foot candles must be adjusted to reflect the correct foot candles of no greater than 10 and they must be shielded.

The architectural elevation changes will be compatible and harmonious with the surrounding properties and an enhancement to the area. Based upon the above, positive findings can be made to LDR Section 4.6.8(E).

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Alternative Actions:

- A. Continue with direction.
- B. Move approval of the request for Class I Site Plan Modification (2019-070) for **5030 W Atlantic Avenue for Lucky's Market**, 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 Class I Site Plan Modification (2019-070), for **5030 W Atlantic Avenue for Lucky's Market** 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 Section 4.6.18(E) of the Land Development Regulations.

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