



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 24, 2019

File No.:2019-145

Application Type: Class I Site Plan Modification

General Data:

Applicant: Mummaw and Associates, Inc.

Owner: Mayfair Federal Plaza LLC

Address: 885 SE 6th Avenue

Location: East Side of SE 6th Ave. between SE 8th St. and Se 9th St.

PCN: 12-43-46-21-44-001-0000

Property Size: 0.61 Acres

FLUM: General Commercial (GC)

Zoning: GC

Adjacent Zoning:

- North: GC
- East: Single Family Residential (R-1-AA)
- South: GC
- West: GC

Existing Land Use: Commercial Building/ Retail and Personal Services

Proposed Land Use: No change



Item before the Board:

Consideration of a Class I Site Plan Modification associated with architectural elevation changes to improve the commercial building frontage.

Recommendation:

Move approval of the Class I Site Plan Modification for architectural elevations changes for the **Mayfair Federal Plaza (File 2019-145)**, 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 2.4.5(G)(1)(a) and 4.6.18(E) of the Land Development Regulations.

Background:

The subject property, known as the Mayfair Federal Plaza, is located on the east side of SE 6th Avenue between SE 8th Street and SE 9th Street. The property is located in the General Commercial (GC) District and has a GC Future Land Use Map (FLUM) designation. The property is described as Mayfair All of Plat, according to the plat recorded the Plat Book 46 Page 22 of the Palm Beach County. The one-story, 8,216 sf commercial building was constructed in 1984. The existing uses include retail and personal services uses.

Project Description:

The proposed Class I Site Plan Modification for architectural elevation changes is associated with façade improvements to the building frontage. The following changes are proposed:

- Construction of a parapet;
- Replacement of existing roof;
- Introduction of metal awnings and fabric replacement; and
- Introduction of architectural appurtenances.

Project Planner:

Debora Slaski, Planner
SlaskiD@mydelraybeach.com,
561-243-7348

Review Dates:

SPRAB Board: April 24, 2019

Attachments:

Survey
Architectural Elevations
Renderings



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 proposed architectural elevation changes are associated with façade improvements to the existing building frontage. Five fabric awnings (blue patterns design) and four metal awnings will be installed above each storefront. A three feet six inches high parapet will be introduced on the west and south façade. A decorative medallion and a wall accent bump out (boarder) will be introduced. The proposed building color is beige with dark red and beige accents. The existing decorative roof will be replaced by a blue decorative shed roof. All storefront door and windows will be repaired to remain as is. The proposed architectural elevation change is in conformity and harmony with the surrounding area and is an enhancement to the existing property. Based upon the above, positive findings can be made about the criteria listed in 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 architectural elevation changes the **Mayfair Federal Plaza (File 2019-145)**, 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 architectural elevation changes for the **Mayfair Federal Plaza (File 2019-145)**, 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.