



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: March 27, 2019

File No.: 2019-001-
SPM-SPR-CL5

Application Type: Class V Site Plan Modification

General Data:

Agent: Silberstein Architecture

Owner: Gary S. Scarafile

Location: 215 NE 7th Avenue

PCN: 12-43-46-16-06-122-0031

Property Size: 0.38 Acres

FLUM: MD (Medium Density)

Zoning: RM (Multiple Family Residential)

Adjacent Zoning:

- RM (North)
- RM (West)
- RM (South)
- R-1-AA (East)

Existing Land Use: Single Family Home

Proposed Land Use: Multiple Family



Item before the Board:

The action before the Board is for the approval of the architectural elevations associated with the Class V Site Plan for 215 NE 7th Avenue, pursuant to Land Development Regulations (LDR) Section 2.4.5(F)(H), and (I). This includes:

- ☐ Architectural Elevations

Recommendation: By Separate Motions

Architectural Elevations:

Move approval of the Architectural Elevations (2019-001) for **215 NE 7th Avenue**, by adopting the findings of fact and law contained in the staff report and finding that the request meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Notes:

1. Prior to issuance of a building permit a sidewalk easement needs to be executed and recorded
2. Prior to issuance of a building permit the tree mitigation fund must be paid.
3. Prior to certification a note must be placed on the plans that all utilities shall be placed underground.

Background:

At its meeting of February 27, 2019, the Site Plan Review and Appearance Board approved the Site Plan (6-1) John Brewer dissenting, Internal Adjustment (7-0) and Landscape Plan (5-2) John Brewer and Price Patton dissenting. The Architectural elevations were denied (2-5). Now before the board is reconsideration of the architectural elevations associated with the approved site plan, landscape plan and internal adjustment for 215 NE 7th Avenue pursuant to LDR Section 2.4.5(F)(1)(a).

The property is located on the westside of NE 7th Avenue between NE 2nd Street and NE 3rd Street.

Project Planner:

Jen Buce, Assistant Planner;

buce@mydelraybeach.com,

561-243-7138

Review Dates:

SPRAB Board March 27, 2019:

Attachments:

1. Site Plans
2. Architectural Elevations
- 3.



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 three townhomes with two car garages. Minor changes were made to the north and south elevation; with a window opening from vertical to horizontal. The shiplap tongue and groove has been removed on the east elevation and split face limestone, vertical windows, walnut stained wood louvers and super sneaky flush mounted garage doors in stained wood silver are now introduced. The color of the building has been changed from silver to white.

At the February 27, 2019 SPRAB meeting, the board raised concerns about the type of architecture being introduced, although the building is still Contemporary architecture style there is nothing in the current code that forbids this type of architecture in the RM zoning district. The applicant introduced different materials and window elements to the west elevation to create a more harmonious and appearance to fit in with the rest of the streetscape. The streetscape on NE 7th Avenue is eclectic in that there are several modern contemporary townhome developments mixed in with charming homes and duplexes as well as larger condominium developments.

Therefore, the proposed design elements will continue to contribute to the overall image of the residential area by maintaining what has already been introduced to the neighborhood and will maintain the architectural harmony, compatibility and quality of the neighborhood. It will not cause the nature of the local environment or evolving environment to materially depreciate in appearance and value. Based on the above, positive findings with respect to LDR Section 4.6.18(E) can be made.

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Alternative Actions:

- A. Continue with direction.
- B. Move approval of the request for Architectural Elevations 2019-001 for **215 NE 7th Avenue**, 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 LDR Section 2.4.7(C)(5), Chapter 3, Section 4.6.18(E).
- C. Move denial of the request for Architectural Elevations (2019-001) for **215 NE 7th Avenue**, 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 LDR Section 2.4.7(C)(5), Chapter 3, Section 4.6.18(E).