



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: May 8, 2019

File No.: 2019-112-
SPM-SPR-CL3

Application Type: Class III Site Plan Modification

General Data:

Applicant/Owner: Grieco Motors, LLC

Agent: Michael S. Weiner, Esq. at Sachs Sax Caplan PL

Location: 2501 South Federal Highway

PCN: 12-43-46-28-07-022-0120

Property Size: 6.28 Acres

FLUM: GC (General Commercial)

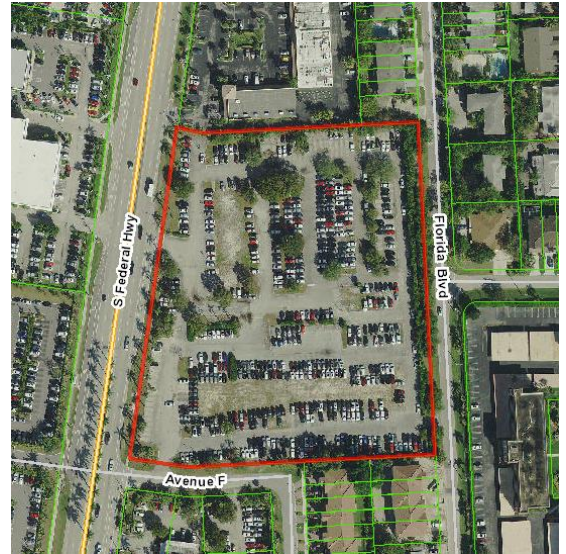
Zoning: AC (Automotive Commercial)

Adjacent Zoning:

- PC (Planned Commercial) & RM (Multiple Family Residential)(North)
- SAD (Special Activities District) & RM (South)
- RM (East)
- AC (West)

Existing Land Use: Vacant (former Ralph Buick Automotive Dealership)

Proposed Land Use: Full Service Automotive Dealership



Item before the Board:

The action before the Board is for the approval of a Class III Site Plan for Delray Ford, pursuant to Land Development Regulations (LDR) Section 2.4.5(G). This application includes:

- ☐ Site Plan Modification
- ☐ Landscape Plan
- ☐ Architectural Elevations

Recommendation:

Move **approval** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for Delray Ford, 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 the criteria set forth in Sections 2.4.5(G), 4.6.16, 4.6.18 and Chapter 3 of the Land Development Regulations, subject to the attached conditions of approval.

Notes:

1. The parking data table be revised to reflect the correct number of parking spaces required prior to site plan certification.

Background:

The property consists of Lots 12 through 33, Block 22; all of Block 23; Lots 1 through 10 and Lots 57 through 66, Block 35; Lots 12 through 33, Block 36; together with abandoned portions of Avenue "E" and Frederick Boulevard. The area of the property measures 6.28 acres and is zoned AC with a Future Land Use Designation of GC. The property is currently vacant but was previously used as a vehicle sales and repair shop known as Ralph Buick of Delray Beach.

Project Planner:

Scott Pape, Principal Planner;
pape@mydelraybeach.com,
561-243-7321

Review Dates:

SPRAB Board:
May 8, 2019

Attachments:

1. Site Plans
2. Architectural Elevations
3. Landscape Plans



At its meeting of March 22, 2017, the Site Plan Review and Appearance Board (SPRAB) approved a Class V Site Plan for a three-story 239,994 square foot full service automobile dealership. The construction of this dealership has not commenced.

Now before the Board for consideration is a Class III Site Plan application to modify the approved site plan.

Project Description:

The development proposal consists of the following:

- A net increase in the building area of 1,949 square feet;
- Modification of the parking area;
- Landscape changes; and
- Minor façade changes.

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

LDR Section 4.3.4(K) Development Standards Matrix – Nonresidential Zoning Districts:

Please note the Land Development Regulations (LDR) Section 4.3.4 - Development Standards Matrix for *Non-Residential Zoning Districts* and Section 4.4.10(F)(2) which apply to **AC (Automotive Commercial)** zoning districts:

		Standard	Provided
Open Space		25%	25%
Minimum Setback	North	0' (Side interior)	237'
	South	0' (Side interior)	55'
	West	15' (Front)	138'
	East	10' (Rear)	73'
Building Height		48'	48'
Minimum Lot Frontage		125'	575'
Minimum Lot Width		125'	575'
Minimum Lot Depth		200'	429'
Minimum Lot Area		1.5 acres	6.28 acres

Supplemental District Regulations:

LDR Section 4.6.9 (Parking Requirements):

Pursuant to LDR Section 4.6.9(C)(3)(f), vehicle sales and rental, shall provide 4 spaces per 1,000 sq. ft. of total building(s) area, except indoor display areas. Required parking spaces shall be designated for employee, customer and/or service use at the standard of at least 1.5 spaces per service bay and 2 spaces per 1,000 sq. ft. of floor area (less indoor display area). Any remaining spaces may be used for display purposes. Pursuant to LDR Section 4.6.9(C)(5)(b), vehicle, paint, body and repair shops shall provide 4.5 spaces per 1,000 sq. ft. of gross floor area. The proposed automotive dealership consists of 53,470 square feet of floor area, which requires 214 parking spaces. The development complies with this requirement since 428 surface parking spaces are provided. The automobile dealership is required to reserve 158 of these parking spaces for customer/employee/service parking. The development complies with this requirement since 163 spaces are reserved for this purpose. The parking data table on the site plan indicates that 216 parking spaces are required. A note is attached that the parking data table be revised to reflect the correct number of parking spaces required.



Landscape Analysis

A landscape plan has been submitted and evaluated by the City's Senior Landscape Planner. The changes to the approved landscape plan occur on the north and south sides of the building due to the reconfiguration of the landscape islands. The modification is minor and does not significantly impact the aesthetics of the development and continues to comply with the landscape requirements.

Architectural Elevations and Aesthetics

Pursuant to **LDR Section 4.6.18(E), Criteria for Board Action**, the following criteria shall be considered, by the 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.

Due to the interior reconfiguration of the floor plan and locations of service, storage, and repair facilities, the locations of the overhead doors were modified on the north and south elevations. These two elevations are not visible from Federal Highway or does not impact adjacent residential or commercial uses. Thus, a positive findings with respect to LDR Section 4.6.18(E) is made.

Review by Others:

The development proposal is not located within a geographical area requiring review by the PGMS (Pineapple Grove Main Street), WARC (West Atlantic Development Coalition), HPB (Historic Preservation Board), CRA (Community Redevelopment Agency) or the DDA (Downtown Development Authority).

Courtesy Notices:

Courtesy notices have been provided to the following homeowner's associations that have requested notice of developments in their areas:

- Captain's Walk
- Eastview Village
- Tropic Bay
- Tropic Harbor
- Tropic Isle Civic Association
- Tropic Palms
- Pelican Harbor
- Pelican Pointe

Public Notices:

No public notice is required for Class III Site Plan Modification applications. Letters of objection, if any, will be presented at the SPRAB meeting.

Assessment and Conclusion

The site plan modification is associated with the construction of a three-story structure to be used as a full-service automobile dealership. It will replace an underutilized property that has had a blighted appearance to the corridor. This use is consistent with the Future Land Use designation and uses permitted within the zoning district. The project is consistent with the policies of the Comprehensive Plan and Land Development Regulations.



Alternative Actions:

- A. Move **postponement** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for Delray Ford, by electing to continue with direction.
- B. Move **approval** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for Delray Ford, 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 the criteria set forth in Sections 2.4.5(G), 4.6.16, 4.6.18 and Chapter 3 of the Land Development Regulations.
- C. Move **denial** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for Delray Ford, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in Sections 2.4.5(G), 4.6.16, 4.6.18 and Chapter 3 of the Land Development Regulations.



Appendix "A" – Concurrency Findings

Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer: Water and sewer services are adequately provided to the site and will remain as the site is not proposed to be redeveloped with the subject request.

Streets and Traffic: The traffic analysis report for the proposed use indicates a net decrease of 170 trips per day. The proposal has been reviewed by Palm Beach County Traffic Engineering and determined that it meets the Traffic Performance Standards of Palm Beach County. Therefore, a positive finding can be made.

Parks and Recreation Facilities: It is noted that the park impact fee is not applicable to the subject request as it does not include a residential component.

Solid Waste: The change in use will not significantly change the solid waste generation. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals till the year 2047.

Drainage: Drainage will not be affected by the proposed modification.

APPENDIX "B" - STANDARDS FOR SITE PLAN ACTIONS Sec. 3.2.3 (A) through (J)

- A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.
- ☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.
- ☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.
- ☒ Not applicable
☐ Meets intent of standard



☐ Does not meet intent

- F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.

☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent

- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.

☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent

- H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent

- I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent

- J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent