



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Delray Beach Plaza

Project Location: 600, 660, 950 W. Linton Blvd

Request: Class I Site Plan Modification

Board: Site Plan Review and Appearance Board

Meeting Date: August 14, 2019

Board Action:

Approved (6 to 0 - Linda Purdo was absent), the Class I Site Plan modification for architectural elevation changes.

Project Description:

The subject site is 7.56-acre property with Palm Beach County parcel number: 12-43-46-29-24-001-0000, with addresses 600, 660, 950 W. Linton Blvd. The subject site is zoned Planned Commercial (PC). The request before the Site Plan Review and Appearance Board (SPRAB) was for a Class I Site Plan modification for Delray Beach Plaza associated with architectural elevation changes to building 300. The elevation changes include façade and awning colors changes, an awning material change, addition of stoops and the minor relocations of windows and doors.

Board Comments:

The Board comments were supportive.

Public Comments:

No comments.

Associated Actions:

No associated actions.

Next Action:

The SPRAB action is final unless appealed by the City Commission.



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

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: August 14, 2019

File No.: 2019-235-SPI-SPR-CLI

Application Name: Delray Beach Plaza

General Data:

Applicant: Delray Plaza Holdings, LLC.

Agent: Derrick Cave, Kimley-Horn

Location: 600, 660, 950 W. Linton Blvd

PCN: 12-43-46-29-24-001-0000

Property Size: 7.56 Acres

Zoning: Planned Commercial (PC)

FLUM: General Commercial (GC)

Adjacent Zoning:

- **North:** Residential Medium (RM), Community Facility (CF)
- **East:** PC
- **South:** Special Activity District (SAD)
- **West:** GC, PC

Existing Land Use: Shopping Center

Proposed Land Use: Shopping Center

Floor Area Ratio: 1.0



Items before the Board:

The action before the Board is for the consideration of a Class I Site Plan modification for **Delray Beach Plaza** pursuant to LDR section 2.4.5 (F), including the architectural elevations.

- ☐ Site Plans
- ☐ Architectural Plans

Optional Board Motions for Action Items:

1. Move to continue with direction
2. Move approval of the request for a Class I Site Plan modification for Delray Beach Plaza (File no. 2019-235), 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.
3. Move denial of the request for a Class I Site Plan Modification for Delray Beach Plaza (File no. 2019-235), 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.

Notes:

1. Prior to building permit issuance, the revisions reflected in the Class I Site Plan (2019-235) modification shall be incorporated into the building permit set.
2. That color reference labels on page A3.1 and the colored elevations for building 300 be updated to reflect the correct proposed colors prior to site plan certification.

Assessment and Summary:

The proposed Class I Site Plan modification for the Delray Beach Plaza is associated with architectural elevation changes to building 300. The elevation changes include façade and awning colors changes, an awning material change, and the minor relocations of windows and doors. The proposed changes modify the elevation design of the previously approved Class IV site plan application (2017-115).

Project Planner:

Kent Walia, AICP, Senior Planner;
walia@mydelraybeach.com,
561-243-7365

Review Dates:

SPRAB Board:
August 14, 2019

Attachments

1. Site Plans
2. Architecture Plans

**Background:**

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 subject site to the east contains 7.67 acres and is zoned Planned Commercial (PC). The subject structure is building 300. The following is a list of events involving the site:

- On May 10, 2017, the Site Plan Review and Appearance Board (SPRAB) approved a Class IV Site Plan modification (2017-115) for the Delray Beach Plaza. The modification to the shopping center included the new construction of three one-story commercial buildings (Buildings 100, 200 & 300), alterations to the two-story building (Building 900), a landscape waiver, and site improvements.
- On May 9, 2018, the SPRAB approved a Class III Site Plan modification (2018-061) associated with the increasing of square footage for Building 100 (Whole Foods), the decreasing of square footage for Building 200, and associated elevation, photometric, site and landscape improvements.
- On September 12, 2018, the SPRAB approved a Class I Site Plan modification (2018-174) associated with minor elevations changed to Building 100 and 900.
- On July 3, 2019, the Development Services Department received the following application before the board, a Class I Site Plan modification associated with the elevation changes to building 300.

Architectural Elevation Analysis:

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.*
 - As mentioned, the proposed site plans modification is associated with colors changes, an awning material change, and the minor relocations of windows and doors. The color changes consist of the change of wall color at the northwest corner of the building from Sherwin Williams "White Tail" to "China Doll." Secondly, the awning color changed from orange to blue. In addition, the awning located above the second to last tenant space to the west changed from a flat metal awning to a "blue" canvas awning. Lastly, the proposed modifications to the window and doors included minor extensions of storefront glazing and the addition of four glass doors. The proposed changes are more compatible with the design of the remainder of the development which was previously approved by SPRAB in 2017. Thus, the proposed changes demonstrate good design practices to further City aesthetics.

Approved



Proposed





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.
 - The proposed elevation modifications demonstrate quality design aesthetics. The elevation includes existing approved elements and proposed modifications. The façade design incorporates masonry stone veneer, painted stucco, storefront glazing with aluminum frames, and metal and fabric awnings. The proposed changes further the overall uniform aesthetics of the shopping center, thus contributing to the value of the community.
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.
 - As mentioned, on May 17, 2019, the SPRAB approved the design of the shopping center. The buildings are currently under construction and reflect the approved designs. The proposed changes are compatible with the rest of the shopping center. Thus, a positive finding can be made in regard to the harmony of the changes to building 300 compared to the other buildings throughout the shopping center.

Courtesy Notices:

Pursuant to 2.4.2 (C)(3), courtesy notices have been provided to the following neighborhood associations:

- Southridge

RELEASED FOR CONSTRUCTION

SCALE: 1 1/2" = 1'-0"

4

SCALE: 1/2" = 1'-0"

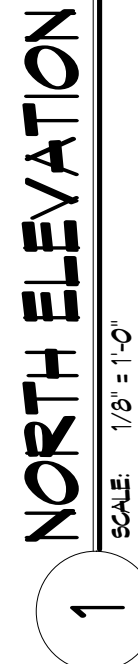
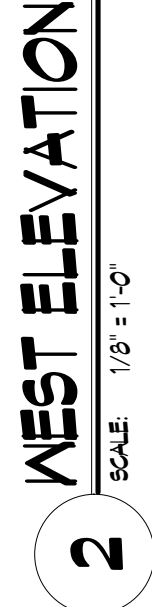
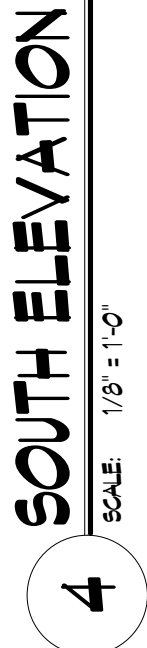


INTERIOR ELEVATION NOTES

1. ONLY LOCATIONS FOR COLLECTING VALUES ACCEPTED
2. ENVIRONMENTAL DATA IS CONTAINED IN 'HOUSE' GAUGE TO MARKET AND FURNISHING TAGS AND COMMENTS
3. FURNISHING AREAS SHOWN FOR REFERENCE ONLY ALL SAMPLES MUST BE TAKEN AND Labeled BY TRAVEL PROVIDER NOT FURNISHED AT ALL SENSITIVE LOCATIONS
4. CONTRACTOR PROVIDES SAMPLES OF ALL MATERIALS TO THE ARCHITECT FOR APPROVAL PRIOR TO APPLICATION OF FINISHES
5. FINISH ALL ELECTRICAL PANELS PERMS CONDITIONS ETC ON MATERIAL TO MATCH ACCORDING FINISH
6. ALL BATHS SHALL HAVE ROOMS IN BATHS CONTRACTOR TO SUBMIT SAMPLES LOCATION DRAWING TO ARCHITECT

SAMPLE SITES

1. SEE ITEM # 6 FOR SENSITIVE LOCATIONS



No.	REVISIONS	DATE	BY
1	WHOLE FOODS LOADING DOCK MODIFICATIONS	11/6/2018	
8	MODIFY WF LOADING, MOVE BLDG 200	03/05/2019	
11	MOVE BLDG 200	05/29/2019	

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 0000696

DERRICK B. CAVE

FLORIDA LICENSE NUMBER
56400

147591000	DATE	11/6/2018	SCALE AS SHOWN	DESIGNED BY DDK	DRAWN BY DDK	CHECKED BY DBC
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DESIGNED BY	DDK
DRAWN BY	DDK

OVERALL SITE PLAN

DELRAY BEACH PLAZA
PREPARED FOR
S.J. COLLINS
DELRAY BEACH
FLORIDA

SHEET NUMBER
C4.00

SITE NOTES

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS
CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT
LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT
PORCHES, TRUCK DOCS, PRECISE BUILDING DIMENSIONS, EXIST BUILDING
FOOTPRINTS, CURB RADIUS, ETC. CONTRACTOR SHALL VERIFY ALL PLAN
ALL INTERIOR CURBED RADII ARE TO BE 6' UNLESS OTHERWISE NOTED.
ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE
NOTED.
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS
OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO ALL UTILITIES,
STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED, ALL
RELOCATIONS SHALL BE IN ACCORDANCE WITH ALL CITY/COUNTY STANDARDS
AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH A
COST SHALL INCLUDE TOPGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A
SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A
NOUNUMENT SIGNS ARE PRESENT ON THE PREVIOUSLY DEVELOPED SITE.
NO MONUMENT SIGN FACES SHALL BE CONSTRUCTED BY OTHERS.
REFER TO ARCH PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
EXISTING DRIVEWAY SHALL REMAIN AS SHOWN ON PLANS WITH WIDTH 8'
UNLESS OTHERWISE NOTED. EACH PARKING SPACE INCLUDES STRIPING AND
WHEEL STOPS PER CITY STANDARD. EXISTING CONDITIONS MAY ALTER EXIST SIZE
OF DRIVEWAY. CONTRACTOR SHALL PROVIDE CONCRET DRIVEWAY SURFACE
A CITY APPROVED BUS SHELTER AND WAST TRANSIT PASSENGER (AS APPLICABLE)
WILL BE PROVIDED PER CITY OF DELRAY BEACH COMPREHENSIVE PLAN, POLICY
A-15 AND UD SECTION 2.4.3 (D). TRASH WATER, SEWER OR DRAINAGE ELEMENTS
SHALL BE LOCATED AT LEAST 10 FEET FROM ANY PROPERTY LINE. ALL UTILITIES
SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS: LD 1 & LD 1.2.

LOADING ZONE DOOR SERVING BUILDING 100 SHALL REMAIN CLOSED EXCEPT
PROPOSED LIGHTS WILL BE DIMMED AS NECESSARY. ALLOW SW 10TH AVENUE TO
COMPLY WITH THE PERMITTED SHOULDER OF 0.25 FOOT COUNTERS. REFERENCE
TO PHOTOGRAPHIC PLANS FOR LIGHT POLE LOCATIONS AND DETAILS.
REFERENCE SHEET C-03 FOR BUILDING ENCLOSURE DETAILS.
REFERENCE SHEET C-07 FOR DUMPSTER ENCLOSURE DETAILS.
TRASH CONTAINER AT TENANT 8 BUILDING IS FULLY ENCLOSED CONTAINER
ALL PROPOSED ON SITE CURBS BE TYPE "T". PROPOSED CURB IN LAYERS AVENUE
AND LINTON BOULEVARD IS TYPE "F".

BUILDING DATA

SETBACKS:	29.7
FRONT:	10.0
REAR:	N/A
INTERIOR SIDE:	10.0
STREET SIDE:	10.0
NUMBER OF FLOORS:	1
TYPE OF CONSTRUCTION:	IIB

PARKING SUMMARY

SHOPPING CENTER (85,337 SF)	4 SPACES PER 1,000 SF
EXISTING USE:	342
EXISTING CALCULATION:	366
TOTAL REQUIRED:	
TOTAL PROVIDED:	
PROPOSED CONDITIONS:	
PROPOSED USE:	RETAIL (84,989 SF)
CALCULATED AT:	4 SPACES PER 1,000 SF
TOTAL REQUIRED:	340
PARKING SPACE SUMMARY BY PHASE (SEE BOUNDARY ON PLAN)	

SITE DATA

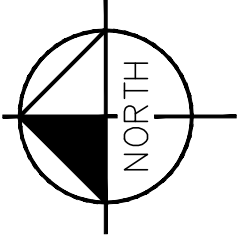
SECTION 29 TOWNSHIP 46 S RANGE 43 E
LINTON BLVD., DELRAY BEACH, FL 33444
- PLANNED COMMERCIAL
257 SF 7.56 AC
LO TROPICAL TRACT OR R.O.W. DEDICATION)

PROJECT DATA

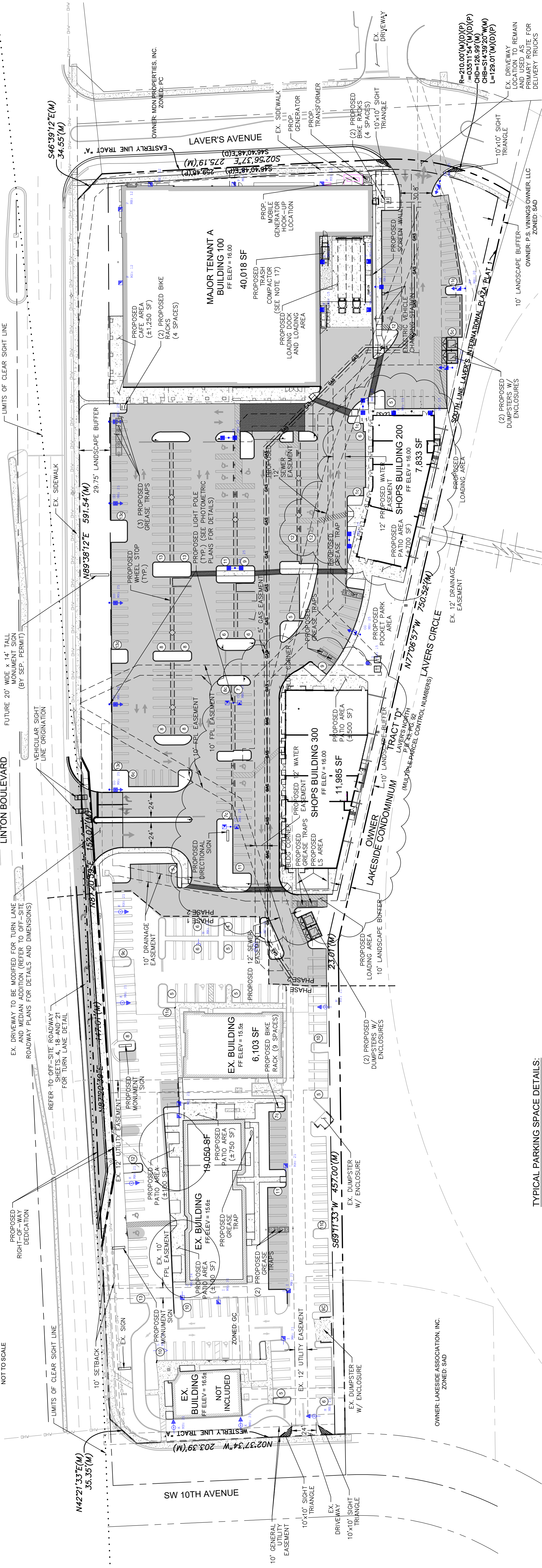
Area	Area (SF)	% of Total Area
74,906 SF	74,906	22.75%
84,989 SF	84,989	25.00%
172,037 SF	172,037	52.25%
82,314 SF	82,314	25.00%
0	0	00.00%
0	0	00.00%
0	0	00.00%

SITE NOTES

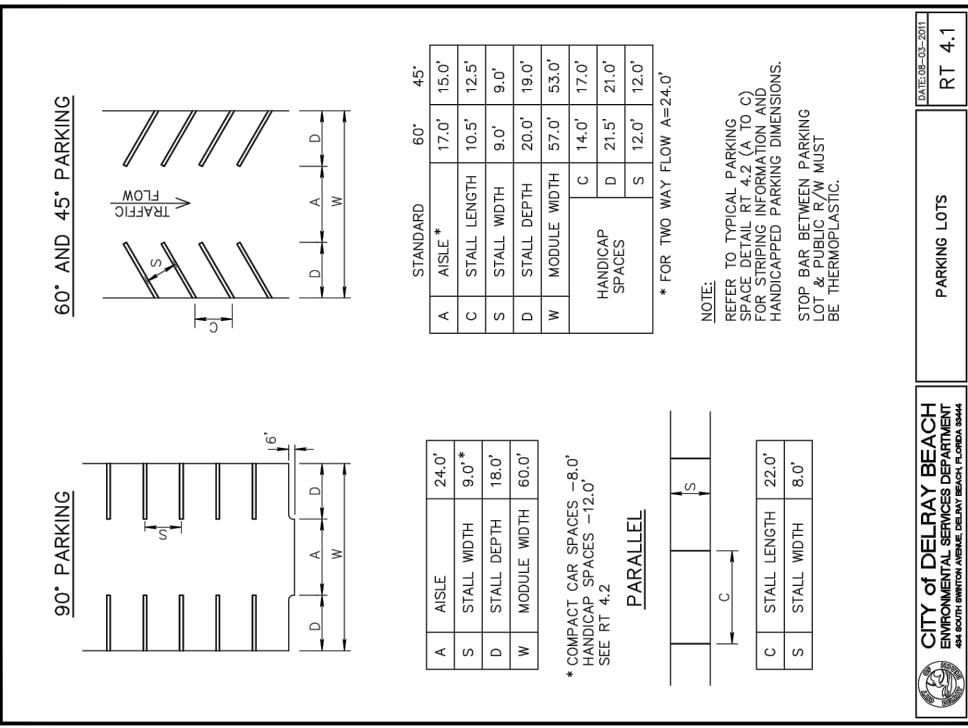
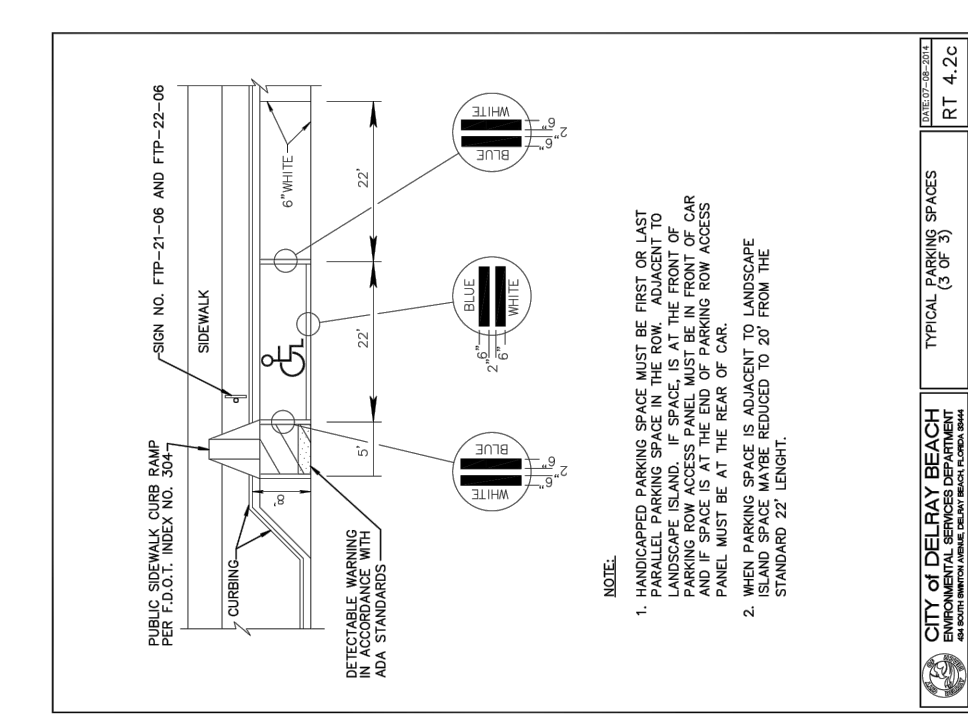
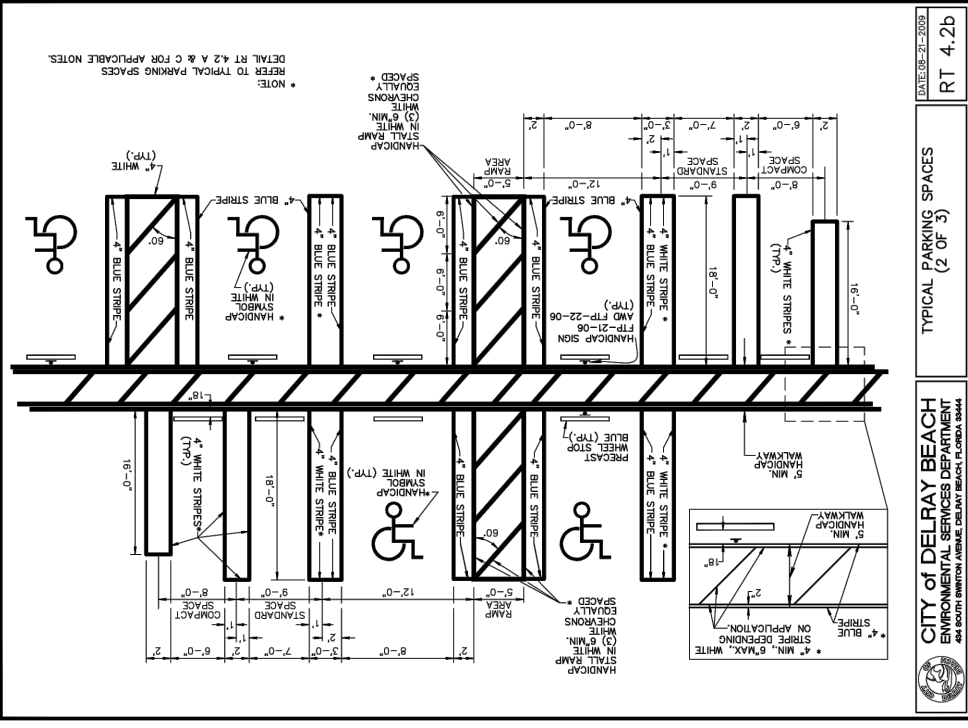
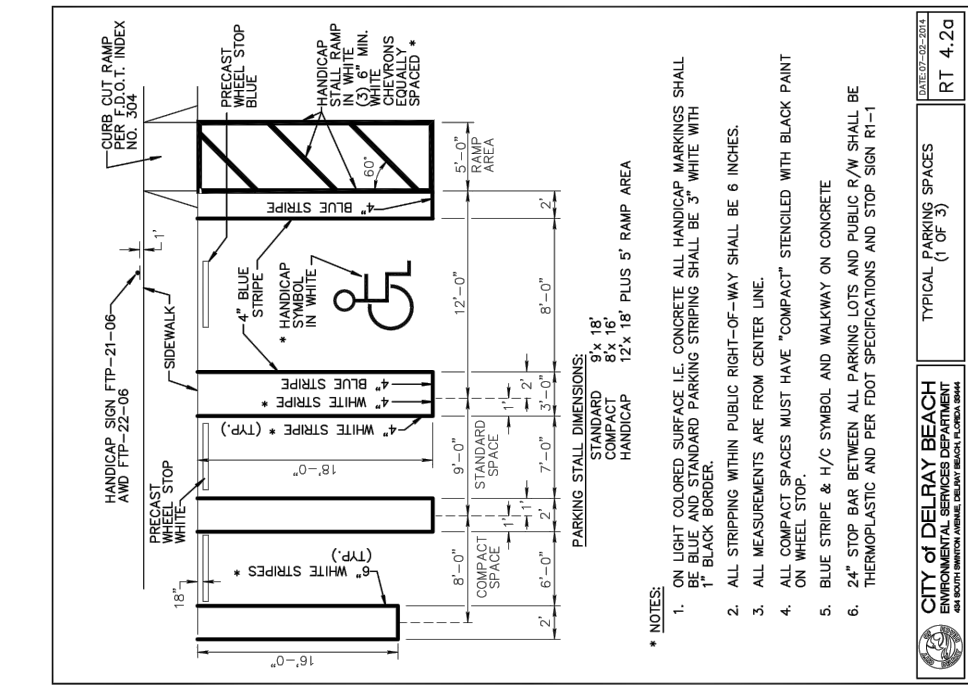
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT
3. LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT
4. PORTCHES, TRUCK COPS, PRECISE BUILDING DIMENSIONS, EXIST BUILDING
5. FOOTPRINT, CURB RADI AND TO BE TO THE FACE OF CURB UNLESS OTHERWISE
6. NOTED. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE
7. NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS
8. OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO ALL UTILITIES,
9. STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL UTILITIES
10. AND STORM DRAINAGE SHALL BE PROTECTED AND PROTECTED BY SUCH A WAY
11. COST SHALL BE INCLUDED IN BASE BID. UTILITY AND ROAD INFORMATION TAKEN FROM A
12. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A
13. NEIGHBORHOOD MAP. NO STATEMENTS ARE PRESENT ON THE PREVIOUSLY DEVELOPED SITE.
14. NO MONUMENT SIGN FACES SHALL BE CONSTRUCTED BY OTHERS.
15. REFER TO ARCH PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
16. ALL EXISTING DRIVEWAYS SHALL BE MAINTAINED. EXISTING DRIVEWAY WIDTHS 8'
17. UNLESS OTHERWISE NOTED. EACH PARKING SPACE INCLUDES STRIPING AND
18. WHEEL STOPS PER CITY STANDARD. EXISTING CONDITIONS MAY AFFECT EXIST SIZE
19. OF CURB APPROVED PER CITY STANDARD. TRANSITING CONDITIONS (AS APPLICABLE) TO
20. A CITY APPROVED BUS SHELTER AND TRANSIT TRANSIT STATION AS PER CITY STANDARD
21. WILL BE PROVIDED PER SECTION 2.4.3.1 (D) OF THE CITY STANDARD. ALL UTILITIES
22. A-15 AND PER SECTION 2.4.3.1 (D) OF THE CITY STANDARD. ALL UTILITIES
23. SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS: LD 1 & LD 1.1
24. 2. PROPOSED SIGN SHALL BE DIMENSIONED AS NECESSARY ALONG WITH AVENUE TO
25. LOADING ZONE LIGHT SHALL BE DIMENSIONED AS NECESSARY ALONG WITH AVENUE TO
26. COMPLY WITH THE PERMITTED SHELTER OF 0.25 FOOT CANTILEVER. REFERENCE
27. TO PHOTOGRAPHIC PLANS FOR LIGHT POLES LOCATIONS AND DETAILS.
28. REFERENCE SHEET C-7 FOR DUMPSTER ENCLOSURE DETAILS.
29. REFERENCE SHEET C-10 FOR DUMPSTER ENCLOSURE DETAILS.
30. TRASH CONTAINER AT TENANT BUILDING IS A FULLY ENCLOSED CONTAINER
31. ALL PROPOSED ON SITE CURB IS TYPE "T". PROPOSED CURB IN LAYERS AVENUE
32. AND LINTON BOULEVARD IS TYPE "F".



GRAPHIC SCALE IN FEET



TYPICAL PARKING SPACE DETAILS:



BE THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT, CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR DRESSING THIS ISSUE.

**CALL 48 HOURS
BEFORE YOU DIG**

**IT'S THE LAW!
DIAL 811**

**Know what's below
Call before you dig**





SUNSHINE STATE ONE CALL OF FLORIDA, INC.