



# SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

## DEVELOPMENT SERVICES DEPARTMENT

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444

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

### SITE PLAN REVIEW AND APPEARANCE BOARD

**Meeting:** October 28, 2020

**File No.:** 2020-196-SPF-SPR-CL1

**Application Type:** Class I Site Plan Modification

#### General Data:

**Agent/Applicant:** Rebecca, Zissel, Sax, Sachs, Caplan, PL

**Owner:** Greico Motors, LLC

**Location:** 2605 and 2703 S. Federal Highway

**Property Size:** 3.93 Acres

**FLUM:** GC (General Commercial)

**Zoning:** AC (Automotive Commercial)

#### Adjacent Zoning:

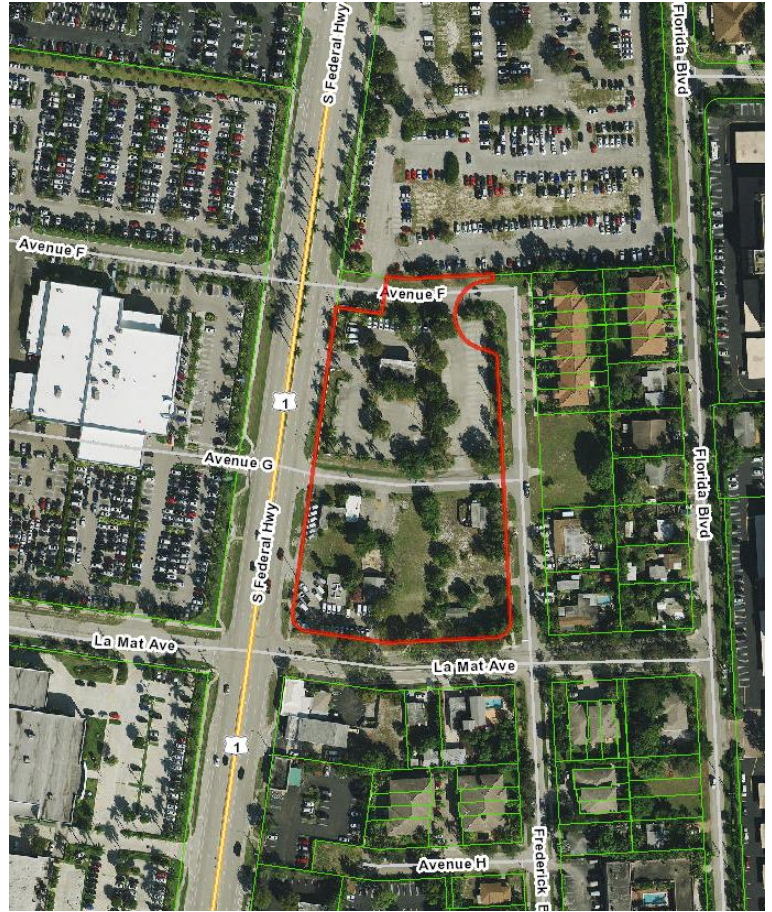
- North: AC
- South: RM (Multiple Family Residential) and PC (Planned Commercial)
- East: RM
- West: AC

**Existing Land Use:** A full service automobile dealership.

#### Item before the Board:

The action before the Board is for the consideration of a Class I Site Plan Modification application for Delray Chevrolet pursuant to LDR Section 2.4.5 (G), including:

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



#### Optional Board Motions for Action Items:

- A. Move to continue with direction.
- B. Move approval of the Class I (2020-196) Site Plan, Landscape Plan, and Architectural Elevations for **2605 & 2703 S. Federal Hwy**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- C. Move denial of the Class I (2020-196) Site Plan, Landscape Plan, and Architectural Elevations for **2605 & 2703 S. Federal Hwy**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.

#### Background:

The 3.93 acre property encompasses Block 24 and Block 25, as well as portions of Avenue F and Avenue G between South Federal Highway and Frederick Avenue as shown on Del Raton Park Plat recorded in Plat Book 14 on pages 9 and 10 public records of Palm Beach County.

#### Project Planner:

Rachel Falcone, Planner  
[FalconeR@mydelraybeach.com](mailto:FalconeR@mydelraybeach.com)  
561-330-6052

#### Review Dates:

SPRAB Board:  
October 28, 2020

#### Attachments

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



Prior to June 1989, the subject property was located in unincorporated Palm Beach County. The property was annexed into the city as part of Enclave 50 (Enclave Act) on July 25, 1989, with a GC (General Commercial) and RM (Medium to Medium High Density Dwelling) zoning classification.

Subsequent to the annexation several zoning changes and Future Land Use Map (FLUM) amendments have been approved for the subject blocks. The following outlines the most recent FLUM and zoning changes:

#### **Block 24**

- On October 1, 1996, the City Commission approved a FLUM amendment from Transitional (TRN) to General Commercial (GC) for Lots 1-5 and Lots 13-24 (less the west 38 feet) together with the abandoned alleys lying east of Lots 1-5 and east of Lot 23. Concurrently, the City Commission approved a rezoning from POD (Professional and Office District) in part and RM in part to SAD. The SAD zoning provided for the specific uses of the property, to include vehicle sales, leasing, and rental with no service component and vehicle wash establishments with the condition that only one of the principal uses may exist at any one time.
- On April 15, 1997, the City Commission approved a FLUM amendment from TRN to GC for Lots 6-10 (less the west 38 feet) and 11-12, together with the abandoned alleys lying east of Lots 6-10; and lying west of Lot 16 and 17. Concurrently, the City Commission approved a rezoning from POD in part and RM in part to SAD. The allowed uses under the SAD zoning included vehicle parking for employees, customers, display, bullpen and inventory to be used only in conjunction with the abutting property's (to the north and east) use of vehicle sales, leasing, and rental with no service component.

The resulting FLUM designation for Block 24 was GC and SAD zoning.

#### **Block 25**

As noted above Block 25 was zoned GC and RM at annexation. Subsequent to annexation, there were several FLUM and zoning changes with the most recent changes outlined below:

- On June 17, 1997, the City Commission approved a rezoning from POD to NC for the east 77 feet of Lots 1-9 and the abandoned alley lying west of Lots 1-9, Lots 10-14 and Lots 24-27.
- On January 16, 2007, the City Commission approved a FLUM amendment from TRN to GC for Lots 1-11 and the west ½ of Lot 12, Lots 25 -27 together with the abandoned alley lying between Lots 1-9 and less the west 38 feet of Lots 1-9. Concurrently, the City Commission approved a rezoning from NC to GC.

The result was GC in part, NC in part, and RM in part and FLUM designations of GC in part and TRN in part for the block.

#### **Blocks 24 and 25**

- On November 7, 2017, a rezoning of the properties within Blocks 24 and 25 to AC, for an automobile dealership as well as a FLUM amendment from TRN to GC for a 0.879 acre parcel located at the northwest corner of LaMat Avenue and Frederick Boulevard to allow for a GC FLUM designation on the entire property was adopted. Therefore, the entire site is now zoned AC with a FLUM of GC. As stated previously, an application for abandonment of the Avenues F and G right-of-way has been submitted and was recommended for approval by the Planning and Zoning Board on November 27, 2017.

The commercial buildings located on Federal Highway were formerly occupied by Insta Sign, Pawn Jewelry Place and Thrifty Used Car and Truck Sales.

The properties to be developed are located within the South Federal Highway Redevelopment Plan Area which was adopted by the City Commission on September 20, 2012. The South Federal Highway Redevelopment Plan area includes the commercial property along both sides of South Federal Highway, between Linton Boulevard on the north and the City limits to the south. The redevelopment plan was developed to address land use issues, sustainability of the commercial uses within the redevelopment area and to ensure compatibility between the commercial uses and neighboring residential uses. The redevelopment plan provides recommendations for a development within the designated areas. Applicants are encouraged to employ the recommendations of the Plan to increase setback distances, include building façade variations, and additional landscaping and screening over and above required by the LDRs. At its meeting on October 24, 2018, the Site Plan Review and Appearance Board approved a Class V Site Plan, Landscape Plan and Architectural Elevations to allow a 30,800 sq. ft. full-service automobile dealership and associated parking on this parcel.



At its meeting on April 10, 2019, the Site Plan Review and Appearance Board approved a Class III Site Plan Modification, Landscape Plan and Architectural Elevations associated with a 3.93 acre Automotive Commercial site to modify the approved Class V Site Plan, Landscape Plan and Architectural Elevations to allow a 33,060 sf full-service automobile dealership and associated parking.

Now before the board is a Class I Site Plan Modification which includes minor changes to the façade, landscape islands, photometric plan, and a 75 sq. ft increase in total square footage for the storage room.

**Project Request:**

The proposed Class II Site Plan Modification for the Opal Grand is associated with the addition of new event deck, parking, and architectural features such as the addition of glass railings to the top of restaurant; replacing existing railings at covered walkway to cable railings; addition of stucco decorative panels (palm leaves), decorative architectural brackets, and decorative shutters; replacing decorative railings at existing parking garage; modification of the “Marriot Clock Tower;” addition of shutters to north tower; rebuilding the existing wooden roof top trellises out of aluminum and the removal of false windows on the tower feature.

**Site Plan Analysis:**

The following items identified in the Land Development Regulations shall specifically be addressed by the Site Plan Review and Appearance Board (SPRAB) for final action on the site and development applications/requests, as presented.

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

**Off-Street Parking Requirement:**

Pursuant to LDR Section 4.6.9(C)(3)(f), **Vehicle Sales and Rental Uses**, *shall provide four spaces per 1,000 square feet of gross floor area.*

- The proposed additional square footage for the 75 sq. ft. storage area does not require additional parking due to the size of the area; however, the current parking calculation includes a surplus of 150 parking spaces throughout the subject site.

**Lighting:**

Pursuant to LDR Section 4.6.8, whenever new lights are introduced on-site a photometric plan must be provided and be consistent with the minimum and maximum foot candle illumination level requirements.

- The revised photometric plan provides additional lighting surrounding the proposed storage area and meets the minimum and maximum foot candle allowances.

**Landscape Analysis:**

Pursuant to LDR Section 4.6.16(C)(1)(a), **Compliance** *Prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C),*

- The landscape plans have been reviewed by the City’s Senior Landscape Planner for compliance 4.6.16 (H)(3) for new commercial developments. The design as proposed meets the minimum requirements for tree and shrub quantity, plant size, species selection, drought tolerance and site placement.
- The revised landscape plan includes additional landscaping surrounding the new 75 sq. ft. storage area on the northeastern portion of the structure. Also, the proposal includes reconfiguration of landscape islands at the northeast corner and southeast corner of the structure.

**Architectural Elevations Analysis**

Pursuant to LDR Section 4.6.18(E), the following criteria shall be considered, by the Site Plan Review and Appearance Board, in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

- The proposed design 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.
- The facade elevations express good, 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.



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- The 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 proposal includes an addition of a 75 sq. ft. storage area which is screened with an 8' CMU wall. The exterior architectural elevation changes include the addition of a glass storefront on the northside of the service bays and on the eastside of the new car delivery area. The introduction of new canopy eyebrows (5 ft wide by 40 ft long) on the east and west side of the service drives to promote rain protection and a long canopy eyebrow (5 ft wide by 32.3 ft long) on the south side of the delivery area. Lastly, the parapet above the showroom is proposed to be raised by 5 ft to screen roof top mechanical equipment. The proposed façade changes to the structure are in conformity with good taste and design and will contribute to the image of Federal Highway.

**Review by Others:**

The subject property is not located in an area requiring review by an Advisory Board or Agency.