



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: November 18, 2020

File No.: 2020-266 SPF-SPR-CLI

Application Type: Class I Site Plan Modification

General Data:

Owner: GS Deerfield LLC

Agent: James Drago, Architect

Location: 905 SW 14th Avenue

PCN: 12-43-46-20-59-002-0000

Property Size: 2.56 Acres

FLUM: Industrial (IND)

Zoning: Light Industrial (LI)

Adjacent Zoning:

- North: Medium Density Residential (RM)
- South: Mixed Industrial & Commercial (MIC)
- East: LI
- West: MIC

Existing Land Use: Industrial

Proposed Land Use: Industrial/Office



Item before the Board:

The action before the Board is for the consideration of a Class I Site Plan Modification for **905 SW 14th Avenue** pursuant to LDR Section 2.4.5 (G), including:

- ☐ Architectural Elevations

Optional Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Class I (2020-266) Site Plan Modification, and Architectural Elevations for **905 SW 14th Avenue**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
3. Move denial of the Class I (2020-266) Site Plan Modification, and Architectural Elevations for **905 SW 14th Avenue**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.

Project Planner:

Rachel Falcone
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Review Dates:

November 18, 2020

Attachments:

1. Architectural Elevations



Project Description:

The subject request includes minor changes to the elevations such as the introduction of new windows, doors, and stairs on the structure. Also, the request includes the addition of office space by creating a second floor within the existing structure.

Assessment and Summary:

The project consists of architectural elevation changes to the existing building which includes the introduction of new windows, doors, and stairs. The proposed elevation changes are located on the east, west, and south elevations. The north elevation does not include elevation changes. Also, the request includes the introduction of a first floor 1,973 sq. ft. office and a second floor 1,973 sq. ft. office.

Background:

The subject property consists of 2.56 acres comprised of Lots 2 through 12, Block 6, Replat of Delray Beach Heights Extension Section "A" and "B," according to the plat thereof as recorded in Plat Book 28, Page 171, Public Records of Palm Beach County. The subject site is in the Light Industrial district (LI) and has a Land Use designation of Industrial. The one-story, 10,800 sq. ft. building was constructed in 1991 and contains an industrial use.

Now before the board is a Class I Site Plan Modification which includes minor changes to the elevations and the addition of a second floor within the existing structure to create office space area.

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.

Off-Street Parking Requirement:

Pursuant to LDR Section 4.6.9(C)(4)(a), **Office uses**, 4 spaces per 1,000 sq.ft. of net floor area up to 3,000 sq. ft. and then three and one-half spaces per 1,000 sq. ft. of net floor area over the initial 3,000 sq. ft.

Pursuant to LDR Section 4.6.9(C)(5)(a), **Storage and Warehouse Use**, 1 space shall be provided for each 1,000 sq. ft. of gross floor area devoted to storage and warehouse use.

Parking	Parking	Required	Provided
Warehouse (8,798 sq. ft)	1 space per 1,000 (gross sq. ft)	9 spaces	32 spaces (30 standard; 2 handicap)
Office (3,946 sq. ft)	4 spaces per 1,000 (gross sq. ft)	16 spaces	

- The existing parking on the subject site is conforming with the current Land Development Regulations. The proposed office use and current industrial use requires a total of 25 parking spaces on the subject property. Currently, the subject site contains 32 parking spaces.

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.

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 elevations incorporate the addition of new windows and doors on the upper level of the structure and the introduction of stairs on the south elevation of the existing structure. On the east and west elevations, the proposal includes the addition of two windows on the second level of the structure. On the south elevation, the proposal includes the addition of one window, two doors on the second level of the structure and two sets of stairs. The proposed stairs will include 42" high steel guard rails, landings, post supports and stair stringers. The proposed landings for the stairs are elevated to 13' 7.5" on the structure. The proposed color of the guard rails, landings, post supports, and stair stringers (staircase) are pre-finished galvanized, and the color of the proposed doors are white.