



# 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: November 19, 2020

File No.: 2020-198-  
SPM-SPR-CL2

Application Type: Class II 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

**LUM:** GC (General Commercial)

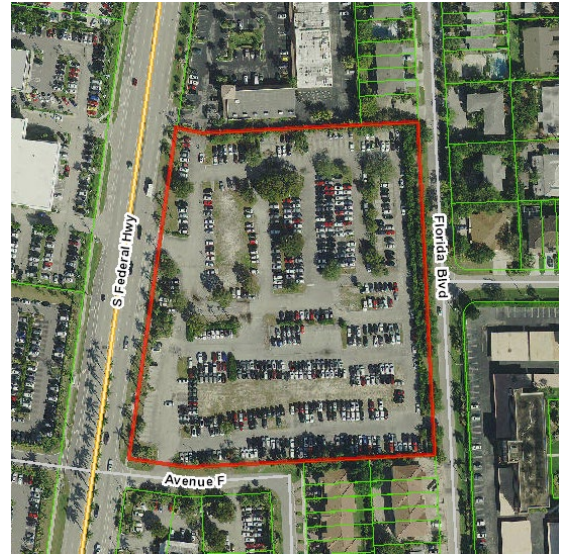
**Zoning:** AC (Automotive Commercial)

### Adjacent Zoning:

- PC (Planned Commercial) & RM (Multiple Family Residential)(North)
- AC & 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 II Site Plan Modification for Delray Ford which includes minor changes to the site plan, architectural elevations and the addition of a covered display area for specialty cars, pursuant to Land Development Regulations (LDR) Section 2.4.5(G).

### Optional Board Motions for Action Items:

- A. Move to continue with direction.
- B. Move approval of the Class II (2020-198) Site Plan Modification for Delray Ford located at 2501 S. Federal Hwy, as amended, by finding that the request is consistent with the Comprehensive and meets criteria set forth in the Land Development Regulations.
- C. Move denial of the Class II (2020-198) Site Plan Modification for Delray Ford located at 2501 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.

### Project Summary:

The subject property is zoned Automotive Commercial (AC) and is located on the eastside of Federal Highway with Florida Blvd at the rear of the property and Avenue F to the South. The proposed Class II Site Plan modification includes revisions to the building elevations including material change and changes with roll up doors and storefront windows, addition of 3,100 SF display area on the north east surface parking area and increase to the service bay area from 34 to 43 bays. There are minor landscape changes.

### 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 Land Use Designation of GC.

### Project Planner:

Jennifer Buce, Planner;  
[buce@mydelraybeach.com](mailto:buce@mydelraybeach.com),  
561-243-7138

### Review Dates:

SPRAB Board:  
November 18, 2020

### 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.

At its meeting of May 8, 2019, the Site Plan Review and Appearance Board (SPRAB) approved a Class III Site Plan to modify the site which included, a net increase in the building area of 1,949 square feet; modification of the parking area; landscape changes; and minor façade changes.

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

**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. The parking data table on the site plan indicates that 216 parking spaces are required and 408 have been provided, thus this requirement is still being met.

**Landscape Analysis**

A landscape plan has been submitted and evaluated by the City's Senior Landscape Planner. The landscape plan remains in compliance from the previous certified set in 2019. New landscaping at the south end is introduced where parking and sod were removed to make a drive isle. New landscaping is also introduced at the north east end at the specialty car display area.

**Lighting**

Per LDR Section 4.4.10(G)(6), exterior lighting fixtures shall not exceed 25 feet in height and shall be directed away from adjacent properties. These fixtures shall be sharp cutoff luminaries, shall confine the light to the site only and shall not exceed the established



measurements when calculated ten feet within the property line. New lighting is proposed at both the southeast and northeast area. The light poles are 25 feet and meet illumination requirements; after 9:00 pm they will be reduced to less than 50 FC.

### **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.

Modifications were made to the north elevations with the addition of one exterior overhead door, as well as enclosed the new car delivery area with four impact rate vision glass overhead doors; the south elevation new storefront windows with clear glass and one impact overhead door were added; and the west elevation replaced four foot high silver aluminum panels over the showroom windows with the FORD prototype. All elevations will be painted to match the approved color of Mineral Ice and Stormy Mondays. Lastly, on the northeast corner a 3,100 SF display/parking area for corvette and mustangs is proposed. The covered display area is 112' long and 16'3" high.