



*Development Services Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** Delray Park Plaza  
**Project Location:** 1311-1319 N. Federal Hwy  
**Request:** Class 3 Site Plan Modification  
**PCN:** 12-43-46-09-12-000-0050  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** October 28, 2020  
**Board Action:** 7-0

**Board Action:**

Approved (7-0)

**Project Description:**

The subject property is a 0.691-acre site comprised of portions of Lot 5 of the Harry Seemiller Subdivision. The property is zoned General Commercial (GC) and has a Future Land Use Map designation of General Commercial (GC). The building was constructed in 1957, the property includes an existing one-story 8,485 sq. ft. commercial building, which has operated as East Coast Furniture.

The subject request is a Class III Site Plan modification associated with interior and exterior modifications to a commercial structure that was built in 1957. The modification includes the introduction of an art deco architectural style. The structure will consist of a green and white color theme throughout; the colors include: White Anodized, Ice Mist, Baby Green, Ocean Spray, and Shore House Green. The modifications include the addition of 130 sq. ft and partitioning of the existing floor plan to create four (4) new bays. The proposed reconfiguration of the parking lot and addition of parking spaces decreases the existing nonconformities. The request includes modifications to landscaping and irrigation; site lighting; water, sewer, paving and drainage changes; and a new dumpster enclosure. There is no phasing of the improvements.

**Board Comments:**

N/A

**Public Comments:**

N/A

**Associated Actions:**

N/A

**Next Action:** The SPRAB action is final unless appealed by the City Commission.