



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 912 Palm Trail

Project Location: 912 Palm Trail

Request: Class I Site Plan Modification

PCN: 12-43-46-09-A2-000-0010 (0040), (0020), (0030), (0050)
(0060), (0090), (0070), (0080) (0100)

Board: Site Plan Review and Appearance Board

Meeting Date: May 26, 2021

Board Action: (3-1 Carol Perez Andreka Youngblood and John Brewer absent; Dana Adler dissenting)

Board Action:

Approved (3-1 Carol Perez, Andreka Youngblood and John Brewer absent; Dana Adler dissenting)

Project Description:

This project is located on Palm Trail north of George Bush Blvd between McKee Lane and Witherspoon Lane on two separate parcels, and consists of Kenmont First addition lots 8 to 11 inclusive according to plat thereof as recorded in plat book 22, page 24 of the public records of Palm Beach. The property consists of 0.953 acres.

At its meeting of April 12, 2017, the Site Plan Review and Appearance Board approved a Class V Site Plan which consisted of the demolition of the two existing buildings and the construction of two fee simple townhome buildings with five units each. Each unit is three story, three-bedroom townhome (the under-air square footages for Unit “A” is 3,973 sq. ft., Unit “B” is 4,932 sq. ft. and Unit “C” is 4,052 sq. ft.), with two-car garages, installation of a six ft. aluminum fence with a three by six gate in a bronze finish, grade level pools, associated landscaping.

A Class I Site Plan Modification for the Architectural elevations. There are no proposed changes to the footprint of the site plan or the landscaping, therefore no analysis of the site plan or landscape plan was conducted.

The proposed Modern architectural elevations are subtle with a new smooth stucco finish painted in super white, the impact resistant windows with silver frames. The concrete eyebrow will now be painted Super White instead of Puritan Grey. The masonry garden wall will remain as before and be painted in the proposed Super White. The Resysta applied material is no longer proposed on the building or the garage door as an accent feature. The proposed accent feature is an aluminum sunscreen in Super White. The 39” aluminum railing is in a silver finish and the aluminum gates are painted Super White. The window openings have changed slightly on the north, south, east, and west elevations.

Board Comments:

N/A

Appealable Item Report

Public Comments:

Associated Actions:

N/A

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



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: May 26, 2021

File No.: 2021-146-SPF-SPR-
CLI

Application Type: Class I Site Plan Modification

General Data:

Owner: Stamm Development Group, LLC

Location: 912 Palm Trail

PCN: 12-43-46-09-A2-000-0010 (0040), (0020), (0030), (0050)
(0060), (0090), (0070), (0080) (0100)

Property Size: 0.953 Acres

FLUM: MD (Medium Density)

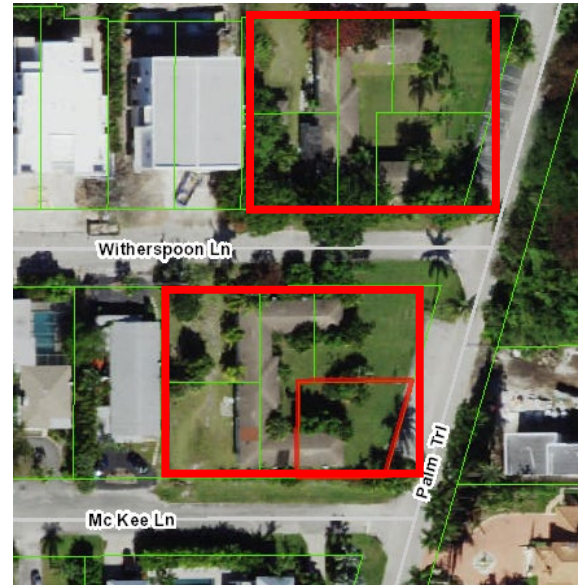
Zoning: RM (Multiple Family Residential)

Adjacent Zoning:

- North: RM
- South: RM
- East: R-1-A (Single Family Residential)
- West: RMRL (Low Density Residential)

Existing Land Use: Vacant land

Proposed Land Use: two townhome units 5 units each



Item before the Board:

The action before the Board is for the consideration of a Class I Site Plan Modification for **912 Palm Trail** pursuant to LDR Section 2.4.5 (G), including:

- ☐ Modifications to the Architectural Elevations to a previously approved Class V Site Plan Modification.

Optional Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Class I (2021-146) Site Plan Modification and Architectural Elevations for **912 Palm Trail**, as amended by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 3 of the Land Development Regulations.
3. Move denial of the Class I (2021-146) Site Plan Modification and Architectural Elevations for **912 Palm Trail**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Chapter 3 of the Land Development Regulations.

Background:

This project is located on Palm Trail north of George Bush Blvd between McKee Lane and Witherspoon Lane on two separate parcels, and consists of Kenmont First addition lots 8 to 11 inclusive according to plat thereof as recorded in plat book 22, page 24 of the public records of Palm Beach. The property consists of 0.953 acres.

At its meeting of April 12, 2017, the Site Plan Review and Appearance Board approved a Class V Site Plan which consisted of the demolition of the two existing buildings and the construction of two fee simple townhome buildings with five units each. Each unit is

Project Planner:

Jennifer Buce
buce@mydelraybeach.com
561-243-7138

Review Dates:

May 26, 2021

Attachments:

1. Building Elevations
2. survey



three story, three-bedroom townhome (the under-air square footages for Unit "A" is 3,973 sq. ft., Unit "B" is 4,932 sq. ft. and Unit "C" is 4,052 sq. ft.), with two-car garages, installation of a six ft. aluminum fence with a three by six gate in a bronze finish, grade level pools, associated landscaping.

At its meeting of September 17, 2018, the Plat was approved for the subject property.

Now before the board is a Class I Site Plan Modification for the Architectural elevations. There are no proposed changes to the footprint of the site plan or the landscaping, therefore no analysis of the site plan or landscape plan was conducted.

Architectural Elevation Analysis:

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.
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.

Approved



The approved modern architectural elevations consist of balconies, horizontal aluminum bronzed finished railings, vertical windows with clear glass and bronze frames. The vertical accents are Resysta Veneer. There are six-foot garden walls with a three by six aluminum gate in bronze finish.

The proposed Modern architectural elevations are subtle with a new smooth stucco finish painted in super white, the impact resistant windows with silver frames. The concrete eyebrow will now be painted Super White instead of Puritan Grey. The masonry garden wall will remain as before and be painted in the proposed Super White. The Resysta applied material is no longer proposed on the building or the garage door as an accent feature. The proposed accent feature is an aluminum sunscreen in Super White.

Proposed

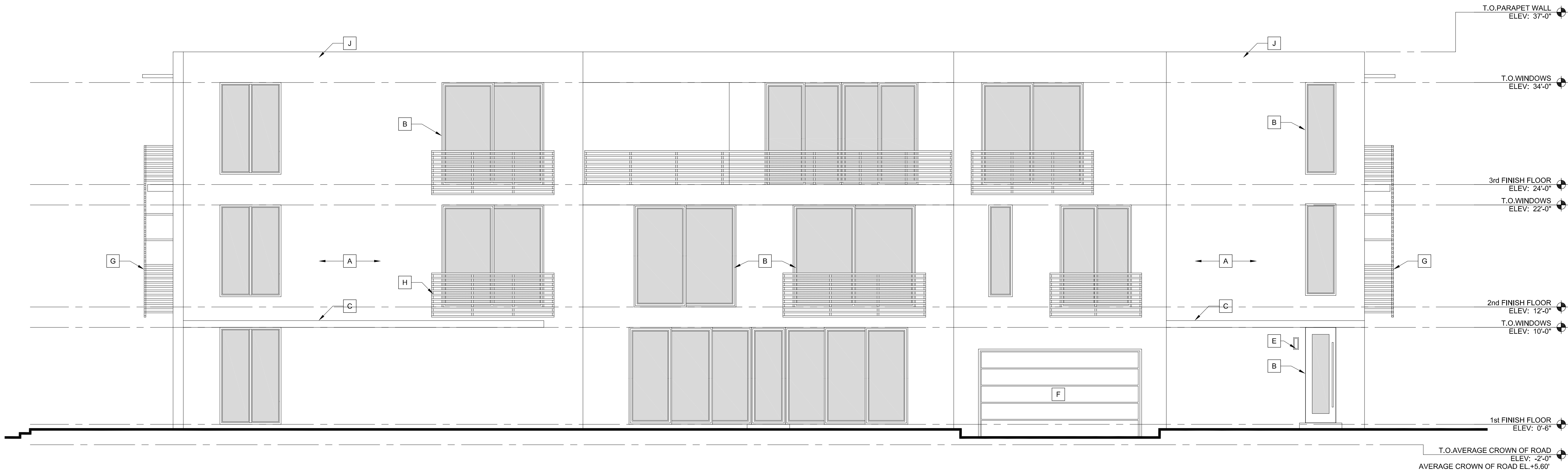
The 39" aluminum railing is in a silver finish and the aluminum gates are painted Super White. The window openings have changed slightly on the north, south, east, and west elevations.

The proposed architectural elevations are compatible with the new construction in the neighborhood with the Modern architecture. There is new construction along Palm Trail that uses some of the same aluminum railing system and the straight line and white design. The Always Delray Comprehensive Plan Objective



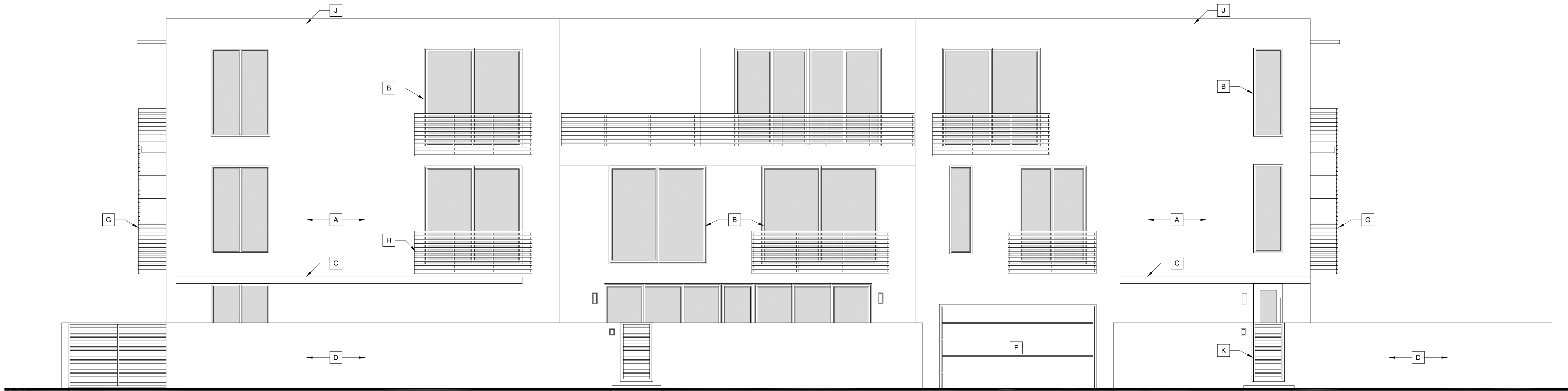


4.1 Support for Innovative Housing Design, “*Allow and promote innovative and nontraditional design and construction types to facilitate residential growth consistent with the community’s character and design.*” There is new development both multifamily and single-family homes that are proposed along Palm Trail. The new development is blending in with the original bungalows from the 1940’s and the multifamily that remains from the 1970’s. The new proposed town homes will not depreciate the neighborhood in appearance or value.



North Elevation

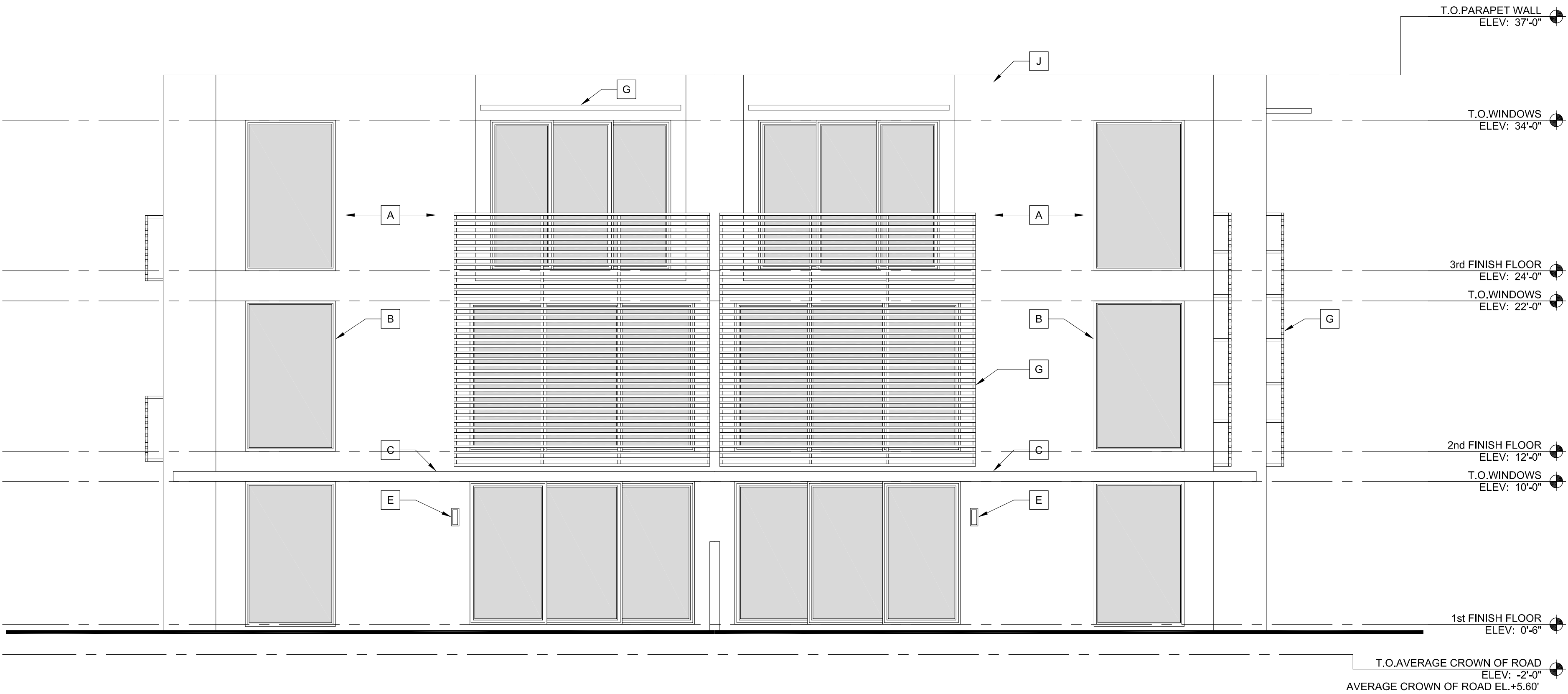
Scale: 3/16"=1'-0"



North Elevation W/Garden Wall

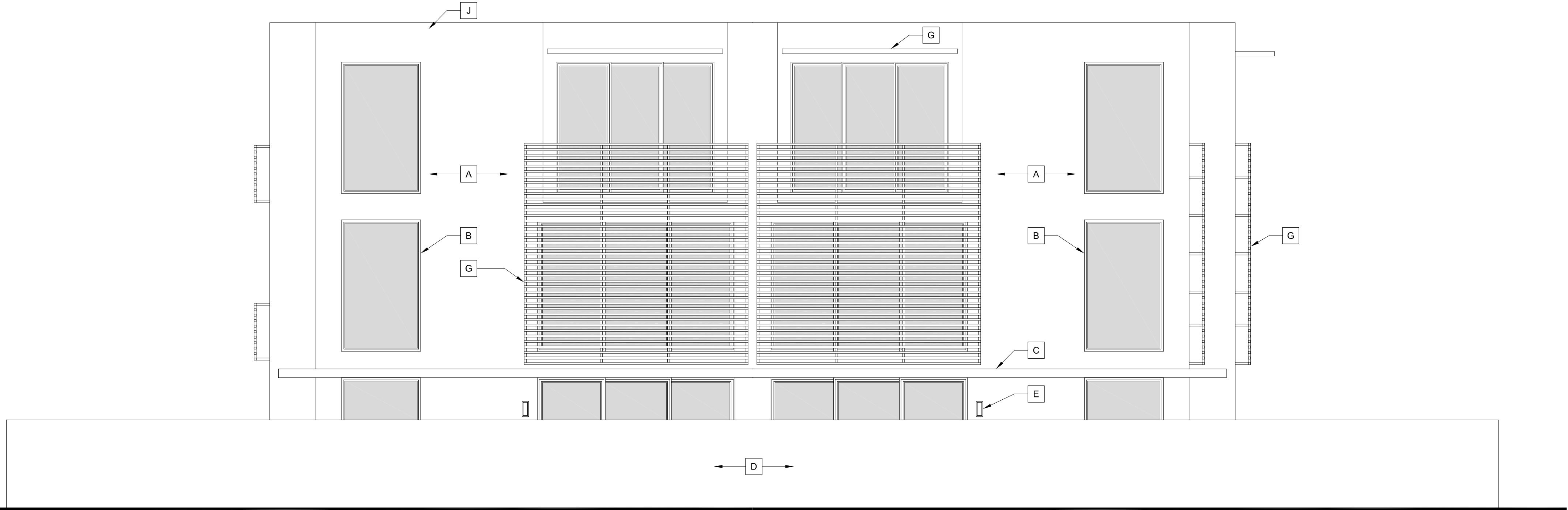
Scale: 3/16"=1'-0"

ELEVATION NOTES			
A	SMOOTH STUCCO FINISH. PAINTED COLOR SUPER WHITE - OC - 152 B.M.	F	FLUSH PANEL METAL DOOR
B	IMPACT RESISTANT DOORS AND WINDOWS W/ SILVER FRAME.	G	ALUMINUM SUNSCREEN - SUPER WHITE - OC - 152 B.M.
C	8" THICK CONCRETE EYEBROW. REFER TO STRUCTURAL DWGS. PAINTED COLOR B.M. SUPER WHITE - OC - 152 B.M.	H	39" HIGH ALUMINUM RAIL SILVER FINISH. PROVIDE SHOP DRAWING FOR ARCHITECTS REVIEW AND APPROVAL
D	MASONRY GARDEN WALL W/ SMOOTH STUCCO FINISH. REFER TO STRUCTURAL DRAWINGS. PAINTED W/ SUPER WHITE - OC - 152 B.M.	J	PARAPET WALL W/ SMOOTH STUCCO FINISH. PAINTED COLOR SUPER WHITE - OC - 152 B.M.
E	LIGHT FIXTURE (BUILDER SELECTED)	K	ALUMINUM GATES - SUPER WHITE - OC - 152 B.M.



West Elevation

Scale: 3/16"=1'-0"



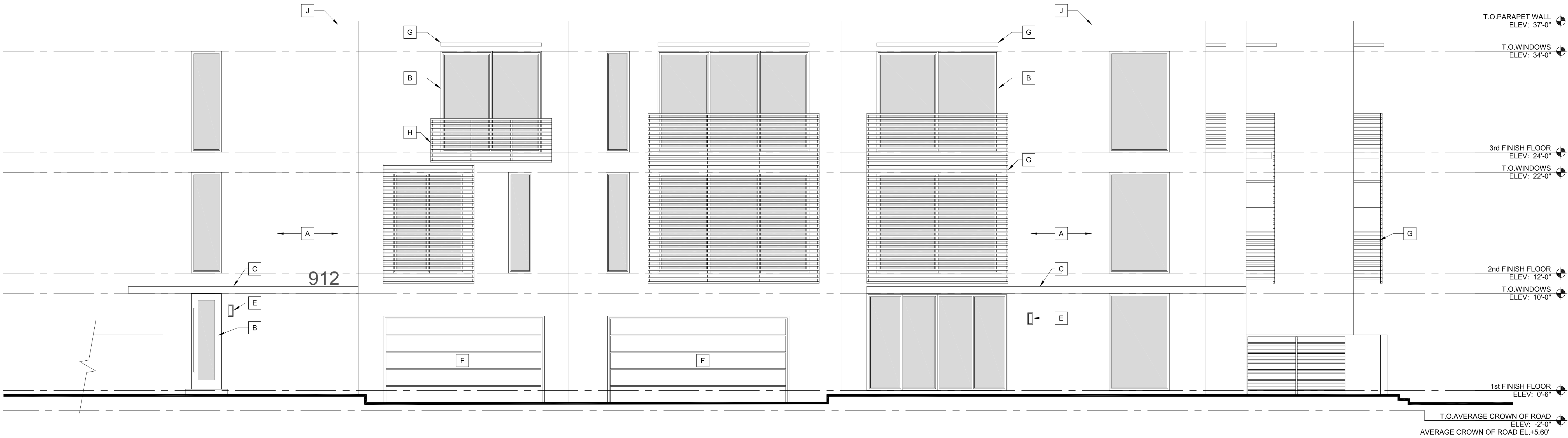
West Elevation W/ Garden Wall

Scale: 3/16"=1'-0"

LIGHT FIXTURE BY HINKLEY (2924 PS-GU24)

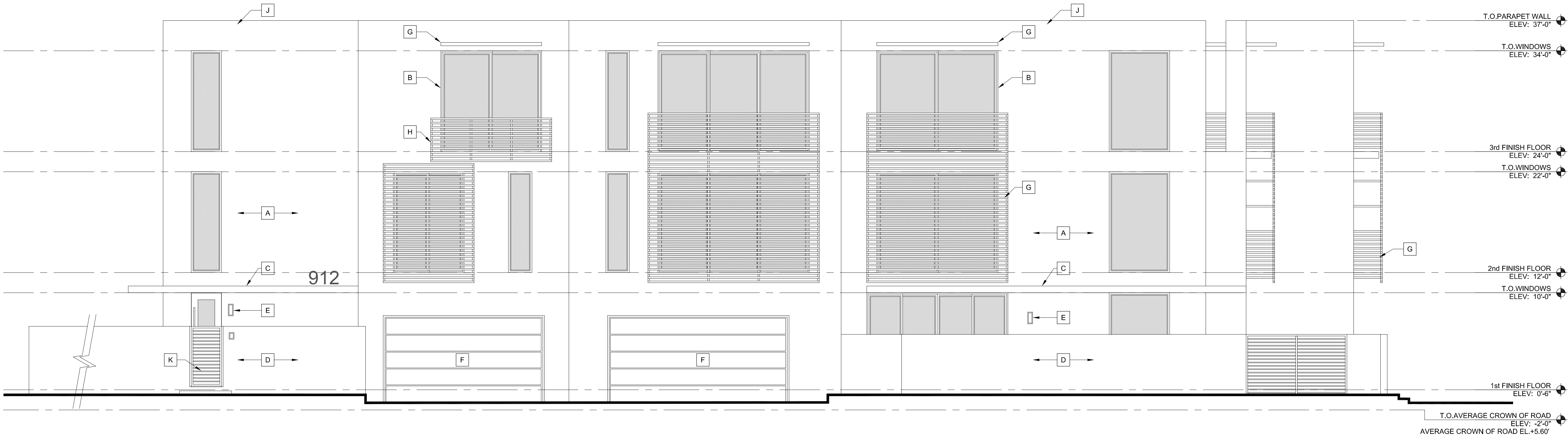
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E	LIGHT FIXTURE (BUILDER SELECTED)	K	ALUMINUM GATES - SUPER WHITE - OC - 152 B.M.

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South Elevation

Scale: 3/16"=1'-0"

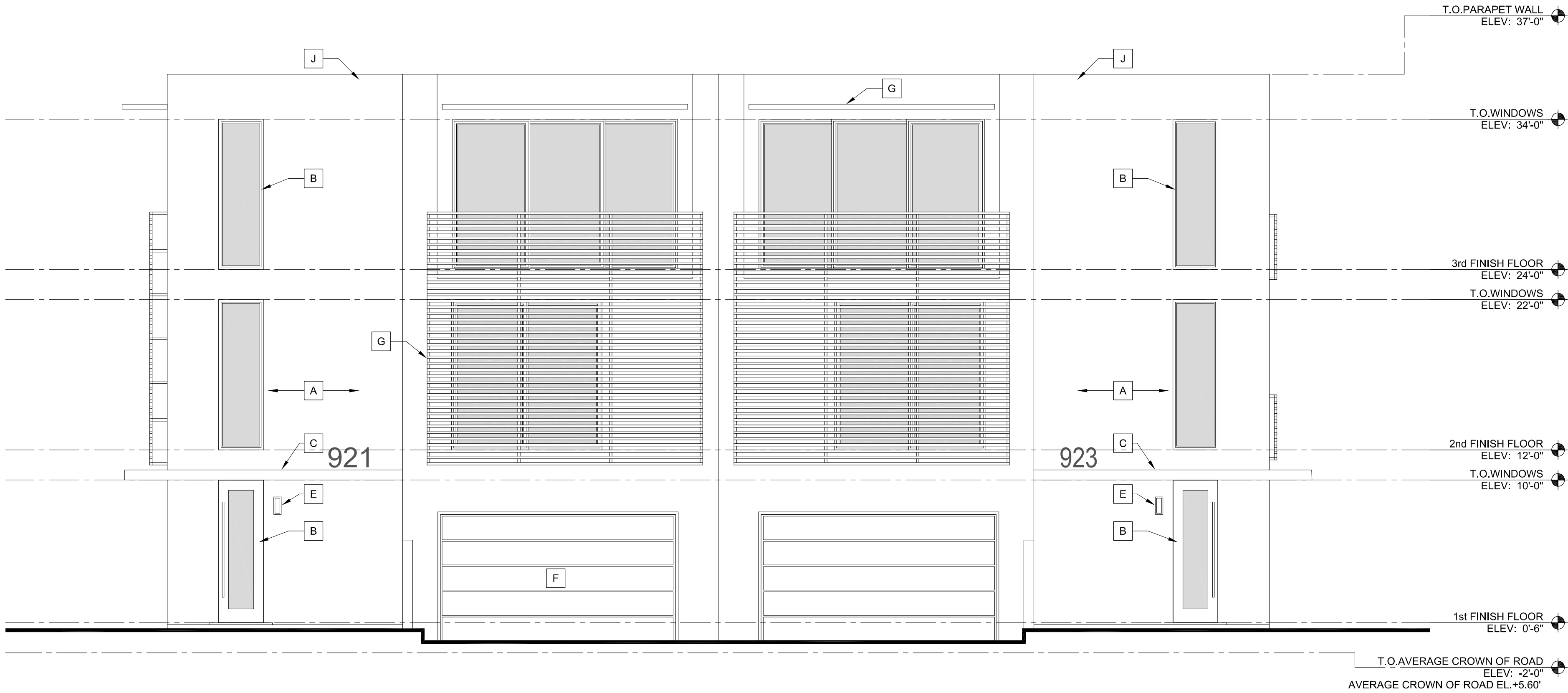


South Elevation W/Garden Wall

Scale: 3/16"=1'-0"

ELEVATION NOTES			
A	SMOOTH STUCCO FINISH. PAINTED COLOR SUPER WHITE - OC - 152 B.M.	F	FLUSH PANEL METAL DOOR
B	IMPACT RESISTANT DOORS AND WINDOWS W/ SILVER FRAME.	G	ALUMINUM SUNSCREEN - SUPER WHITE - OC - 152 B.M.
C	8" THICK CONCRETE EYEBROW. REFER TO STRUCTURAL DWGS. PAINTED COLOR B.M. SUPER WHITE - OC - 152 B.M.	H	39" HIGH ALUMINUM RAIL SILVER FINISH. PROVIDE SHOP DRAWING FOR ARCHITECTS REVIEW AND APPROVAL
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East Elevation

Scale: 3/16"=1'-0"



East Elevation W/ Garden Wall

Scale: 3/16"=1'-0"

ELEVATION NOTES

A	SMOOTH STUCCO FINISH, PAINTED COLOR SUPER WHITE - OC - 152 B.M.	F	FLUSH PANEL METAL DOOR
B	IMPACT RESISTANT DOORS AND WINDOWS W/ SILVER FRAME.	G	ALUMINUM SUNSCREEN - SUPER WHITE - OC - 152 B.M.
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LIGHT FIXTURE BY HINKLEY (2924 PS-GU24)

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