



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: July 14, 2021

File No.: 2021-172-ARC-SPR

Application Type: Material Change

General Data

Agent: John Mulleavy, Rooftec Consulting & Management Inc.

Applicant: Ocean Hammock HOA

Location: 1224-1260 Pelican Lane

Property Size: 1.47 Acres

FLUM: Medium Density (MD)

Zoning:

Medium Density Residential (RM)

Adjacent Zoning:

- North: RM
- South: RM
- East: RM
- West: RM

Existing Land Use:

Multifamily Residential



Proposed Land Use: Multifamily Residential

Background:

On September 27, 2000, a 10-unit townhouse development was approved by the Site Plan Review and Appearance Board (SPRAB). The units were designed with alternating roofing systems which includes metal and tile. Currently, six units have a metal roofing system, and 4 units have a tile roofing system. The applicant is proposing to replace the existing metal roof on units 1224, 1232, 1240, 1244, 1252, and 1260 to match the tile roof systems on units 1228, 1236, 1248, and 1256. The proposed material change from metal to tile will maintain the existing Charcoal tile color.

Item before the Board:

The item before the board is a material change from a Charcoal colored metal roof on units 1224, 1232, 1240, 1244, 1252, and 1260 to Boral Saxony 900 concrete tiles in the color Charcoal.

Project Planner:

Rachel Falcone, Planner
falconer@mydelraybeach.com

Review Dates:

SPRAB: July 14, 2021

Attachments:

1. Elevations