



# 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:** September 22, 2021 | **File No.:** 2021-197-SPI-SPR-CL1 | **Application Type:** Class I Site Plan Modification

#### General Data:

**Agent:** Joanie Godsey, ArcVision

**Applicant/Owner:** Tesla / JGO III LLC

**Location:** 3000 S. Federal Highway

**PCN:** 12-43-46-29-23-000-0010

**Property Size:** 4.69 acres

**LUM:** GC (General Commercial)

**Zoning:** AC (Automotive Commercial)

#### Adjacent Zoning:

- North: PC (Planned Commercial)
- South: PC
- East: PC
- West: RM (Medium Density Residential)

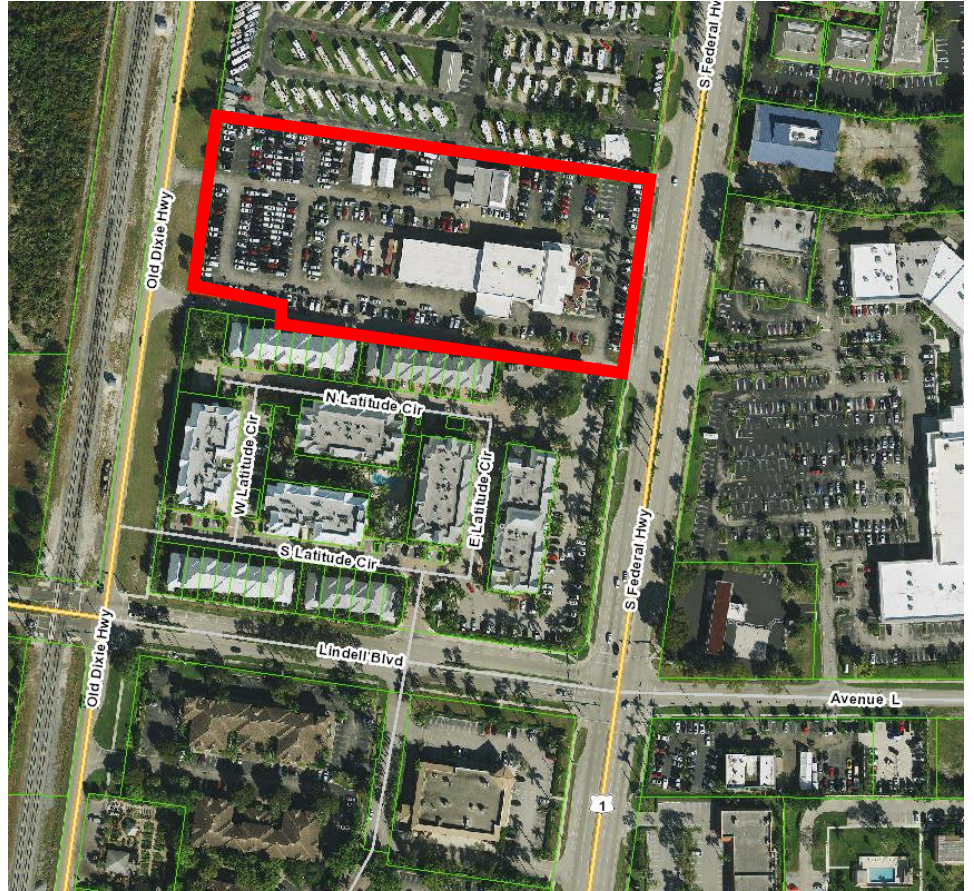
**Existing Land Use:** Dealership

**Proposed Land Use:** Dealership

#### Item before the Board:

The action before the Board is a Class I Site Plan Modification for Tesla pursuant to LDR Section 2.4.5 (G)(1)(d), including the following:

- ☐ Site Plan
- ☐ Architectural Elevations



#### Optional Board Motions:

- A. Move to continue with direction.
- B. Move approval of the request for the Class I (2021-197) Site Plan and Architectural Elevations for **Tesla** located at **3000 S. Federal Hwy**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- C. Move denial of the request for the Class I (2021-197) Site Plan and Architectural Elevations for **Tesla** located at **3000 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.

#### Background:

The subject property is a 4.69-acre site comprised of the North ½ of that portion of the abandoned Avenue K right-of-way lying West of the West right-of-way line for U.S. Highway No. 1 and East of Old Dixie Highway, less the West 50 feet thereof, as shown on the plat of Del-Raton Park, as recorded in Plat Book 14, Pages 9-10 of the Public Records of Palm Beach County, Florida. The property is zoned Automotive Commercial (AC) and has a Future Land Use Map designation of General Commercial (GC). The property

#### Project Planner:

Rachel Falcone, Planner  
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#### Review Dates:

SPRAB Board:  
September 22, 2021

#### Attachments

1. Site Plan
2. Architectural Elevations
3. Demolition Plan
4. Photos



includes an existing 40,562 sq. ft. full service automotive dealership with a showroom and service area.

The City Commission approved the annexation of the subject property on May 22, 1984, approved the site plan for the existing automotive dealership on June 26, 1984, approved the abandonment of Avenue K, which conveyed the northern half to Sherwood Honda on July 5, 2005, and approved the abandonment of a 10-foot utility easement along the southern border of the property to accommodate for additional parking, landscaping and other structure associated with the construction of the bullpen parking area on August 19, 2008.

At its meeting of November 20, 2008, the Site Plan Review and Appearance Board (SPRAB) approved a Class II Site Plan Modification associated with the construction of bullpen parking areas as a result of the easement abandonment approval by City Commission. On April 11, 2018, the SPRAB approved the Class I Site Plan Modification associated with the removal of the blue tile parapet roof and enclosure of the existing clearstory windows with white stucco on all sides of the main structure.

Now before the Board is a Class I Site Plan Modification associated façade and site improvements.

### **Project Description:**

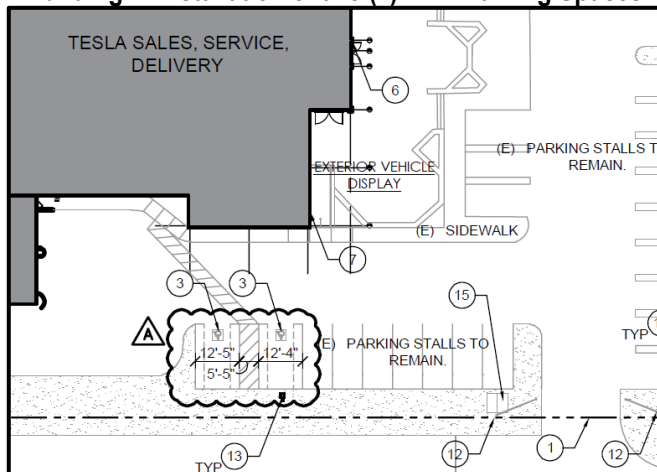
The subject request is a Class I Site Plan modification associated with façade and site improvements such as painting of the two structures; modifications to the mansard roof; updating ADA compliance; addition of a freestanding canopy covering six parking spaces; and the addition of vehicle charging stations for service use only.

### **Site Analysis:**

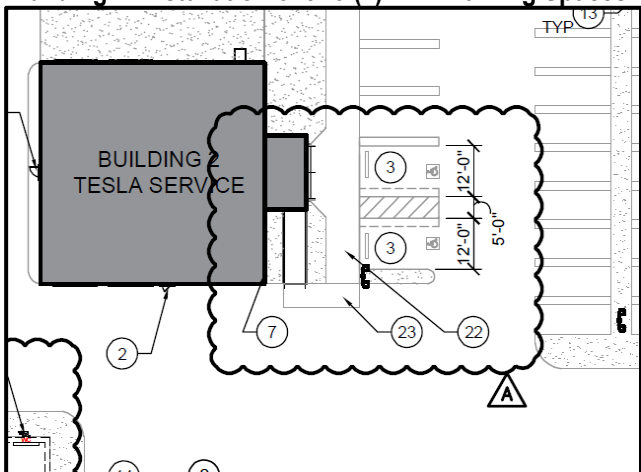
The following items identified in the Land Development Regulations shall specifically be addressed by the Site Plan Review and Appearance Board (SPRAB) for final action on the site and development applications/requests, as presented.

The site improvements include a freestanding hip cantilever canopy awning to cover six (6) existing parking spaces behind Building 2. This area will be used for vehicles waiting for pick-up after service. Additionally, the site improvements include the addition of two (2) ADA parking spaces for code compliance purposes. Currently, building 1 and 2 have one ADA parking space each. The proposal includes the addition of an ADA accessible parking space to each building (shown in images below). Building 1 includes the addition of one (1) ADA accessible space on the southern portion of the property and building 2 includes the of addition one (1) ADA accessible space on the northeastern portion of the property. A pedestrian access from Building 1 to the improved ADA accessible spaces is being implemented.

**Building 1: Installation of two (2) ADA Parking Spaces**

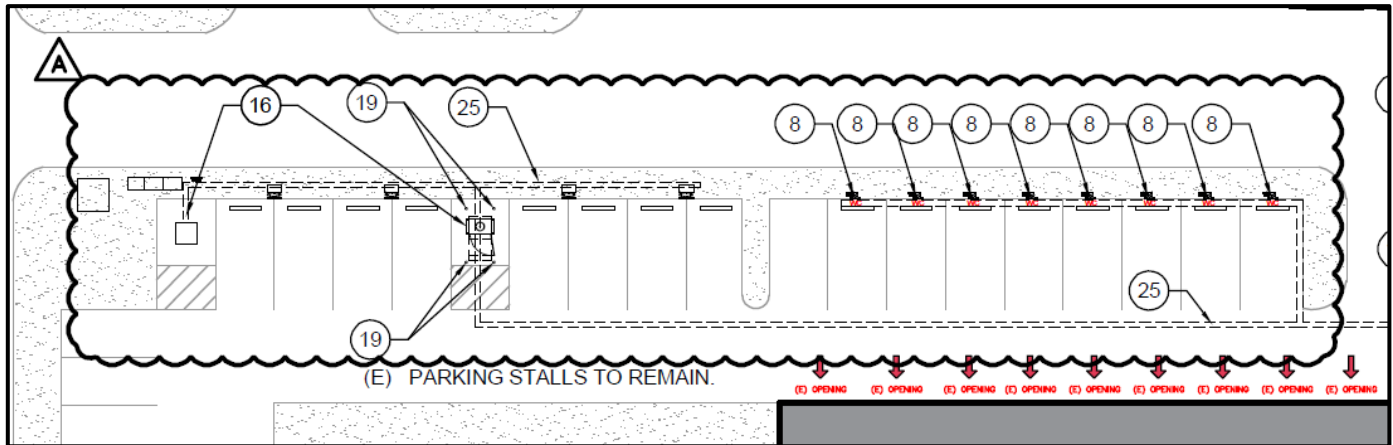


**Building 2: Installation of two (2) ADA Parking Spaces**





The proposal includes the installation of eight (8) charging stations and two (2) superchargers that will be used for service use only and not be accessible to the public. The charging stations and superchargers will be located the row of paring just north of Building 1. The two (2) superchargers are proposed in existing parking spaces; however, the subject site currently has a surplus of parking spaces, therefore, the property meets code parking requirements. The superchargers will be protected by 6-inch concrete filed pipe bollards.



### Architectural Elevations and Aesthetics

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 proposed design 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 facade elevations express good, 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 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 elevation changes include modifications to the existing roof and paint colors of the structures on the subject site. The proposal includes the construction of a mansard style roof to Building 1 and 2. The existing roof of the structure is mansard styled, however, surrounding the roof is similar to an awning that is apart of the roof of the structure. The applicant requests to create the roof line at one level to create the mansard roof. color palette for the structure will consist of a light gray on all the walls and accent colors of dark gray metal panels; the colors include "Bunny Gray" and "Trout Gray." The structure is consistent with the design requirements throughout the city. The quality of the architecture will not cause the local/evolving environment to depreciate in appearance or value. The proposed development is compatible with development in the area.