



Planning & Zoning Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Palm Beach Auto Group

Project Location: West Side of NE 5th Avenue adjacent to the CSX railroad

Request: Architectural Elevation changes

Board: Site Plan Review and Appearance Board

Meeting Date: March 9, 2016

Board Action:

Approved 5-0. Absent; Roger Cope, Jose Aguila, Chair

Project Description-noting staff concerns:

The subject property is located on the west side of NE 5th Avenue adjacent to the CSX railroad within the Central Business District (CBD). The building was constructed in 1961, and consists of a 1,288 sq. ft. automotive service repair, and sales center. The property is legally described as Hofman Addition Lot1 (Less State Road R/W) & North Half of NE 6th Street South of And Adjacent Thereto.

The development proposal involves exterior façade renovations and upgrades to all four building elevations, which includes adding new wall sconces, fabric canopy (marine blue color), new anodized aluminum reveals, new finish aluminum drip edge, stucco finish (white color) and painting of the four sides of the building.

Board comments:

The Board approved the proposal with the following conditions:

1. All lights be uniform and the same level on the structure
2. That the proposed lighting conforms to the LDR requirements
3. The utility lines along the side of the structure be placed underground
4. Addition of gutters be installed for proper drainage
5. Coordinate the reveals so they are continuous along the building face.

Public input – noting comments and concerns:

No public input

Associated Actions: No actions

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

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

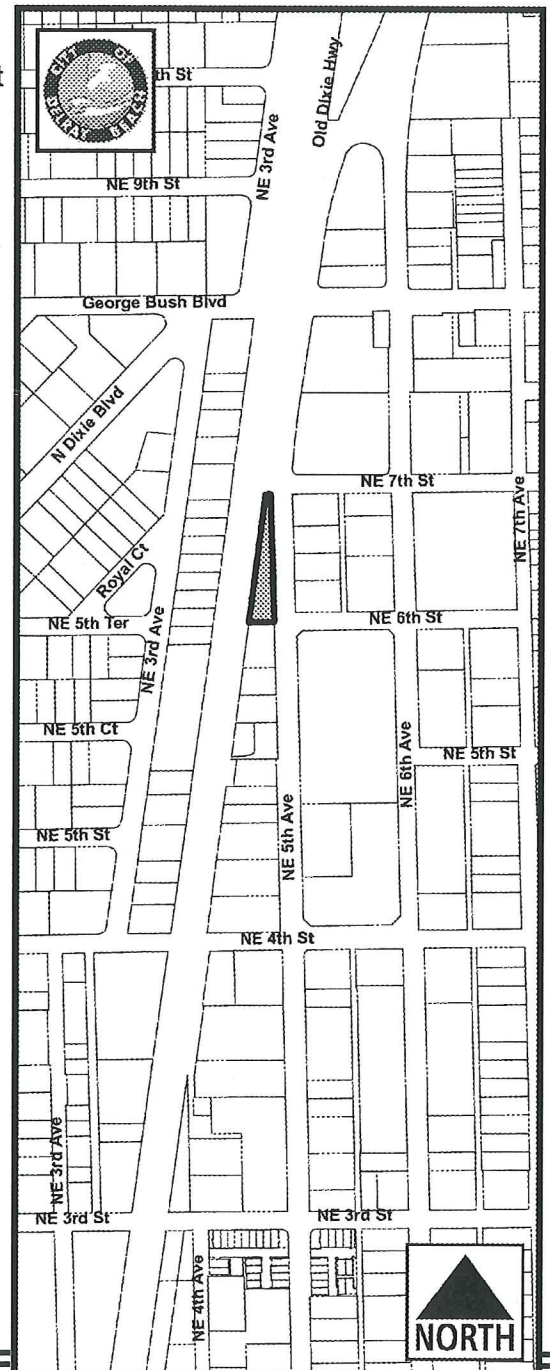
RECOMMENDATION: APPROVAL
MEETING March 9, 2016

DATE:

ITEM: Palm Beach Auto Group: Class I Site Plan Modification associated with architectural elevation changes to the existing structure.

GENERAL DATA:

Agent..... Stephan Neary
Location..... West side of NE 5th Avenue adjacent to the CSX Railroad in the CBD.
Property Size..... 0.33 acres
Existing FLUM..... GC (General Commercial)
Current Zoning..... Central Business District (CBD)
Adjacent Zoning..... North: CBD (Central Business District)
East: RM (Central Business District)
South: RM (Central Business District)
West: CSX Railroad
Existing Land Use..... Automobile service, and sales





SITE PLAN REVIEW AND APPEARANCE BOARD MEMORANDUM STAFF REPORT



Agent: Stephan Neary
Project Name: Palm Beach Auto Group
Project Location: 630 NE 5th Avenue

ITEM BEFORE THE BOARD

The item before the Board is approval of an architectural elevation change associated with a Class I Site Plan Modification for the Palm Beach Auto Group, pursuant to LDR Section 2.4.5(G)(1)(a).

BACKGROUND / PROJECT DESCRIPTION

The subject property is located on the west side of NE 5th Avenue adjacent to the CSX railroad within the Central Business District (CBD). The building was constructed in 1961, and consists of a 1,288 sq. ft. automotive service repair, and sales center. The property is legally described as Hofman Addition Lot1 (Less State Road R/W) & North Half of NE 6th Street South of And Adjacent Thereto.

A Class I Site Plan Modification has recently been submitted for architectural elevation changes to the existing structure, and is now before the Board for action.

ANALYSIS

LDR Section 4.6.18(B)(14) 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:

- (a) 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.
- (b) 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.
- (c) 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.

The development proposal involves exterior façade renovations and upgrades to all four building elevations, which includes adding new wall sconces, fabric canopy (marine blue color), new anodized aluminum reveals, new finish aluminum drip edge, stucco finish (white color) and painting of the four sides of the building (vanilla milkshake color). All windows, doors, site work, parking and landscaping existing are to remain. The introduction of the architectural changes will not adversely

affect the surrounding area and will not materially depreciate the neighboring areas. Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E).

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Class I site plan modification and associated architectural elevations for the Palm Beach Auto Group based on positive findings with respect to Land Development Regulations Section 4.6.18(B)(14).
- C. Deny the Class I site plan modification and associated architectural elevations for the Palm Beach Auto Group based upon a failure to make positive findings with respect to Land Development Regulations Section 4.6.18(B)(14).

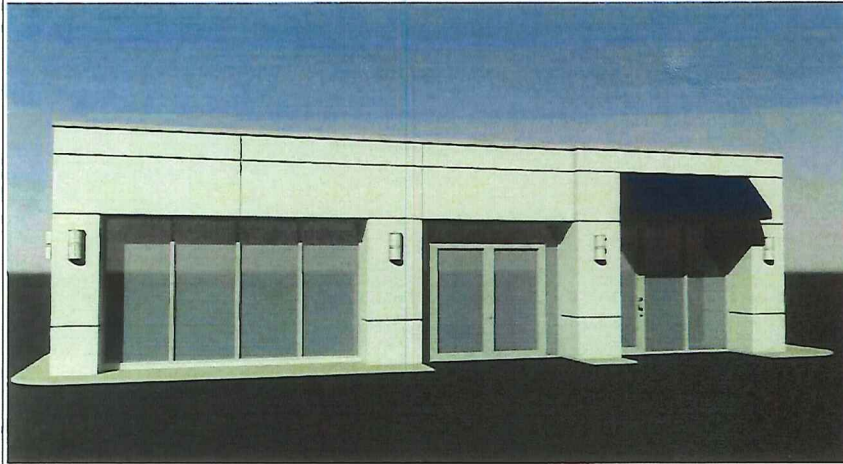
RECOMMENDATION

Approve the Class I Site Plan Modification for the Palm Beach Auto Group, based upon positive findings with respect to Section 4.6.18(B)(14) of the Land Development Regulations.

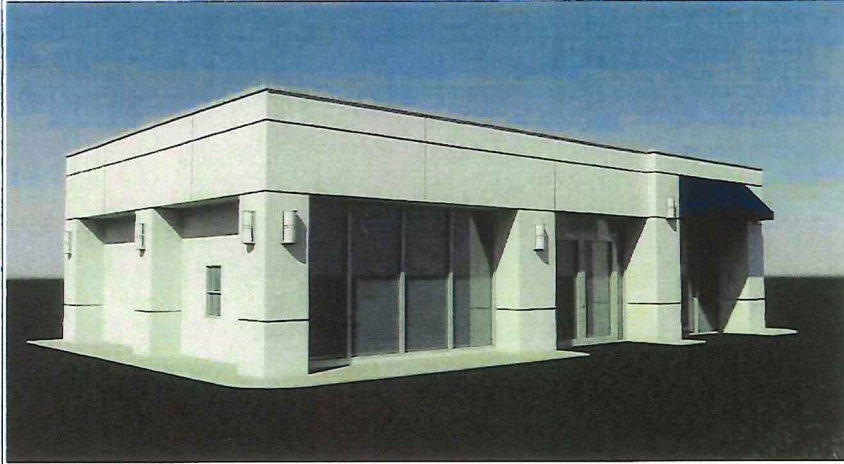
Attachments:

- Site Plan
- Architectural Elevations

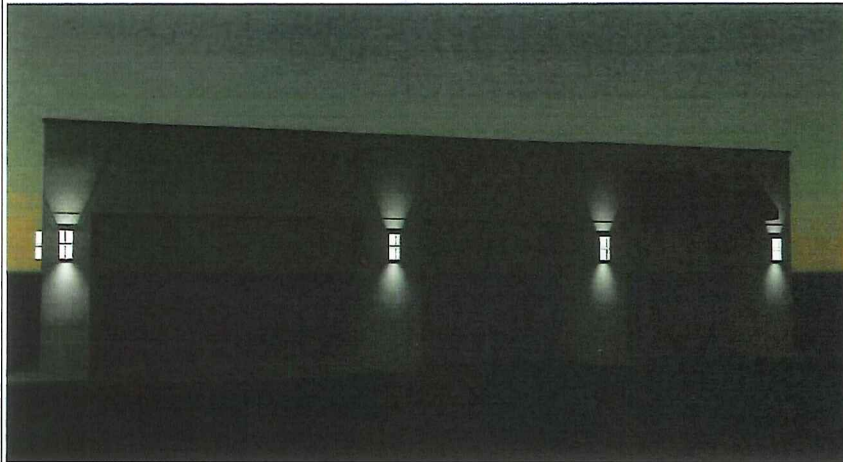
Staff Report Prepared by: Michael Vinci, Planner



N. NORTH EAST PERSPECTIVE (DAY) 3
SCALE: 1/8"=1'-0"



NORTH EAST PERSPECTIVE (DAY) 1
SCALE: 1/8"=1'-0"



N. NORTH EAST PERSPECTIVE (DUSK) 4
SCALE: 1/8"=1'-0"

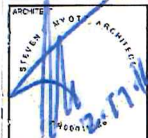


NORTH EAST PERSPECTIVE (DUSK) 2
SCALE: 1/8"=1'-0"



PALM BEACH AUTO GROUP
• INTERIOR RENOVATION •

830 NE 5TH AVENUE
DELMAR BEACH, FLORIDA 33431



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PROJECT NO. 2017-01
DATE: 12-7-17

NO.	DATE	DESCRIPTION
1	12-7-17	ISSUED FOR PERMIT
2	12-7-17	ISSUED FOR PERMIT
3	12-7-17	ISSUED FOR PERMIT
4	12-7-17	ISSUED FOR PERMIT
5	12-7-17	ISSUED FOR PERMIT
6	12-7-17	ISSUED FOR PERMIT
7	12-7-17	ISSUED FOR PERMIT
8	12-7-17	ISSUED FOR PERMIT
9	12-7-17	ISSUED FOR PERMIT
10	12-7-17	ISSUED FOR PERMIT

COLOR
RENDERINGS

A101



A-10

**BUILDING
PHOTO**
**EXISTING NE
PERSPECTIVE**

NO. DATE ISSUED FOR:
1. 02/08/08 PRELIMINARY REVIEW
2. 02/08/08 PRELIMINARY REVIEW
3. 02/08/08 PRELIMINARY REVIEW
4. 02/08/08 PRELIMINARY REVIEW

PROJECT NO. 01
DRAWN BY: 01
CHECKED BY: 01

ALL DIMENSIONS ARE IN FEET AND INCHES.
DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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PALM BEACH AUTO GROUP

- INTERIOR RENOVATION -

630 NE 5TH AVENUE
DELRAY BEACH, FLORIDA 33483





A-1

**BUILDING
PHOTO**
**EXISTING EAST
ELEVATION**

NO.	DATE	ISSUED FOR
1	10/20/05	FINAL PLAN REVIEW
2	10/20/05	FINAL PLAN REVIEW
3	10/20/05	FINAL PLAN REVIEW
4	10/20/05	FINAL PLAN REVIEW
5	10/20/05	FINAL PLAN REVIEW
6	10/20/05	FINAL PLAN REVIEW
7	10/20/05	FINAL PLAN REVIEW
8	10/20/05	FINAL PLAN REVIEW
9	10/20/05	FINAL PLAN REVIEW
10	10/20/05	FINAL PLAN REVIEW
11	10/20/05	FINAL PLAN REVIEW
12	10/20/05	FINAL PLAN REVIEW
13	10/20/05	FINAL PLAN REVIEW
14	10/20/05	FINAL PLAN REVIEW
15	10/20/05	FINAL PLAN REVIEW
16	10/20/05	FINAL PLAN REVIEW
17	10/20/05	FINAL PLAN REVIEW
18	10/20/05	FINAL PLAN REVIEW
19	10/20/05	FINAL PLAN REVIEW
20	10/20/05	FINAL PLAN REVIEW

PROJECT NO.
DRAWING BY:
CHECKED BY:
DATE:
BY:

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ARCHITECT**

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boynton beach, florida
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p: 561.734.7034



A-5

BUILDING
PHOTO
EXISTING NORTH
ELEVATION

NO. DATE ISSUED FOR:
1 06/06/06 PERMIT REVIEW
2 06/20/06 PERMIT REVIEW
3 07/12/06 PERMIT REVIEW
4 08/08/06 SITE PLAN REVIEW

PROJECT NO. 060606
DRAWN BY: [signature]
CHECKED BY: [signature]
DATE: 06/06/06

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480044888

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A-3

STREETSCAPE
PHOTO 3
SITE PHOTO

NO.	DATE	ISSUED FOR:
1	1/2/03	PRELIMINARY REVIEW
2	1/2/03	PRELIMINARY REVIEW
3	1/2/03	PRELIMINARY REVIEW
4	1/2/03	PRELIMINARY REVIEW
5	1/2/03	PRELIMINARY REVIEW
6	1/2/03	PRELIMINARY REVIEW
7	1/2/03	PRELIMINARY REVIEW
8	1/2/03	PRELIMINARY REVIEW
9	1/2/03	PRELIMINARY REVIEW
10	1/2/03	PRELIMINARY REVIEW
11	1/2/03	PRELIMINARY REVIEW
12	1/2/03	PRELIMINARY REVIEW
13	1/2/03	PRELIMINARY REVIEW
14	1/2/03	PRELIMINARY REVIEW
15	1/2/03	PRELIMINARY REVIEW
16	1/2/03	PRELIMINARY REVIEW
17	1/2/03	PRELIMINARY REVIEW
18	1/2/03	PRELIMINARY REVIEW
19	1/2/03	PRELIMINARY REVIEW
20	1/2/03	PRELIMINARY REVIEW

PROJECT NO.
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STEVEN E. MYOTT, ARCHITECT
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