



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

**Project Name:** Bank United  
**Project Location:** 331 E. Atlantic Avenue  
**Request:** Class I Site Plan Modification  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** January 11, 2017

**Board Action:**

Class I Site Plan Modification  
Approved 6-0 (Fred Kaub absent)

**Project Description:**

The subject property is located at the northwest corner of East Atlantic Avenue and NE 4th Avenue. in the Central Business District (CBD). The two-story mixed use building was built in 1918 and consists of approximately 11,713 sq. ft. The ground level consists of 3,253 sq. ft. of business professional space currently occupied by Bank United, and 2,378 sq. ft. of retail space. The second floor involves 6,082 sq. ft. of residential use.

The proposed architectural elevation change involves the installation of 11 shed style (without sides) white frame awnings. The proposed fabric will be a variation of pacific blue, light blue, white, and a multi-stripe pattern, which is called *Sunbrella's Baycrest Pacific*. Each awning will be located above a door or window opening along the south and east elevations of the building and above the ATM attached to the east facade.

**Board Comments:**

The Board approved the proposal with the following condition:

- That a Hold Harmless Agreement be submitted to the City prior to issuance of a building permit;

**Public Comments:**

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---

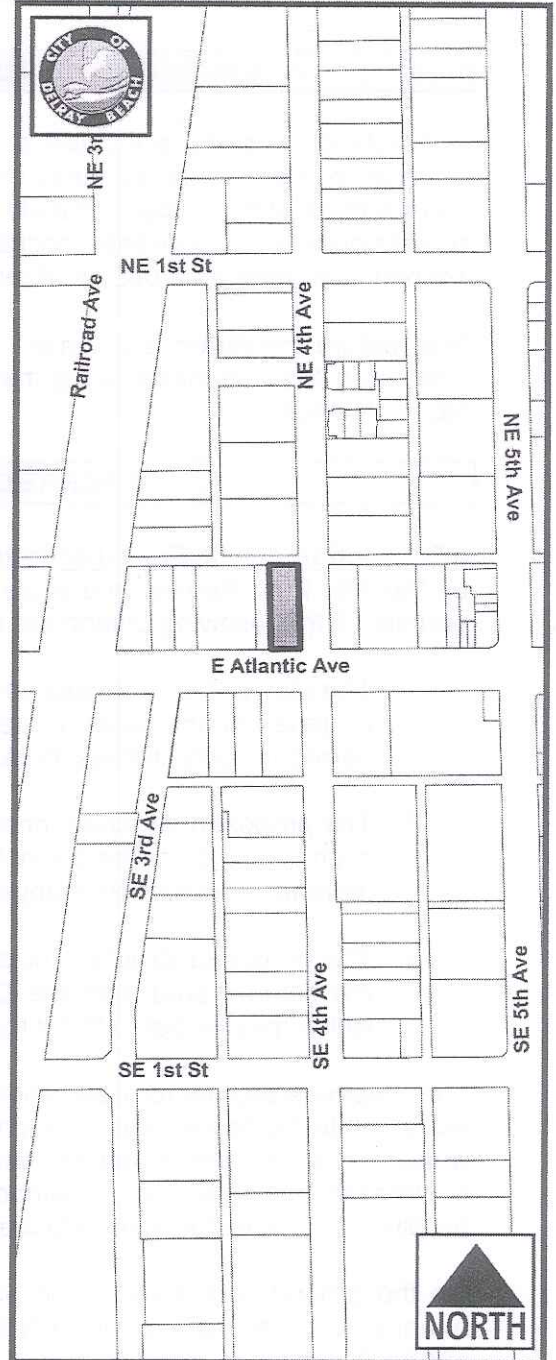
**MEETING DATE:** January 11, 2017

**ITEM:** Class I Site Plan Modification associated with an architectural elevation change requesting the installation of 11 shed style fabric awnings along the south and east elevations.

**RECOMMENDATION:** Approval of the Class I Site Plan Modification for Bank United.

## GENERAL DATA:

Applicant..... Delray Awning, Inc.  
Owner/Agent..... Ross David James TR  
Location..... 331 E. Atlantic Avenue - northwest corner of East Atlantic Avenue and NE 4th Avenue  
Property Size..... 11,713 sf.  
Future Land Use Map.... CC (Commercial Core)  
Current Zoning..... CBD (Central Business District)  
Adjacent Zoning. North: CBD  
                          East: CBD  
                          South: CBD  
                          West: CBD  
Existing Land Use..... Mixed Residential, Office and Commercial  
Proposed Land Use.... Mixed Residential, Office and Commercial  
Water Service..... Existing on site  
Sewer Service..... Existing on site





### 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 **Bank United**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a). The subject property is located at 331 E. Atlantic Avenue on the northwest corner of East Atlantic Avenue and NE 4th Avenue.

### BACKGROUND INFORMATION

The subject property is located at the northwest corner of East Atlantic Avenue and NE 4th Avenue. in the Central Business District (CBD). The two story mixed use building was built in 1918 and consists of approximately 11,713 sf. The ground level consists of 3,253 sf. of business professional space currently occupied by Bank United, and 2,378 sf. of retail space. The second floor involves 6,082 sf. of residential use.

Now before the Board is a Class I Site Plan Modification associated with the installation of 11 shed style fabric awnings along the south and east elevations, which face Atlantic Avenue and NE 4<sup>th</sup> Avenue.

### ARCHITECTURAL ELEVATIONS 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.

The proposed architectural elevation change involves the installation of 11 shed style (without sides) white frame awnings. The proposed fabric will be a variation of pacific blue, light blue, white, and a multi-stripe pattern, which is called *Sunbrella's Baycrest Pacific*. Each awning will be located above a door or window opening along the south and east elevations of the building and above the ATM attached to the east facade.

On the ground floor level of the building, there will be 4 individual awnings facing Atlantic Avenue, and one awning facing NE 4<sup>th</sup> Avenue. Along the second level of the building, there will be 3 individual awnings facing Atlantic Avenue, and 3 individual awnings facing NE 4<sup>th</sup> Avenue. The width of each awning is based on the opening size of each window and door that it will cover; thus, the width of each structure varies from 7' to 22'. The ground level awnings



will have a clearance height of 7'-6". Additionally, each individual awning along the first and second levels will project 3 feet from the building facades. The survey provided indicates that the existing structure does not have a front setback; thus, the proposed awnings will encroach entirely into the right-of way. Pursuant to LDR Section 4.3.4 (H)(4)(o), canopies, marquees and covered walkways may extend into the public right-of-way when approved by the Chief Building Official through approval of an applicable agreement with the City. This is noted as a condition of approval.

The proposed architectural elevation change 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), subject to the submission of a Hold Harmless agreement to the City.

#### REVIEW BY OTHERS

At its meeting of November 14, 2016, the **Downtown Development Authority (DDA)** reviewed the development proposal and recommended approval.

#### ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the request for a Class I site plan modification for elevation changes for the **Bank United (File 2017-019)** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.
- C. Move denial of the request for a Class I site plan modification, for elevation changes for the **Bank United (File 2017-019)** by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

#### STAFF RECOMMENDATION

Move approval of the Class I Site Plan Modification and architectural elevations for **Bank United**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations with the following condition:

1. That a recorded Hold Harmless agreement be submitted to the City prior to issuance of a building permit.

Staff Report Prepared by: Debora Slaski, Assistant Planner  
Attachments: Survey, Renderings, Awning Detail, Streetscape Photos.

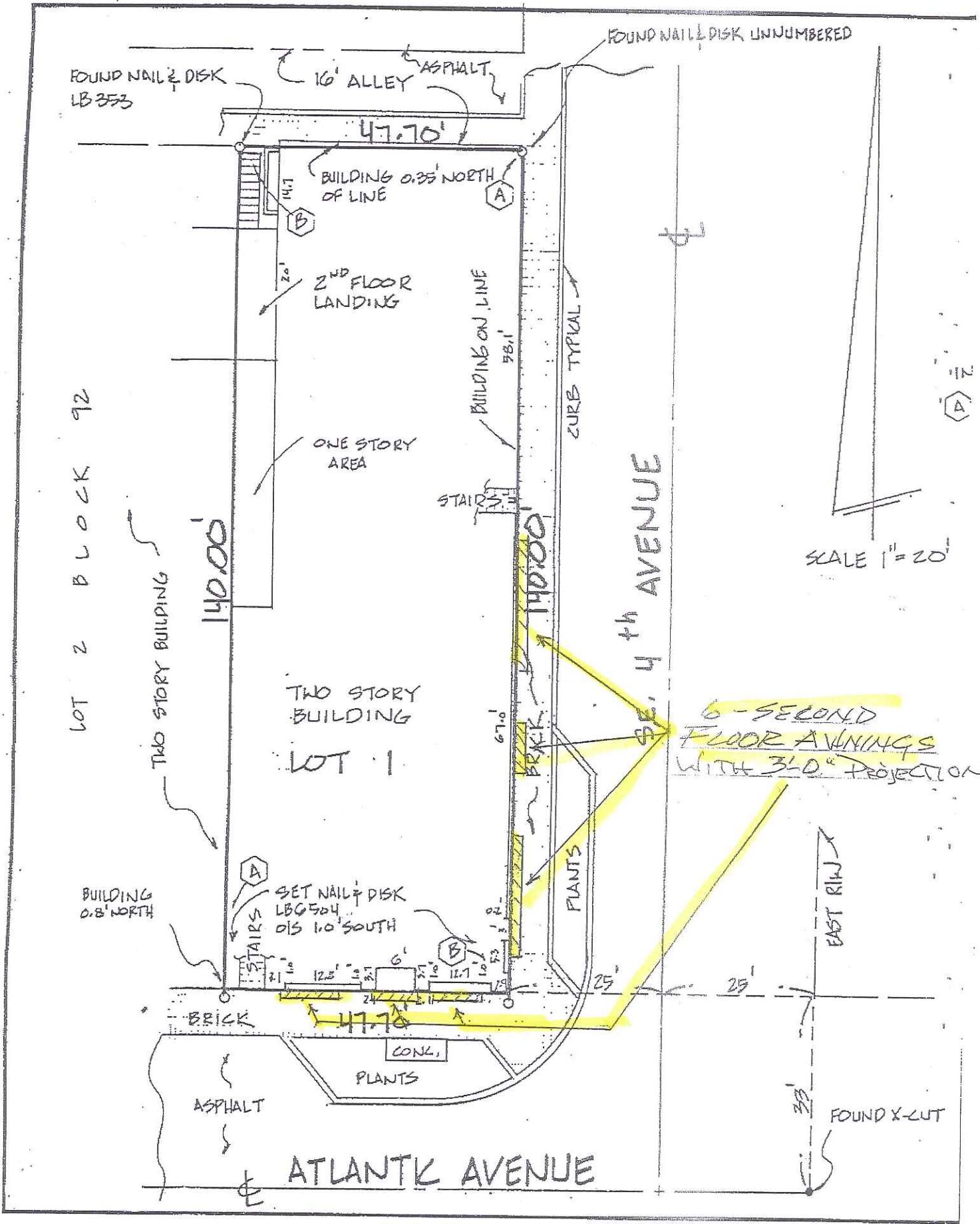


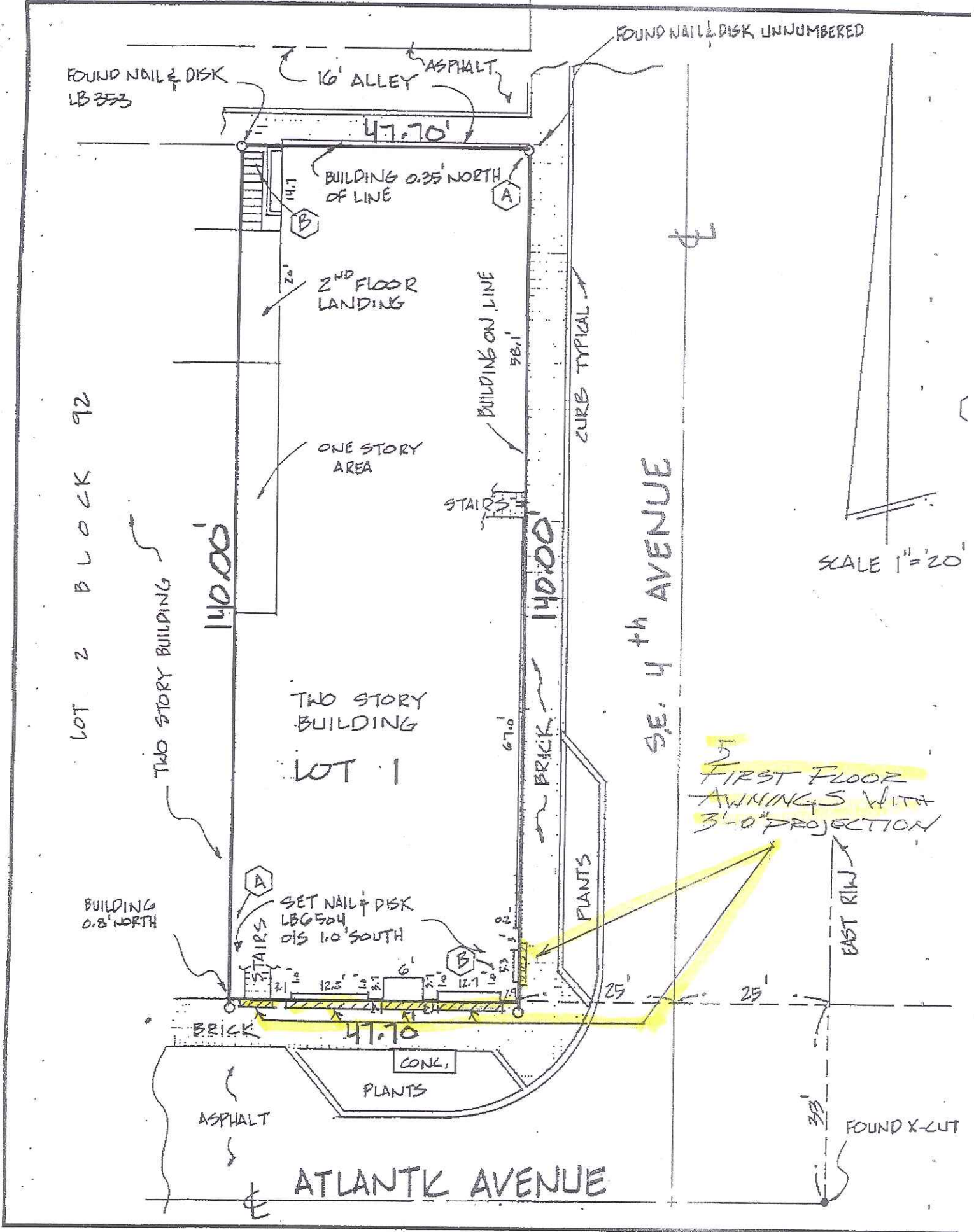












FOUND NAIL & DISK UNNUMBERED

FOUND NAIL & DISK  
LB 3533

16' ALLEY ASPHALT

47.70'

BUILDING 0.35' NORTH  
OF LINE

2<sup>ND</sup> FLOOR  
LANDING

BUILDING ON LINE  
56.1'

ONE STORY  
AREA

STAIRS

LOT 2 BLOCK 92

TWO STORY BUILDING

140.00'

TWO STORY  
BUILDING

LOT 1

140.00'

BRICK

SE. 4<sup>TH</sup> AVENUE

SCALE 1" = 20'

5  
FIRST FLOOR  
AWNINGS WITH  
3'-0" PROJECTION

BUILDING  
0.8' NORTH

SET NAIL & DISK  
LBC504  
DIS 1.0' SOUTH

STAIRS

PLANTS

BRICK

47.70'

CONG.

PLANTS

ASPHALT

ATLANTIC AVENUE

FOUND X-CUT

EAST R/W

33'

25'

25'

67.0'

02'

5.3'

12.7'

2.1'

6'

12.5'

2.1'

2.1'

2.1'

2.1'

2.1'

2.1'

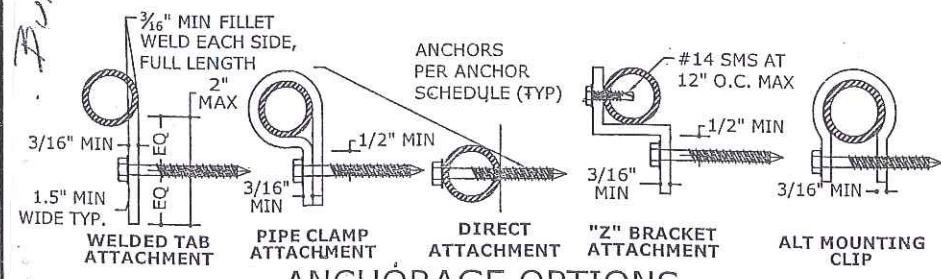
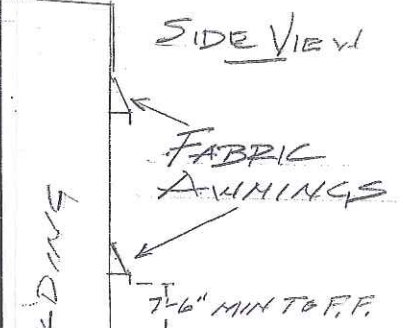
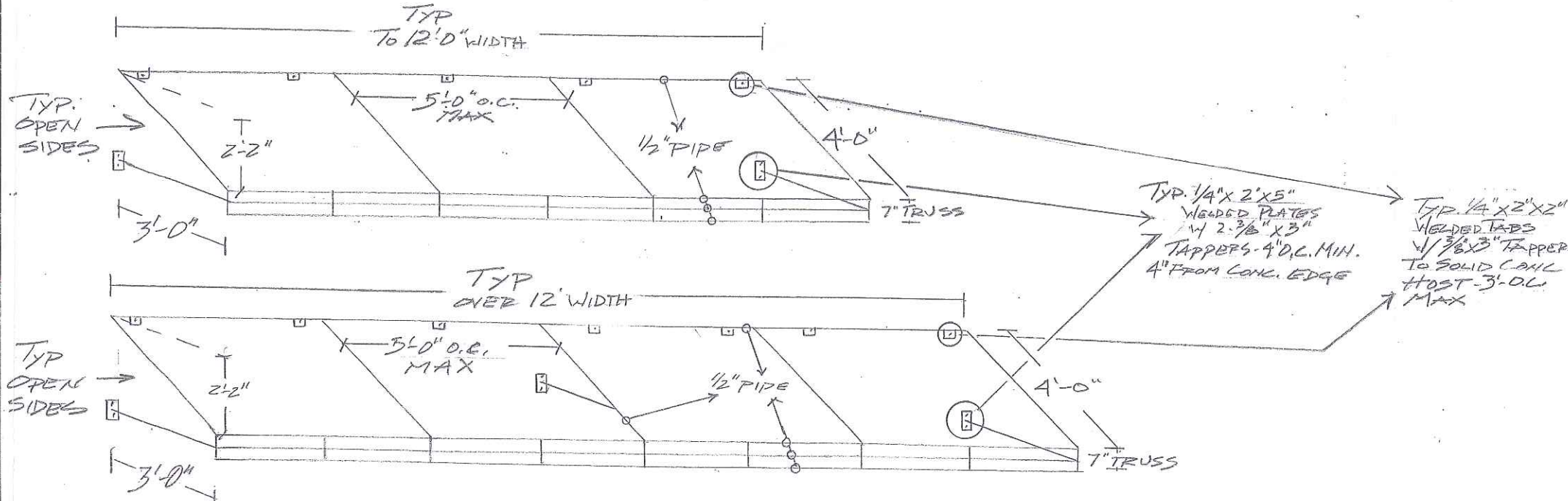
2.1'

2.1'

2.1'



# 11 STOREFRONT WINDOW AWNINGS (BAHAMA STYLE)



**ANCHORAGE OPTIONS** N.T.S.

PIPE	WALL THICK	OUTSIDE DIAM	INSIDE DIAM
1/2" DIAM	0.109"	0.840"	0.622"
3/4" DIAM	0.113"	1.050"	0.824"
1" DIAM	0.133"	1.315"	1.049"
1-1/4" DIAM	0.140"	1.660"	1.380"
1-1/2" DIAM	0.145"	1.900"	1.610"

## ANCHOR SCHEDULE

- 3/8" ELCO CONFLX (2 1/2" MIN EMBED TO CONCRETE OR GROUT-FILLED BLOCK, 3 3/4" MIN EDGE DISTANCE, 6" MIN SPACING).
- 3/8" POWERS WEDGE BOLT (2 1/2" MIN EMBED TO CONCRETE OR GROUT-FILLED BLOCK, 4 1/2" MIN EDGE DISTANCE, 4 1/2" MIN SPACING).
- 3/8" POWERS POWER-BOLT (2" MIN EMBED TO CONCRETE OR GROUT-FILLED BLOCK, 4 1/2" MIN EDGE DISTANCE, 3 3/4" MIN SPACING).
- 3/8" HILTI KWIKBOLT III (2 1/2" MIN EMBED TO CONCRETE OR GROUT-FILLED BLOCK, 4 1/2" MIN EDGE DISTANCE, 5 5/8" MIN SPACING).

## GENERAL NOTES:

1. ALL STRUCTURES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE FIFTH EDITION (2014) AND ASCE 7-10 (MRH=15', EXP='C',  $V_{ult}^* = 115$ MPH (3 SEC GUST), RISK CATEGORY I, 1.5:12 MIN. SLOPE, PITCHED/GABLE ROOF, MWFRS ROOF OVER OPEN STRUCTURE, OBSTRUCTED OR UNOBSTRUCTED WIND FLOW). MAXIMUM DESIGN PRESSURE OF 25 PSF.  
[\* $V_{asd}$  MAY BE CALCULATED WITH THE FOLLOWING CONVERSION:  $V_{asd} = V_{ult}^* \cdot \sqrt{0.6}$ ]
2. ALL PIPE SHALL BE ASA SCHEDULE 40 OR GATORSHIELD 14 GAGE GALVANIZED UNLESS NOTED OTHERWISE.
3. ALL WELDS SHALL COMPLY WITH A.W.S. CODE, CURRENT EDITION. ALL WELDS SHALL BE FULL LENGTH WITH 3/16" FILLET (U.N.O.), COVERED WITH ALUM PAINT.
4. FABRIC COVERING SHALL BE REMOVED WHEN SUSTAINED WINDS REACH 75mph (90mph 3-SECOND GUST). FABRIC COVERING SHALL BE EXTERIOR, NON-METALLIC, NON-CORROSIVE, & WATER RESISTANT. FABRIC SELECTION IS BEYOND THE SCOPE OF THIS CERTIFICATION.
5. FRAMES WITHOUT COVERING HAVE BEEN DESIGNED BY RATIONAL ANALYSIS TO WITHSTAND  $V_{ult} = 170$ mph (3-SECOND GUST) WINDS IN EXPOSURES 'D'.
6. THE AWNING OWNER SHALL BE NOTIFIED OF THESE CONDITIONS BY THE PERMIT HOLDER. NO WARRANTY, EXPRESSED OR IMPLIED, IS CONTAINED HEREIN.
7. THE EXISTING HOST STRUCTURE MUST BE CAPABLE OF SUPPORTING THE LOADED SYSTEM AS VERIFIED BY THE PERMIT HOLDER. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS CONTAINED HEREIN.
8. ENGINEERING EXPRESS HAS NOT VISITED THIS JOBSITE. INFORMATION CONTAINED HEREIN IS BASED ON CONTRACTOR-SUPPLIED DATA AND MEASUREMENTS. ENGINEERING EXPRESS SHALL NOT BE HELD RESPONSIBLE OR LIABLE IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS. DIMENSIONS ARE SHOWN TO ILLUSTRATE DESIGN FORCES AND OTHER DESIGN CRITERIA. THEY MAY VARY SLIGHTLY, BUT MUST REMAIN WITHIN THE LIMITATIONS SPECIFIED HEREIN. WORK SHALL BE FIELD VERIFIED BY OTHERS PRIOR TO CONSTRUCTION. ENGINEERING EXPRESS SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO RE-EVALUATE OUR WORK UPON DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS AND FABRICATION AND INSTALLATION OF MATERIALS.
9. ENGINEER SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et. al. INDEMNIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, & CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE, & FEDERAL CODES & FROM DEVIATIONS OF THIS PLAN.
10. EXCEPT AS EXPRESSLY PROVIDED HEREIN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED.

FRANK L. BENNARDO, P.E.  
PE # 0046549

IF CHECKED, CORRECTING P.E. APPEARS IN GENERAL NOTES

VALID FOR 1 PERMIT ONLY U.N.O.  
VALID ONLY WITH ORIGINAL ENGINEER SEAL

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DELRAY BEACH, FL 33445  
PHONE: (561) 276-5381

**BANK UNITED**  
331 E ATLANTIC AVE  
DELRAY BEACH FL

REMARKS	DATE	DRAWN/CHKD	
		INIT	FLB
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SCALE:  
6/2010 EDN

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