



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 415 – 419 E. Atlantic Avenue
Project Location: 415 – 419 E. Atlantic Avenue
Request: Class I Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: March 22, 2017

Board Action:

Approved (5-0, Shannon Dawson and Linda Purdo-Enochs absent) for the renovation of the wall feature between two storefronts.

Project Description:

The subject property is described as Blair's Downtown Subdivision located on the north side of East Atlantic Avenue west of NE 5th Avenue in the Central Business District (CBD). The 0.121 acre site was built in 1925 and is currently occupied by two retail stores.

The proposed elevation change includes the removal of the wall mounted light fixture, decorative mould head and wall hung planters. This will be replaced with a mosaic inlay in hirsh glass tile with a coral trim. In addition, the base will be infilled with pavers to match the city's side walk.

Staff Recommendation:

Approve

Board Comments:

none

Public Comments:

A question was asked where the monument sign was located as it is a difficult campus to navigate.

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: March 8, 2017

ITEM: Class I Site Plan Modification (2017-104) associated with architectural elevation changes for renovations of an existing wall feature.

RECOMMENDATION: Approval

GENERAL DATA:

Applicant..... Robert Currie

Owner/Agent..... Dennis F. Ratner Revocable Trust

Location..... 415 – 419 E. Atlantic Avenue

Property Size..... 0.121 Acres

Future Land Use Map.... CC (Commercial Core)

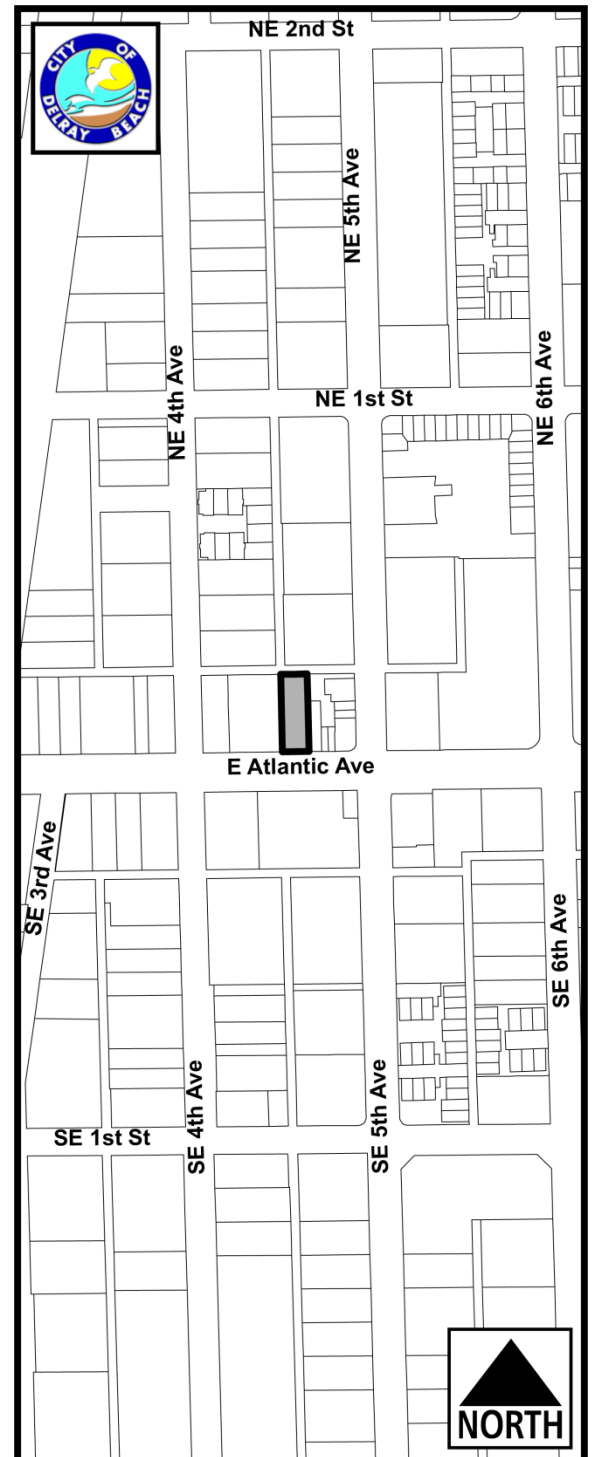
Current Zoning..... CBD (Central Business District)

Adjacent Zoning....North: CBD (Central Business District)

East: CBD (Central Business District)

South: CBD (Central Business District)

West: CBD (Central Business District)



ITEM BEFORE THE BOARD

The action before the Board is approval of a Class I Site Plan Modification for 415 – 419 E. Atlantic Avenue associated with the renovation of the wall feature between two storefronts pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a).

BACKGROUND

The subject property is described as Blair's Downtown Subdivision located on the north side of East Atlantic Avenue west of NE 5th Avenue in the Central Business District (CBD). The 0.121 acre site was built in 1925 and is currently occupied by two retail stores.

The action before the Board is a Class I Site Plan Modification associated with the renovation of the existing wall feature.

ARCHITECTURAL ELEVATION ANALYSIS

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 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 elevation change includes the removal of the wall mounted light fixture, decorative mould head and wall hung planters. This will be replaced with a mosaic inlay in hirsh glass tile with a coral trim. In addition, the base will be infilled with pavers to match the city's side walk.

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).

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Class I site plan modification for 415 – 419 E. Atlantic Avenue, 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).
- C. Deny the Class I site plan modification for 415 – 419 E. Atlantic Avenue, by adopting the findings of fact and law contained in the staff report, and finding that the request is

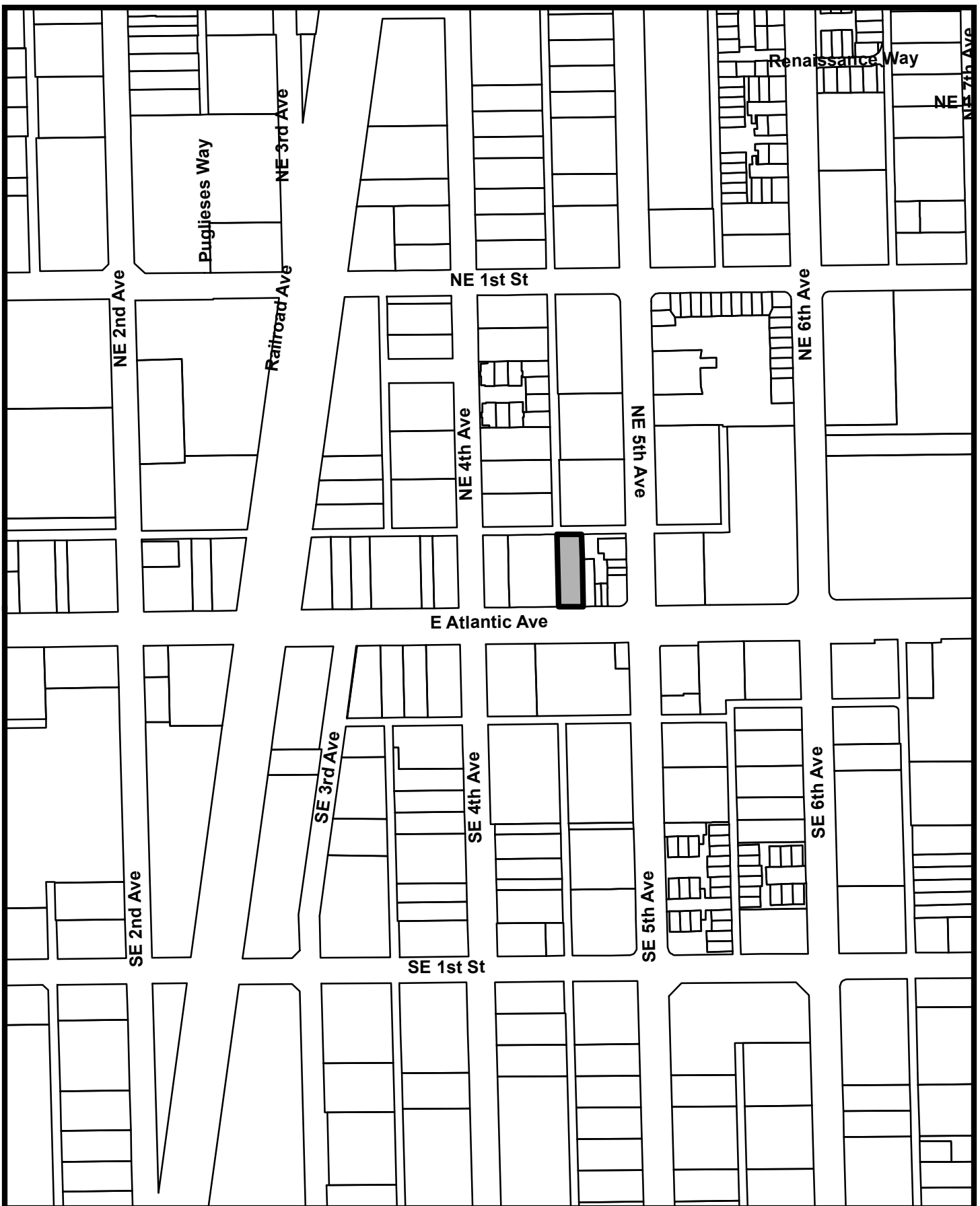
inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 4.6.18(E).

RECOMMENDATION

Approve the Class I site plan modification for 415 – 419 E. Atlantic Avenue, 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).

Report Prepared By: Jennifer Buce, Assistant Planner

Attachments: Site Plan; Location Map



415-419 E. Atlantic Avenue **LOCATION MAP**

 Subject Property

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STREET VIEW AREA OF WORK



BEFORE



TILE INSERT CORAL TRIM AFTER

GENERAL PROJECT DATA:

PROJECT LOCATION: 415-419 EAST ATLANTIC AVE. DELRAY BEACH FLORIDA 33483

PROJECT SUMMARY: RENOVATION OF A WALL FEATURE. REMOVING OF WALL-MOUNT LIGHT, DECORATIVE MOULD HEAD AND WALL HUNG PLANTERS. PROVIDING TILE MOSAIC INLAY ALONG WALL AND THE INSTALLATION OF PAVERS AT THE BASE TO MATCH THE CITY'S SIDEWALK.



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Interiors, &
Sustainable Design

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T: (561) 276-4951 F: (561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :
DRC SPRAB CLASS I : 2/16/2017

BIDS

PERMIT

CONSTRUCTION

SEAL

PROJECT TITLE
415-419 EAST
ATLANTIC

ATLANTIC AVE., DELRAY
BEACH, FL.

REVISIONS

NUM.	DESCRIPTION	DATE
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THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

FILE NUMBER
J:\161001_415-419 E ATLANTIC DRAWINGS\161001-Central.rvt

DRAWING TITLE
PAVER BRICK
SECTION,
DRIVEWAY
APRON DETAIL

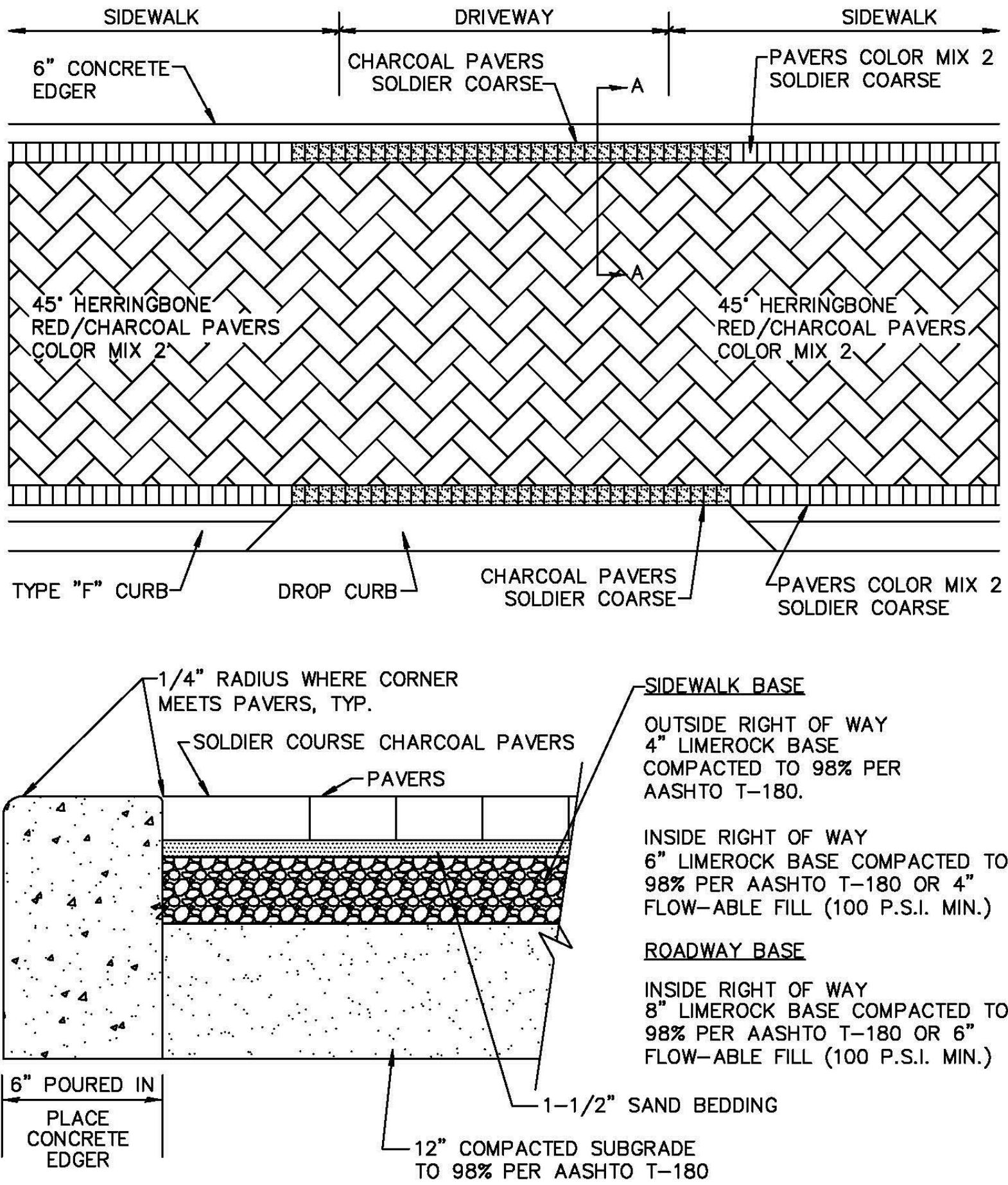
DATE
2/16/2017

DRAWN BY
JC

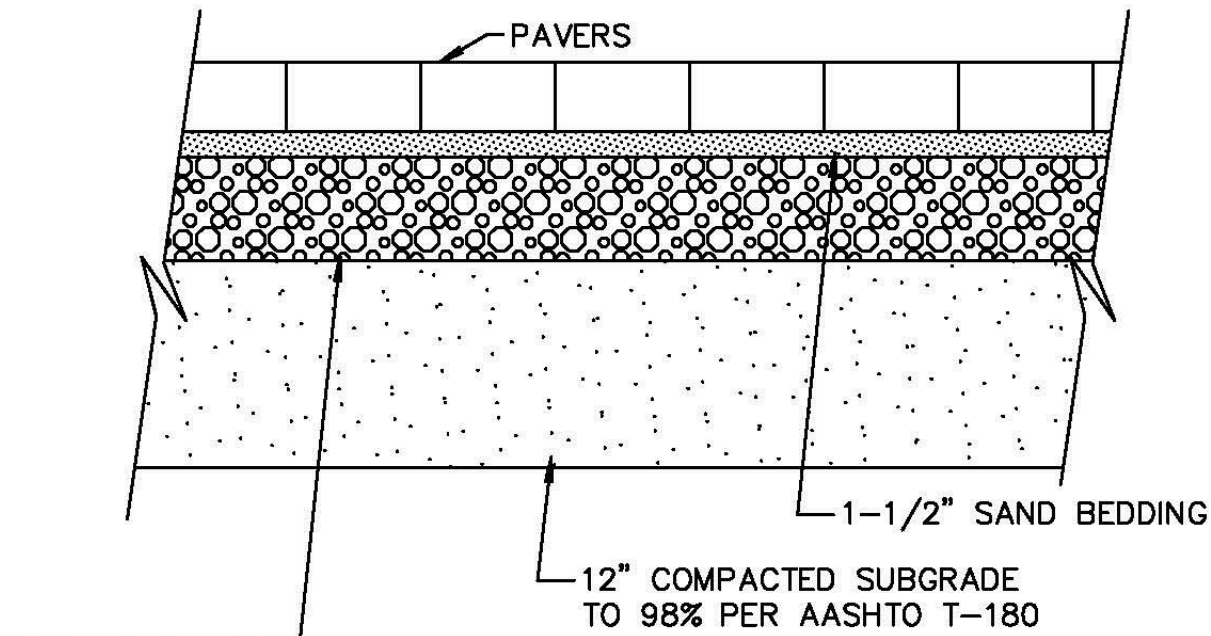
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A1.01

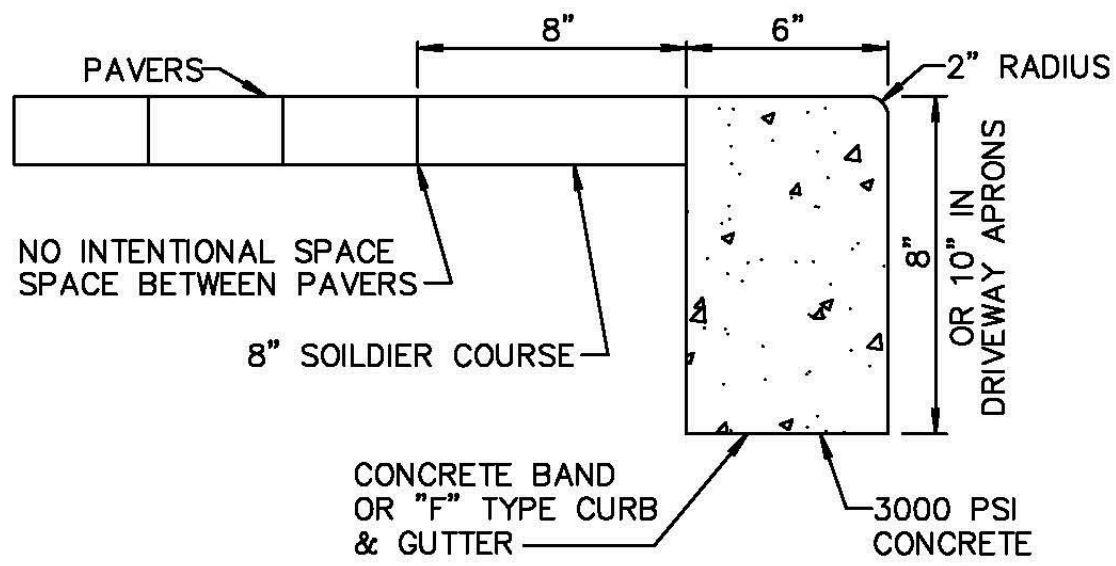


PINEAPPLE GROVE WAY DRIVEWAY APRON
DETAIL RT 10.4



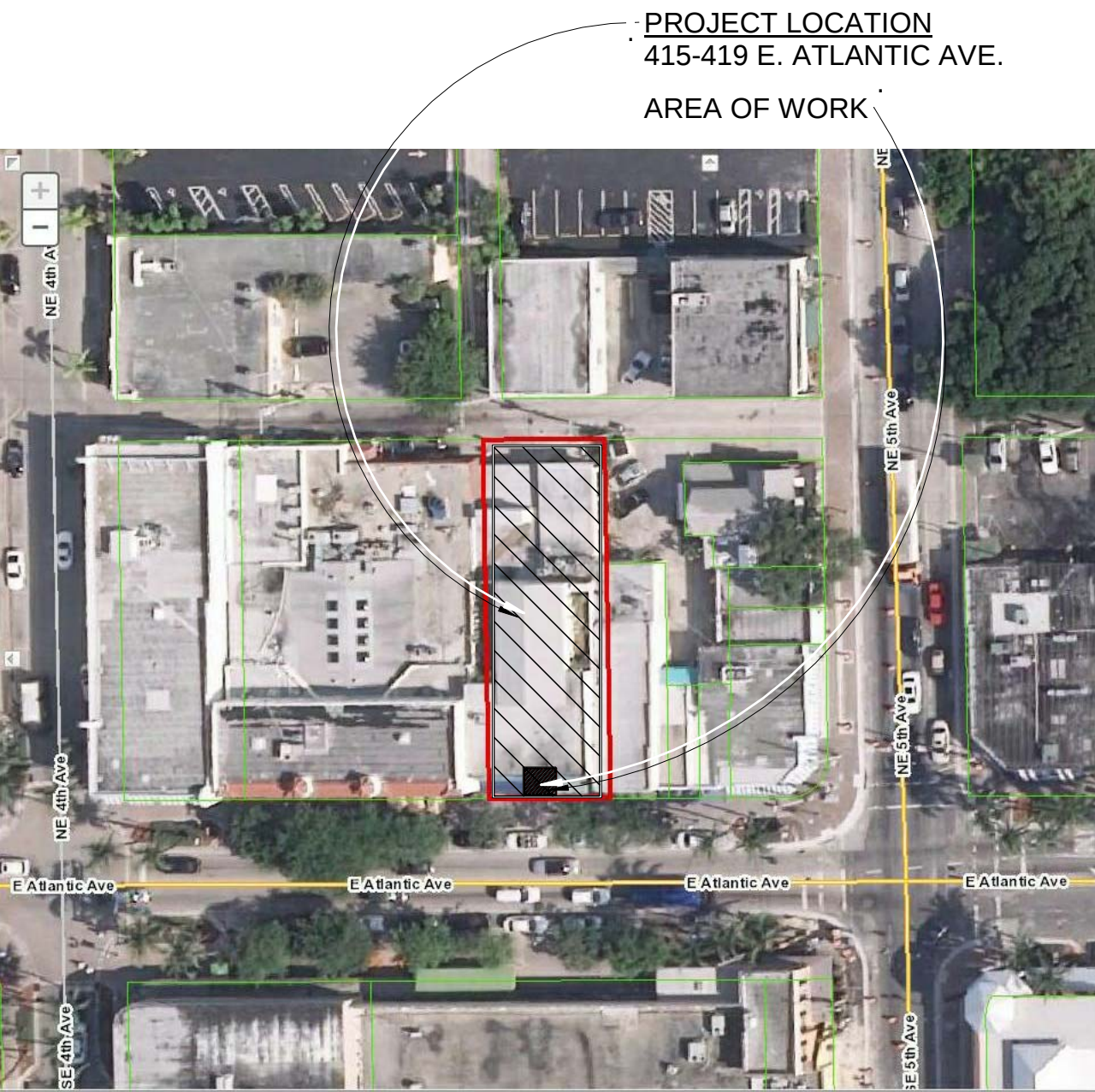
SIDEWALK BASE
OUTSIDE RIGHT OF WAY 4\" LIMEROCK BASE COMPACTED TO 98% PER AASHTO T-180.
INSIDE RIGHT OF WAY 6\" LIMEROCK BASE COMPACTED TO 98% PER AASHTO T-180 OR 4\" FLOW-ABLE FILL (100 P.S.I. MIN.)

ROADWAY BASE
INSIDE RIGHT OF WAY 8\" LIMEROCK BASE COMPACTED TO 98% PER AASHTO T-180 OR 6\" FLOW-ABLE FILL (100 P.S.I. MIN.)

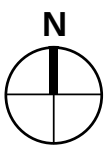


NOTE:
IF CITY APPROVES PAVERS TO BE USED IN LIEU OF CONC. SIDEWALK PAVES SHALL BE HOLLAND-STONE, 45\" HERRING BONE, RED/CHARCOAL, COLOR MIX #2

PAVER BRICK SECTION
DETAIL RT 10.1



VICINITY MAP



COLOR SAMPLES/FINISHES SCHEDULE

Please note type of material proposed

	ATTACH SAMPLES		ATTACH SAMPLES
ROOF	N.A.	AWNINGS	N.A.
WALLS	N.A.	RAILINGS	N.A.
FASCIA	N.A.	DOORS	N.A.
WINDOWS	N.A.	SCREENING (PATIO/POOL)	N.A.
COLUMNS	N.A.	OTHER	- CORAL TILE TRIM - PATTERN TILE BY HIRSH



HIRSH GLASS
TILE XCM 212



CORAL TRIM