

ITEM #: A

Project Name: Martini Property

Project Location: 59 SE 4th Avenue.

Request: Class V Site Plan consists of the construction of a loading area and cross access to the public north-south alley from SE 4th Avenue.

Board: Site Plan Review and Appearance Board

Meeting Date: January 20, 2016

Board Action:

Site Plan:

By a 6 to 1 vote (Youngross dissenting), approved the request for a Class V site plan for the **Martini Property**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(F)(5), and Chapter 3 of the Land Development Regulations, subject to the following conditions:

1. That a public access easement be recorded in a form approved by the City Attorney, on this property to provide cross access in perpetuity prior to certification of the site plan.
2. That a recorded deed be provided for the 2-foot alley dedication prior to certification of the site plan.

Landscape Plan:

By a 6 to 1 vote (Youngross), approved the landscape plan for the **Martini Property** based on positive findings with respect to Section 4.6.16 of the Land Development Regulations, subject to the condition that all that all Landscape Technical Items are addressed and three (3) copies of the revised plans are submitted.

Project Description:

The requests are in conjunction with the construction of a loading area and cross access to the public north-south alley from SE 4th Avenue (approximately 0.14 acres) at 59 SE 4th Avenue as conditioned in the Fourth and Fifth Delray conditional use approval.

The development proposal incorporates the following:

- Demolition of the existing improvements on the property.
- The construction of a loading area and a cross access driveway that provides a public connection to the north-south alley.
- Installation of associated landscaping.

Appealable Item Report

Board Comments:

The dissenting Board member (Youngross) indicated that the Fourth and Fifth Delray project was too intense for the subject properties.

Public Input:

No one from the public spoke in opposition to this proposed site plan.

Associated Actions:

None.

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

Attachment: Staff Report