



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: The Crane’s Beach House
Project Location: 82 Gleason Street
Request: Approval of a Class II Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: August 8, 2018

Board Action:

Approved 5-0 (Linda Purdo and Robert Long absent).

Project Description:

The project is located at 82 Gleason Street. The property site measures 0.85 acres with the three hotel/apartment buildings built in 1952, 1958 and 1967.

At its meeting of June 25, 2014 the Site Plan Review and Appearance Board (SPRAB) approved a Class I Site Plan Modification which involved the addition of balconies, windows, and door on building #2

This project is a Class II Site Plan Modification associated with modifications that includes the construction of two balconies with terraces on building #1 which would match the previously approved and existing balconies on building #2.

Board Comments:

Board comments supportive of the request.

Public Comments:

None

Associated Actions:

N/A

Next Action:

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

SITE PLAN REVIEW AND APPEARANCE BOARD

---STAFF REPORT---

CITY OF DELRAY BEACH

MEETING DATE: August 8, 2018

ITEM: **The Crane's Beach House (2018-159):** Class II Site Plan Modification associated with architectural elevation changes to construct two new balconies with terraces on building #1 at 82 Gleason Street.

RECOMMENDATION: Approval of the Class II Site Plan Modification.

GENERAL DATA:

Owner..... Crane's Beach House, LLC
Applicant..... Cathy Balestriere
Location..... 82 Gleason Street - NW Corner of Gleason Street and Miramar Drive
Property Size..... 0.85 acres
Future Land Use Map.... Medium Density (MD)
Current Zoning..... Medium Density Residential (RM)
Adjacent Zoning. North: Community Facilities (CF)
East: CF and Single Family Residential
South: RM
West: RM
Existing Land Use..... Motel
Water Service..... Existing on site
Sewer Service..... Existing on site



ITEM BEFORE THE BOARD

The item before the Board is a Class II Site Plan Modification associated with architectural elevation changes to construct two balconies with terraces on building #1, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(b). The subject property is located at 82 Gleason Street, on the NW corner of Gleason Street and Miramar Drive.

BACKGROUND INFORMATION AND PROJECT DESCRIPTION

The subject site measures 0.85 acres (37,026 sq. ft.) and is zoned RM (Medium Density Residential District). The property is legally described as a Lots 4 & 5, Block C, of John B. Reid's Village as recorded in Official Record Book 21 Page 95 of Palm Beach County.

The property was developed as a hotel/apartment building in 1952 with the construction of a two-story building on the west side of the property – building #1. In 1958, an additional two-story building was constructed on the north side of the property, which was then known as Delray Arms Apartments – building #3. In 1967, an additional two-story building was constructed on the east side of the property, which was then known as Huntington Apartments – building #2.

At its meeting of October 11, 2000 the Site Plan Review and Appearance Board (SPRAB) approved a Class II Site Plan Modification which involved architectural elevation changes and landscape improvements for the Crane's Beach House building #3.

At its meeting of June 25, 2014 the Site Plan Review and Appearance Board (SPRAB) approved a Class I Site Plan Modification which involved the addition of balconies, windows, and door on building #2.

Now before the Board is a Class II Site Plan Modification associated with modifications that includes the construction of two balconies with terraces on building #1.

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 changes include the construction of two new balconies with terraces on building #1. In 2014 new balconies were approved and constructed on building #2. The proposed two new balconies are to match the previously approved existing balconies.

No changes in the approved site plan, number of units or building height are proposed with this request.

The proposed architectural elevation changes will not adversely affect the surrounding area, will not materially depreciate the neighboring areas, and the proposed changes are consistent with the selected architectural style. 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. Move approval of the request for a Class II site plan modification for elevation changes for **The Crane's Beach House (2018-159)** 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 II site plan modification for elevation changes for **The Crane's Beach House (2018-159)** 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 II Site Plan Modification and architectural elevations for **The Crane's Beach House (2018-159)** 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.

Staff Report Prepared by: Katarina Stepanovic, Planner (Contract)
Attachments: Site Plan, Elevation, Streetscape Photos

REVISIONS	BY	DATE

CRANE'S BEACH HOUSE
82 GLEASON STREET
DELRAY BACH, FLORIDA

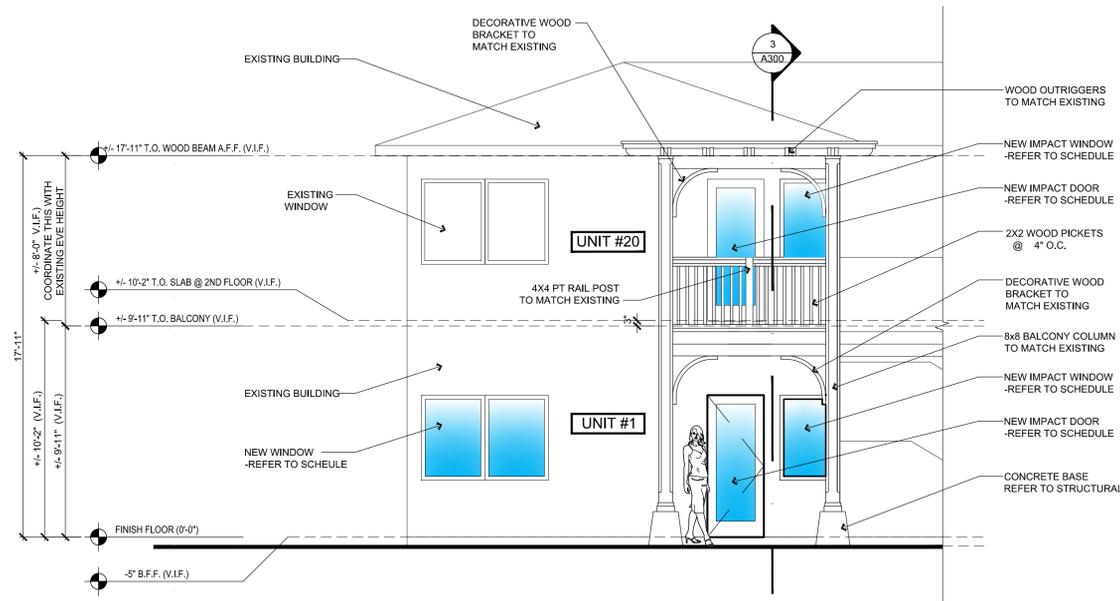
RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

Job No. 18XXXX

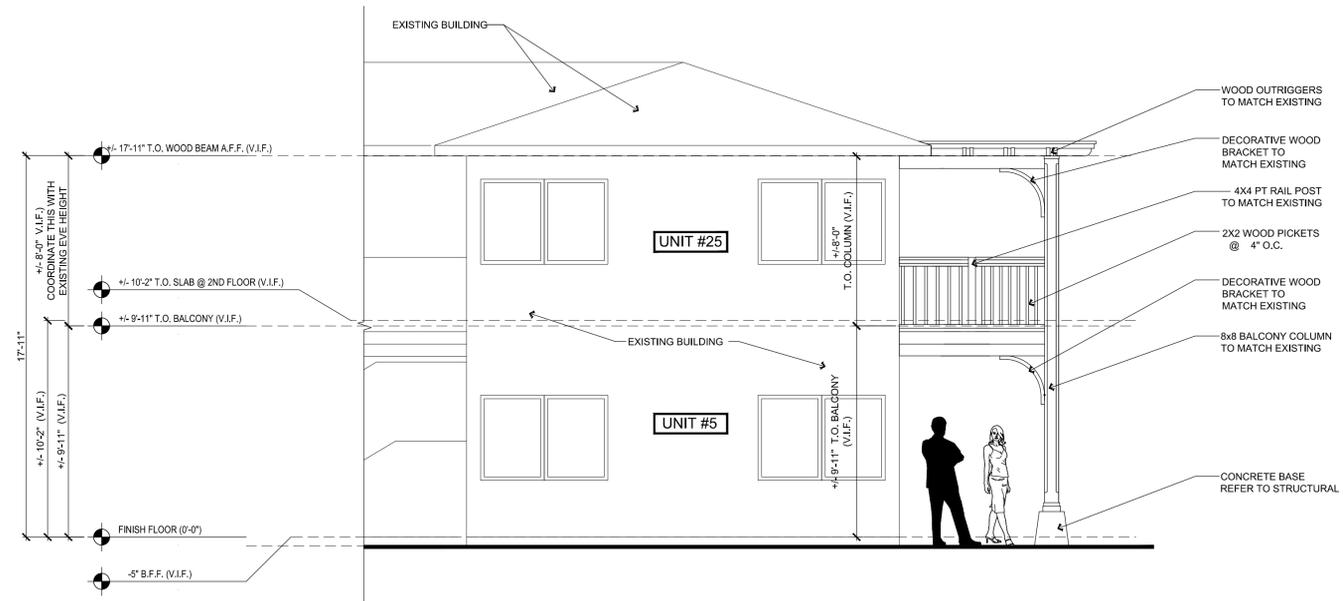
FL-001105 FIRM-AA003379
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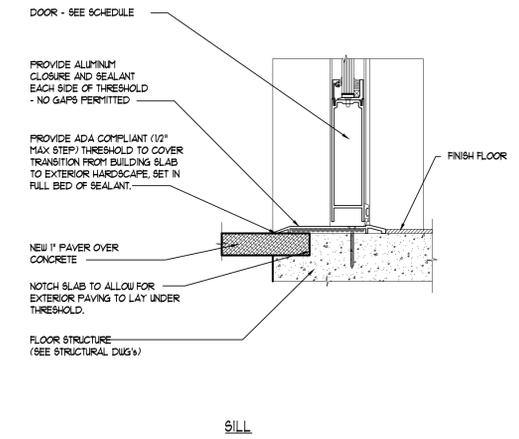


1 EXTERIOR ELEVATION (UNIT #1 & 20)
1/4"=1'-0"

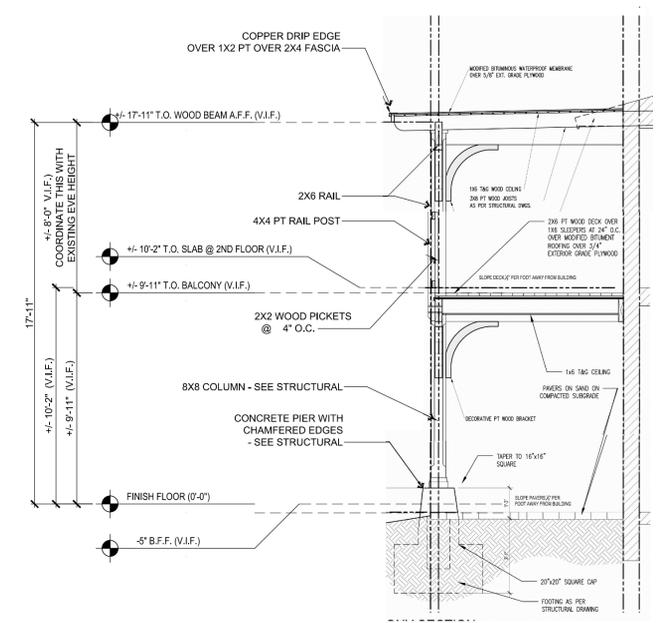


2 EXTERIOR ELEVATION (UNIT #5 & 25)
1/4"=1'-0"

NOTE: G.C. TO COLOR MATCH ALL PAINT AND FINISH MATERIALS FROM THE EXISTING BALCONY'S ON THE PROPERTY AS THERE ARE TO MATCH EXISTING. G.C. TO NOTIFY ARCHITECT WITH ANY DISCREPANCIES OR ISSUES PRIOR TO CONSTRUCTION..



4 EXTERIOR ALUMINUM DOOR DETAILS N.T.S.



3 TYPICAL BALCONY SECTION
1/4"=1'-0"
REFER TO STRUCTURAL DRAWINGS FOR ALL FRAMING SIZES AND REINFORCING, TYP.



BALCONIES TO MATCH EXISTING
LIKE THIS



EXISTING ELEVATION AT NEW
NORTH BALCONY



EXISTING ELEVATION AT NEW
SOUTH BALCONY



EAST ELEVATION

Cranes
Beach
House



SOUTH ELEVATION

7/11/18



SOUTHEAST CORNER



PANORAMIC VIEW EAST ELEVATION