



*Planning & Zoning Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

---

**Project Name:** 198 NE 6<sup>th</sup> Avenue Shopping Center - Storefront Renovation

**Project Location:** 198 NE 6<sup>th</sup> Avenue

**Request:** Architectural Elevation changes

**Board:** Site Plan Review and Appearance Board

**Meeting Date:** March 23, 2016

**Board Action:**

Approved 6-0.

**Project Description-noting staff concerns:**

The subject property is located on the southwest corner of NE 6<sup>th</sup> Avenue and NE 2<sup>nd</sup> Street within the Central Business District (CBD). The building was constructed in 1950, and consists of a 4,029 sq. ft. shopping center.

The development proposal involves exterior façade renovations and upgrades to all four building elevations, which includes window and door replacements and upgrades, and addition of new junction boxes for future signage and new scones for illumination. The white stucco will be used over brick to upgrade Mexican tile. All four facades and parapet will be painted in white.

**Board comments:**

The Board approved the proposal with the following conditions:

- 1) That the light fixture must be changed to an LED fixture to meet current requirements.
- 2) Submittal of a photometric plan.

**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---

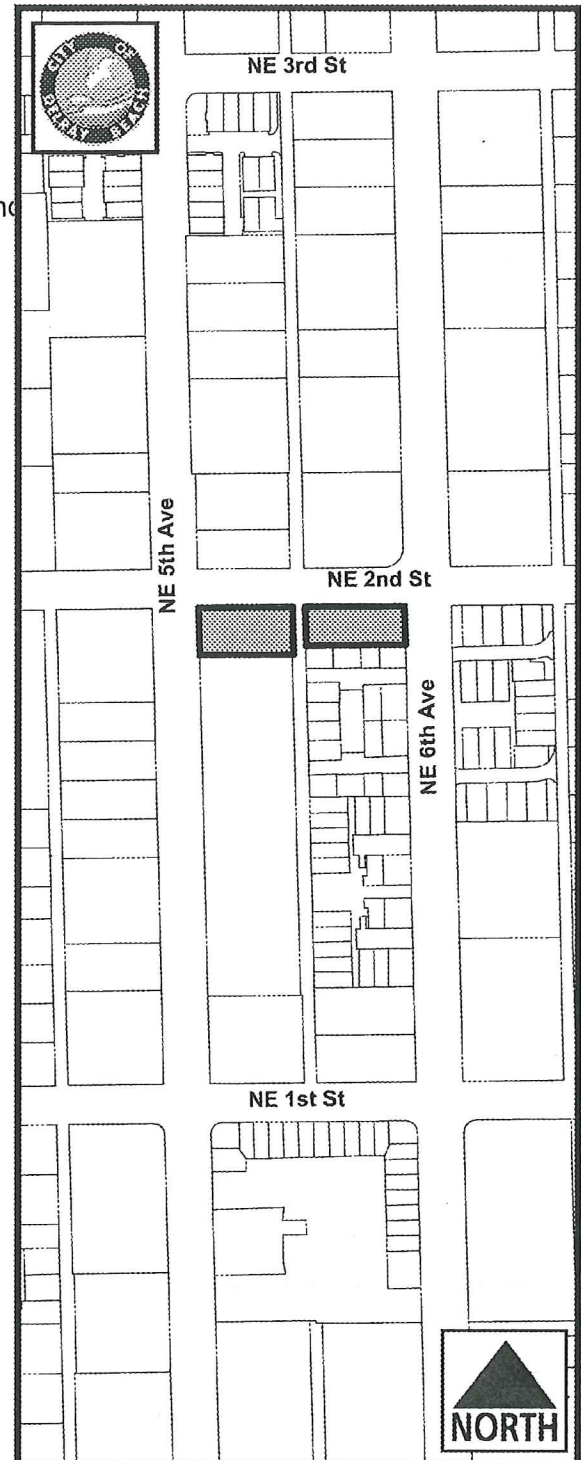
**RECOMMENDATION: APPROVAL**  
**MEETING** March 23, 2016

**DATE:**

**ITEM:** 198 NE 6<sup>th</sup> Avenue: Class I Site Plan Modification associated with architectural elevation changes.

#### GENERAL DATA:

Agent..... Silberstein Architecture  
Location..... Southwest corner of NE 2<sup>nd</sup> St. and  
NE 6<sup>th</sup> Avenue.  
Property Size..... 0.32 acres  
Existing FLUM..... GC (General Commercial)  
Current Zoning..... Central Business District(CBD)  
Adjacent Zoning.....North: Central Business District(CBD)  
East: Central Business District(CBD)  
South: Central Business District(CBD)  
West: Central Business District(CBD)  
Existing Land Use..... Store/Office/Residential







## SITE PLAN REVIEW AND APPEARANCE BOARD MEMORANDUM STAFF REPORT



**Agent:** Silberstein Architecture

**Project Name:** 198 NE 6<sup>th</sup> Avenue Shopping Center - Storefront Renovation

**Project Location:** 198 NE 6<sup>th</sup> 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 Shopping Center located on 198 NE 6<sup>th</sup> Avenue, pursuant to LDR Section 2.4.5 (G)(1)(a).

### BACKGROUND / PROJECT DESCRIPTION

The subject property is located on the southwest corner of NE 6<sup>th</sup> Avenue and NE 2<sup>nd</sup> Street within the Central Business District (CBD). The building was constructed in 1950, and consists of a 4,029 sq. ft. shopping center. The property is legally described Town of Delray, LT 1 (Less W 10 ft US Hwy # 1 S R/W) & N 50 ft of lot 11 (Less E 5 FT US Hwy # 1 N R/W) Blk 107.

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. On north elevation, existing windows will be replaced with enlarged windows that extend up to face of the eyebrow except for windows on the east side on north elevation (which will only be enlarged horizontally), door openings will be enlarged extending up to the face of the eyebrow by

removing existing header. New junction boxes will be added for future signs and aluminum numbers will be added. Existing Mexican tile at face of eyebrow on north and east elevations will be upgraded with white smooth float finish stucco over existing brick. Windows and doors will be upgraded without expanding existing opening on south elevation. In addition, on south façade, new sconces will be added above doors along with two new security lights. On east elevation, existing brick planter will be removed, new junction box will be added for future sign, aluminum numbers will be raised, door will be replaced without extending opening and existing windows will be replaced with enlarged windows that extend up to face of eyebrow. Since there are no architectural elements on west façade, the development proposal only includes painting with white color. Existing parapet cap along four facades is to be painted white. 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 198 NE 6<sup>th</sup> Avenue Shopping Center based on positive findings with respect to Land Development Regulations Section 4.6.18(E), subject to the attached condition of approval.
- C. Deny the Class I site plan modification and associated architectural elevations for the 198 NE 6<sup>th</sup> Avenue Shopping Center based upon a failure to make positive findings with respect to Land Development Regulations Section 4.6.18(E).

#### RECOMMENDATION

Approve the Class I Site Plan Modification for the 198 NE 6<sup>th</sup> Avenue Shopping Center, based upon positive findings with respect to Section 4.6.18(E) of the Land Development Regulations.

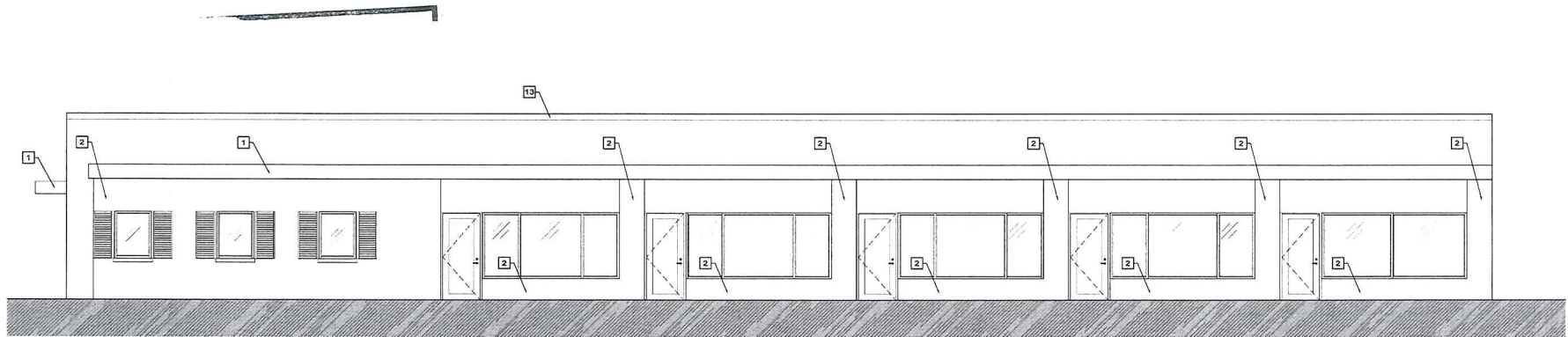
Attachments:

- Site Plan
- Architectural Elevations

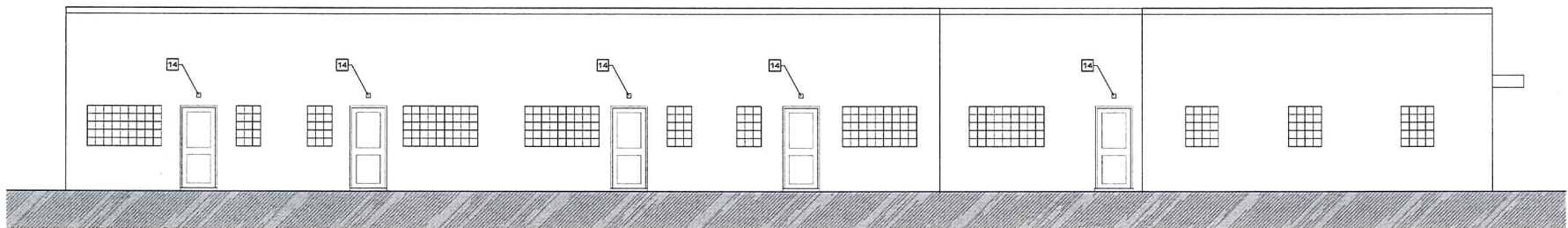
Staff Report Prepared by: Michael Vinci, Planner



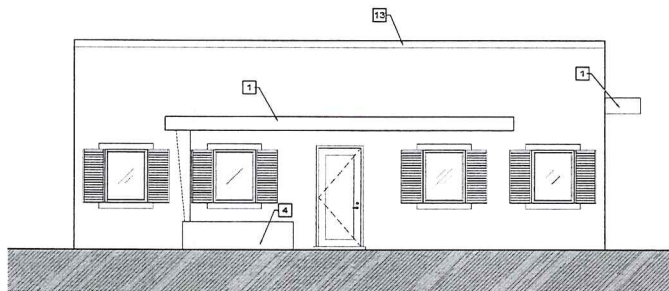




1 EXISTING NORTH ELEVATION  
SCALE: 1/8"=1'-0"



2 EXISTING SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



3 EXISTING EAST ELEVATION  
SCALE: 1/8"=1'-0"

LEGEND	
DESCRIPTION	
1	REMOVE EXISTING MEXICAN TILE AT FACE OF EYEBROW, TYP. AND STUCCO
2	WHITE SMOOTH FLOAT FINISH STUCCO OVER EXISTING BRICK
3	NEW JUNCTION BOX, FOR FUTURE SIGN
4	REMOVE EXISTING BRICK PLANTER
5	LOCATE NEW RECESSED FIXTURE IN SOFFIT ABOVE UNIT NUMBERS, TYP.
6	EXISTING DRYWALL SOFFIT
7	NEW 5/8" DRYWALL
8	FRAME DOWN EXISTING HEADER WITH PL WOOD 2x6 TO ALIGN WITH NEW SOFFIT
9	NEW STOREFRONT WINDOW
10	3/4" TUFF-R INSULATION - VERIFY EXISTING INSULATION ABOVE EXISTING OPENING
11	NEW STUCCO SOFFIT OVER DUROCK AT EXISTING EYEBROW
12	EXISTING CONCRETE BEAM, VERIFY IN FIELD
13	EXISTING PARAPET CAP TO BE PAINTED WHITE
14	EXISTING JUNCTION BOX, FOR LIGHT
15	NEW WHITE PAINT
16	VULCAN 801 FLUID OR APPROVED EQUAL WATERPROOFING ON TOP OF ALL EYEBROWS
17	CONTINUOUS DRIP EDGE
18	RAISED ALUMINUM UNIT NUMBERS
19	LOCATION OF NEW SCOFF
20	LOCATION OF NEW SECURITY LIGHT
NOTES:	
1. FINISHES TO BE SELECTED BY OWNER	
2. SUBMIT WINDOW/DOOR SHOP DRAWINGS FOR APPROVAL	

SILBERSTEIN ARCHITECTURE  
198 NE 5TH AVE  
DELRAY BEACH, FL 33483  
WWW.SILBERSTEINARCHITECT.COM  
silbersteinarchitect.com or silbersteinarchitect.com

STOREFRONT RENNOVATION  
198 NE 5TH AVE  
DELRAY BEACH, FL 33483

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

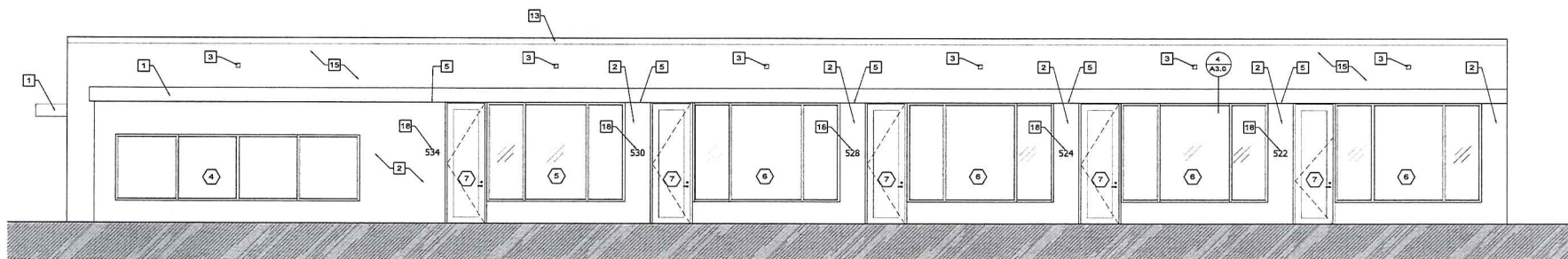
A-3.0  
PRINT DATE:  
FEB. 1, 2016

RECEIVED BY

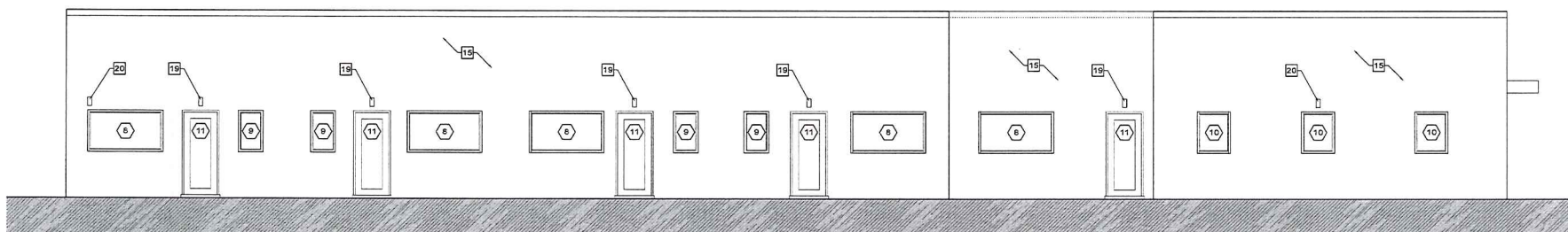
MAR 02 2016

City of Delray Beach  
Planning & Zoning

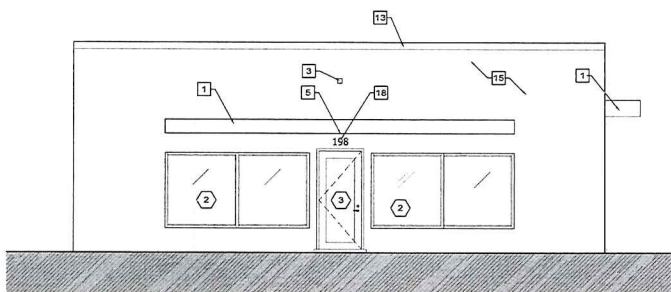




1 PROPOSED NORTH ELEVATION  
SCALE: 1/8"=1'-0"

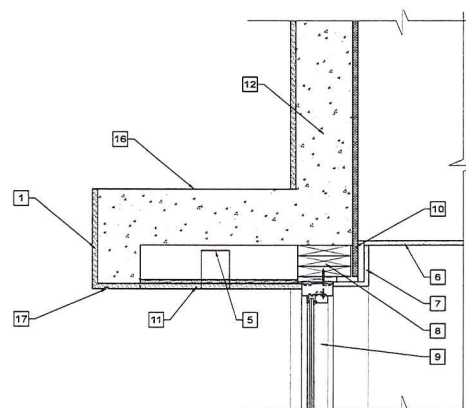


2 PROPOSED SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



3 PROPOSED EAST ELEVATION  
SCALE: 1/8"=1'-0"

ITEM	NOMINAL SIZE	WINDOW TYPE	FRAME	DETAILS	REMARKS
2	10'-3" x 8'-0"	FIXED STOREFRONT	ANODIZED ALUMINUM	-	EXISTING OPENING TO BE ENLARGED
3	3'-0" x 7'-0"	OUTSWING DOOR	-	-	EXISTING OPENING
4	19'-6" x 5'-0"	FIXED STOREFRONT	-	-	EXISTING OPENING TO BE ENLARGED
5	11'-0" x 8'-0"	FIXED STOREFRONT	-	3/4"-3.0"	EXISTING HEADER TO BE REMOVED
6	11'-0" x 8'-0"	FIXED STOREFRONT	-	3/4"-3.0"	EXISTING HEADER TO BE REMOVED
7	3'-0" x 9'-0"	OUTSWING DOOR	-	-	EXISTING OPENING
8	6'-0" x 3'-4"	FIXED	-	-	EXISTING OPENING
9	2'-0" x 3'-4"	FIXED	-	-	EXISTING OPENING
10	2'-8" x 3'-4"	FIXED	-	-	EXISTING OPENING
11	2'-8" x 6'-8"	OUTSWING DOOR	-	-	EXISTING OPENING



4 WINDOW SECTION  
SCALE: 1/2"=1'-0"

DESCRIPTION
1 REMOVE EXISTING MEXICAN TILE AT FACE OF EYEBROW, TYP. AND STUCCO
2 WHITE SMOOTH FLOAT FINISH STUCCO OVER EXISTING BRICK
3 NEW JUNCTION BOX, FOR FUTURE SIGN
4 REMOVE EXISTING BRICK PLANTER
5 LOCATE NEW RECESSED FUTURE IN SOFFIT ABOVE UNIT NUMBERS, TYP.
6 EXISTING DRYWALL SOFFIT
7 NEW 5/8" DRYWALL
8 FRAME DOWN EXISTING HEADER WITH FL WOOD 2x8 TO ALIGN WITH NEW SOFFIT
9 NEW STOREFRONT WINDOW
10 3/4" TUFF-4 INSULATION - VERIFY EXISTING INSULATION ABOVE EXISTING OPENING
11 NEW STUCCO SOFFIT OVER DUROCK AT EXISTING EYEBROW
12 EXISTING CONCRETE BEAM, VERIFY IN FIELD
13 EXISTING PARAPET CAP TO BE PAINTED WHITE
14 EXISTING JUNCTION BOX, FOR LIGHT
15 NEW WHITE PAINT
16 VULCAN 801 FLUID OR APPROVED EQUAL WATERPROOFING ON TOP OF ALL EYEBROWS
17 CONTINUOUS DRIP EDGE
18 RAISED ALUMINUM UNIT NUMBERS
19 LOCKING OPERATOR CONCEAL
20 LOCATION OF NEW SECURITY LIGHT

RECEIVED BY

MAR 02 2016

City of Delray Beach  
Planning & Zoning

SILBERSTEIN ARCHITECTURE  
524 NE 2ND STREET DELRAY BEACH, FL 33483  
TEL: 561.274.1800 FAX: 561.274.1801  
WWW.SILBERSTEINARCHITECT.COM

STOREFRONT RENOVATION  
198 NE 6TH AVE  
DELRAY BEACH, FL 33483

REV	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		

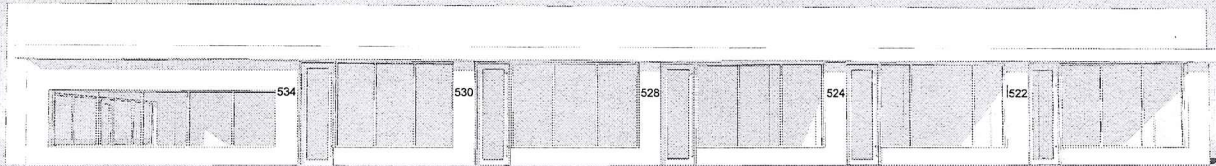
A-3.1  
PRINT DATE:  
FEB. 1, 2016



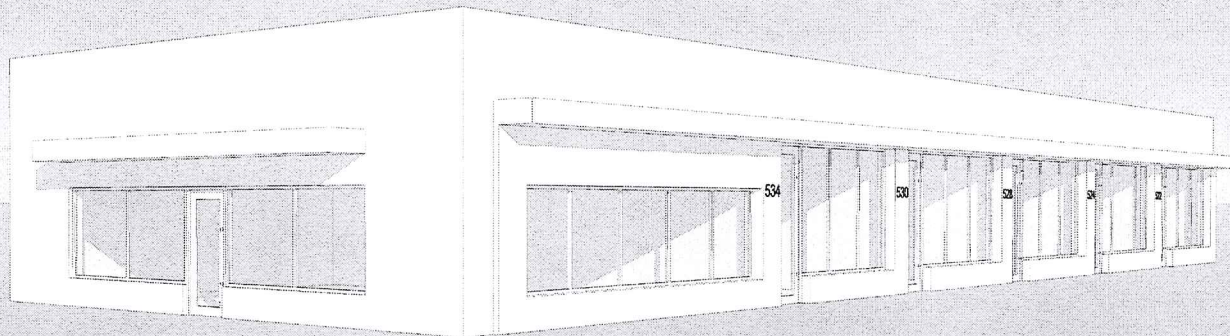
RECEIVED BY

MAR 02 2016

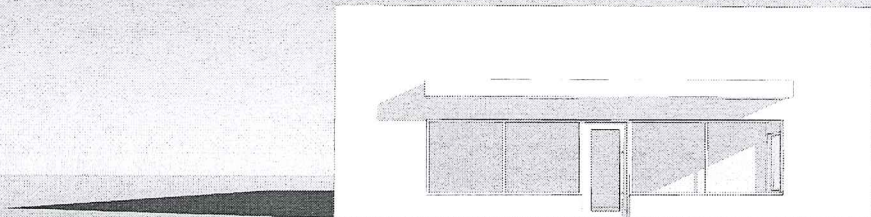
City of Delray Beach  
Planning & Zoning



1 PROPOSED NORTH ELEVATION  
SCALE: N.T.S.



2 PROPOSED NORTH EAST ELEVATION  
SCALE: N.T.S.



3 PROPOSED EAST ELEVATION  
SCALE: N.T.S.

SILBERSTEIN ARCHITECTURE  
198 NE 6TH AVE  
DELRAY BEACH, FL 33483  
WWW.SILBERSTEINARCHITECT.COM  
@silbersteinarchitect

STOREFRONT RENNOVATION  
198 NE 6TH AVE  
DELRAY BEACH, FL 33483

NOTES: THESE ELEVATIONS ARE FOR INFORMATION ONLY. THEY DO NOT REPRESENT THE FINAL DESIGN. ANY CHANGES TO THE DESIGN MUST BE APPROVED BY THE CITY OF DELRAY BEACH PLANNING AND ZONING DEPARTMENT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

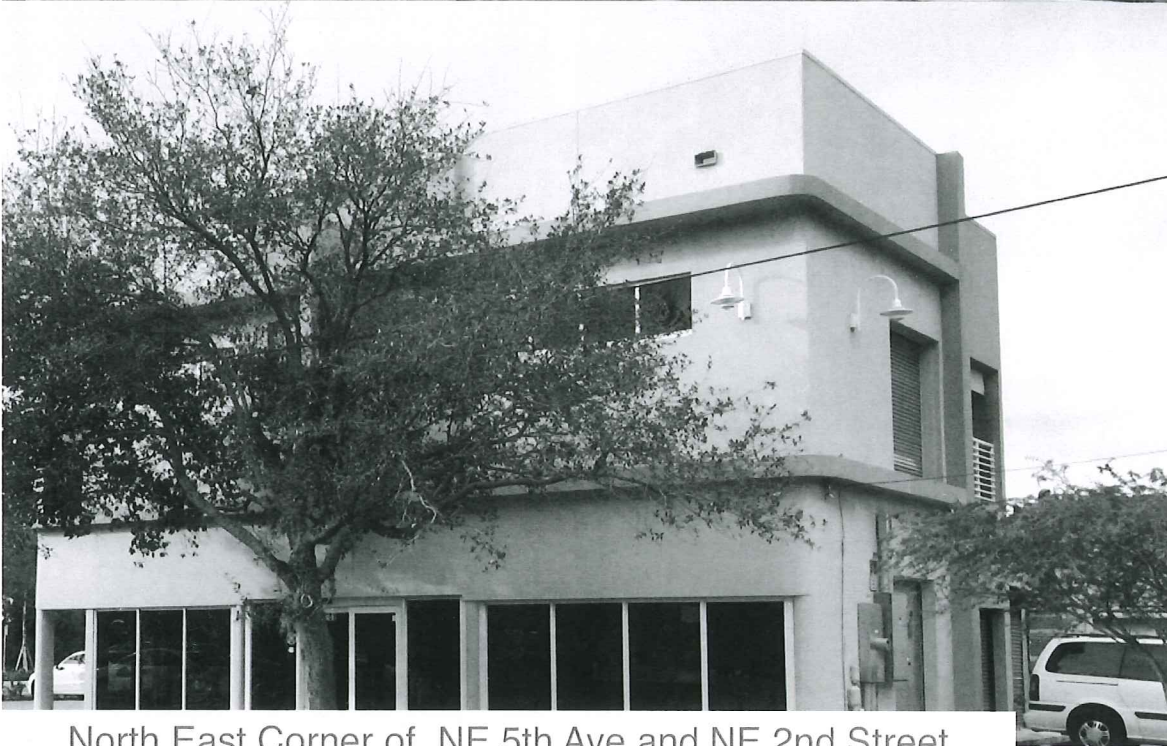
A-3.2

PRINT DATE:  
FEB. 1, 2016

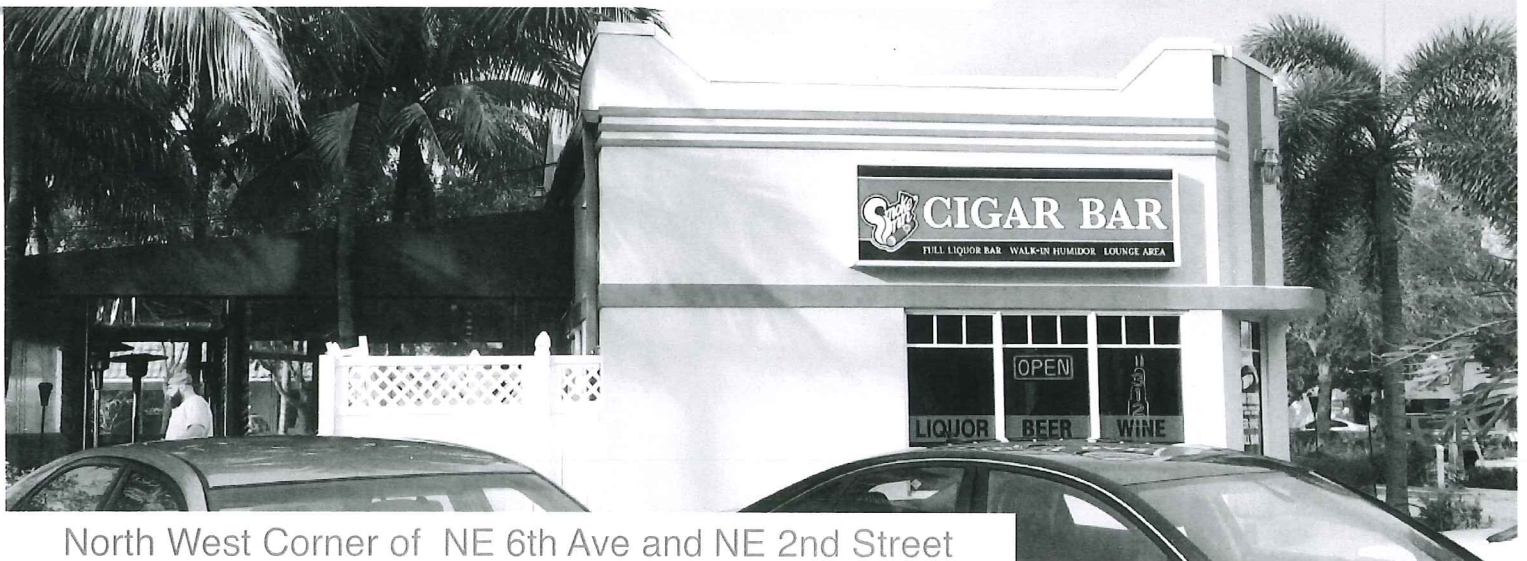




North East Corner of NE 6th Ave and NE 2nd Street



North East Corner of NE 5th Ave and NE 2nd Street



North West Corner of NE 6th Ave and NE 2nd Street

## Adjacent Buildings





EXISTING BUILDING





Anodised  
Aluminium  
Store Front

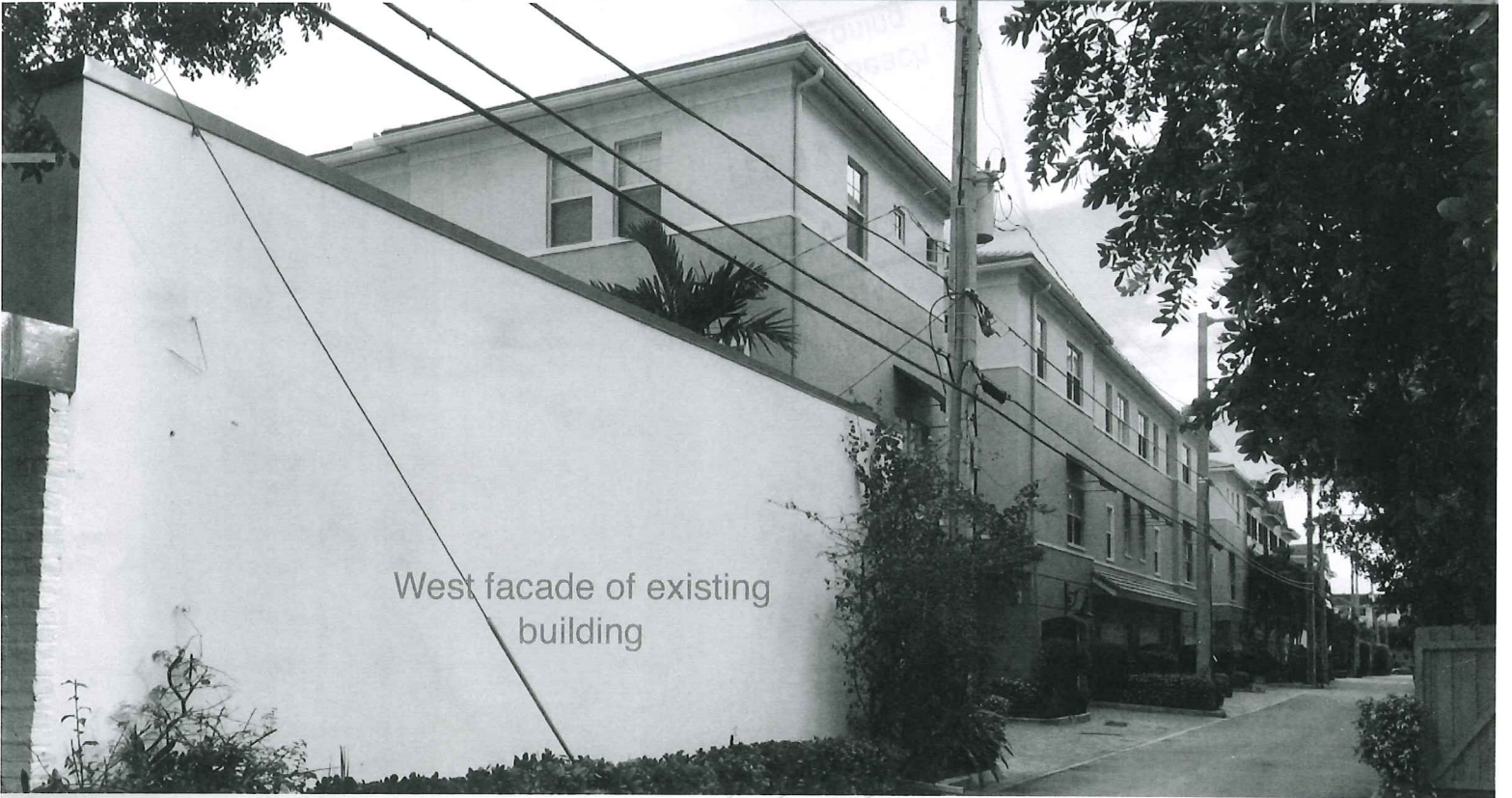
White Wall

Building With proposed colors





North facade of existing building



West facade of existing building



South East Corner of NE 6th Ave and NE 2nd Street

# Streetscape