



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 215 NE 5th Avenue
Project Location: 215 NE 5th Avenue
Request: Class I Site Plan Modification

Board: Site Plan Review and Appearance Board
Meeting Date: August 10, 2016

Board Action:

Class I Site Plan Modification
Approved 5-0

Project Description:

The subject property is located on the east side of NE 5th Avenue (southbound Federal Highway) just north of NE 2nd Street and is zoned Central Business District (CBD). The building was constructed in 1971, and consists of an approximately 1,500 sq. ft. of vacant space. City records indicate that the most recent tenant was categorized as a laundry facility, which became inactive in 2013.

The proposed modifications for the vacant unit are associated with façade renovations and replacement of window and door systems.

Board Comments:

The Board approved the proposal with conditions:

- That a matching or compatible light fixture be added along the west and north elevations above the eyebrow;
- That a utilitarian light fixture be added on the east elevation.

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: August 10, 2016

ITEM: Class I Site Plan Modification request for **215 NE 5th Avenue** associated with elevation changes of a vacant unit. The property is located at 215 NE 5th Avenue

RECOMMENDATION: Approval of the Class I Site Plan Modification for 215 NE 5th Avenue

GENERAL DATA:

Applicant..... Barretta & Associates

Owner/Agent..... Guiseppe & Annunziata Barbalaco

Location..... 215 NE 5th Avenue – East side of NE 5th Avenue (southbound Federal Highway) just north of NE 2nd Street

Property Size..... 0.20 Acres

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

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

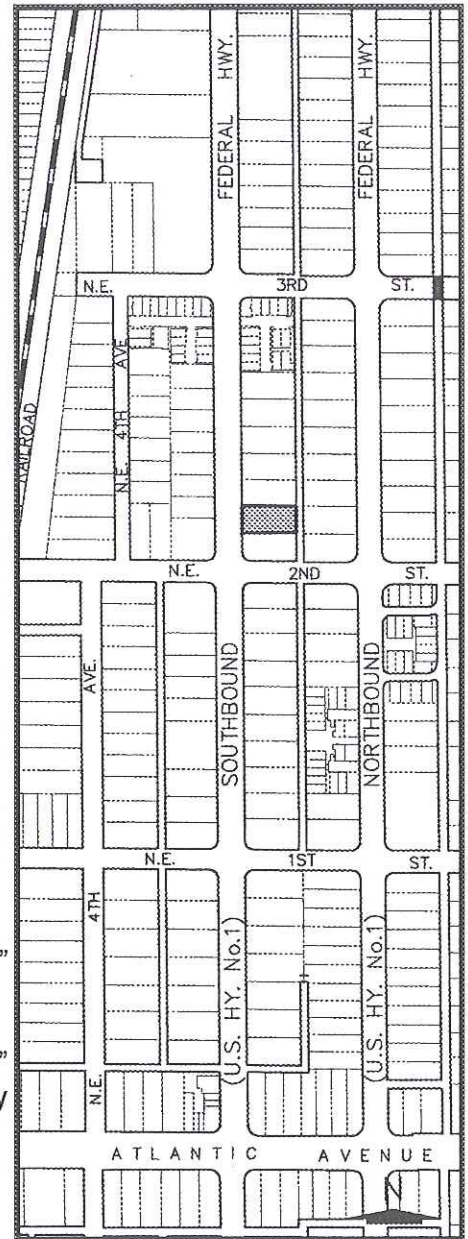
Adjacent Zoning....North: CBD (Central Business District)
East: CBD (Central Business District)
South: CBD (Central Business District)
West: CBD (Central Business District)

Existing Land Use..... Vacant

Proposed Land Use..... Vacant

Water Service..... Available via a lateral connection to an existing 8" water main located along NE 2nd Street R-O-W.

Sewer Service..... Available via lateral connection to an existing 8" sanitary sewer main located within the east alley R-O-W.



ITEM BEFORE THE BOARD

The item before the Board is the approval of the following aspects of a Class I Site Plan Modification associated with architectural elevation changes for 215 NE 5th Avenue, pursuant to Land Development Regulations (LDR) 2.4.5(G)(1)(a) and 2.4.5(I)(1)(a).

BACKGROUND

The subject property is located on the east side of NE 5th Avenue (southbound Federal Highway) just north of NE 2nd Street and is zoned Central Business District (CBD). The building was constructed in 1971, and consists of an approximately 1500 sq. ft. of vacant space. City records indicate that this property's most recent tenant was categorized as a laundry facility, which became inactive in 2013.

Before the Board for consideration is a Class I Site Plan Modification associated with elevation changes for 215 NE 5th Avenue.

PROJECT DESCRIPTION

The development proposal consists of the following:

- Façade renovations to the north portion of the building;
- Replacement of window and door systems.

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 architectural style of the existing development adjacent to the south side of 215 NE 5th Avenue building is described as masonry modern with strong influence of the Bauhaus Architecture. The Bauhaus influence is reflected in the geometry of the building with predominantly horizontal lines and the modular rhythm of the storefront windows and doors. This architectural elevation change proposes extending the existing architectural style to the north portion of the building by incorporating storefront frontage type elements and dimensions per LDR Section 4.4.13(3)(e). The proposed changes involve the replacement of storefront doors and windows, and façade renovations to the one story portion of the building, located on the north side of the property. On the west elevation, the storefront entrance will be setback 3'- 8" from the main façade. The entrance door will be replaced with new double doors having side-lites on both sides. The existing storefront windows will be replaced and raised 8 inches. Due to the location of an existing tie beam, rectangular shape

fixed picture windows will be introduced above each storefront opening to meet the minimum glazing height of 8 feet required for the storefront frontage type.

The proposed roof will continue to be flat; a 6 foot high parapet will be introduced together with a new stucco eyebrow in orange color matching the existing eyebrow line running horizontally across the north portion of the building. The north and south elevations will receive a new fresh stucco finish along with new window and door systems to match the existing conditions of the north portion. Emergency scuppers will be added to the east elevation. The walls on the north portion of the building will have a smooth stucco finish and will be painted light orange color matching the existing south portion of the building. All the proposed door and window systems will include a white painted metal frame. Thus, having the same architectural style throughout the entire main structure will provide a consistent design to the building improving its exterior appearance. The proposed design is a good architectural product and will be architecturally harmonious with the surrounding areas. Based upon 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 I site plan modification for elevation changes for **215 NE 5th 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) of the Land Development Regulations.
- C. Move denial of the request for a Class I site plan modification, for elevation changes for **215 NE 5th 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) of the Land Development Regulations.

RECOMMENDATION

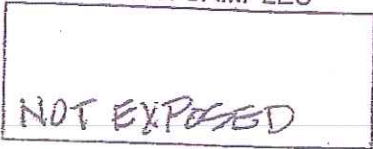
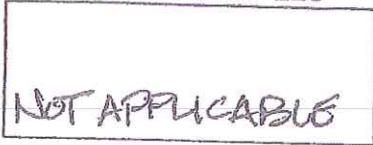
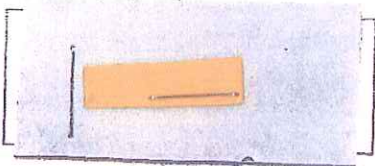
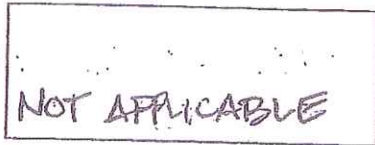
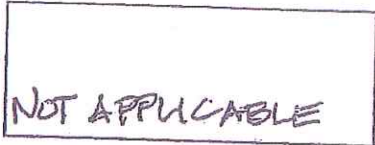
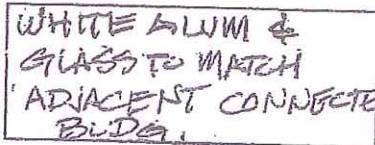
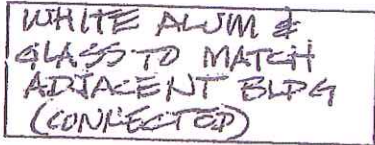
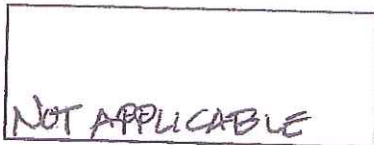
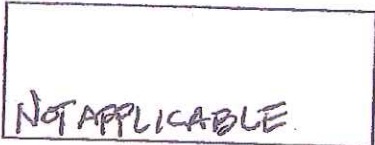
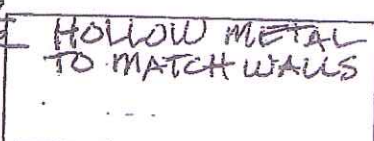
Move approval of the request for a Class I site plan modification for elevation changes for **215 NE 5th Avenue** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Prepared by: Debora Slaski, Assistant Planner

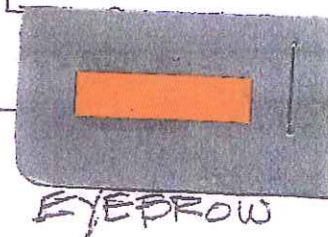
Attachments: Site Plan
Architectural Elevations
Photos

COLOR SAMPLES/FINISHES SCHEDULE

Please note type of material proposed

	ATTACH SAMPLES		ATTACH SAMPLES
ROOF		AWNINGS	
* WALLS		RAILINGS	
FASCIA		DOORS	
WINDOWS		SCREENING (PATIO/POOL)	
COLUMNS		REAR DOOR OTHER	

INDICATE FINISH TYPE (Flat, Gloss etc): FLAT



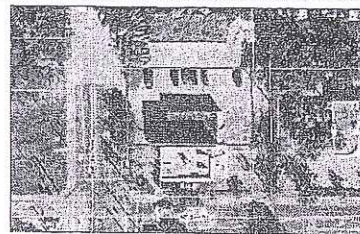
SUBMIT EIGHT COPIES OF A PHOTOGRAPH(S) OF THE STREETSCAPE VIEW(S) OF THE SUBJECT SITE AND THE BUILDINGS IMMEDIATELY ADJACENT TO IT.



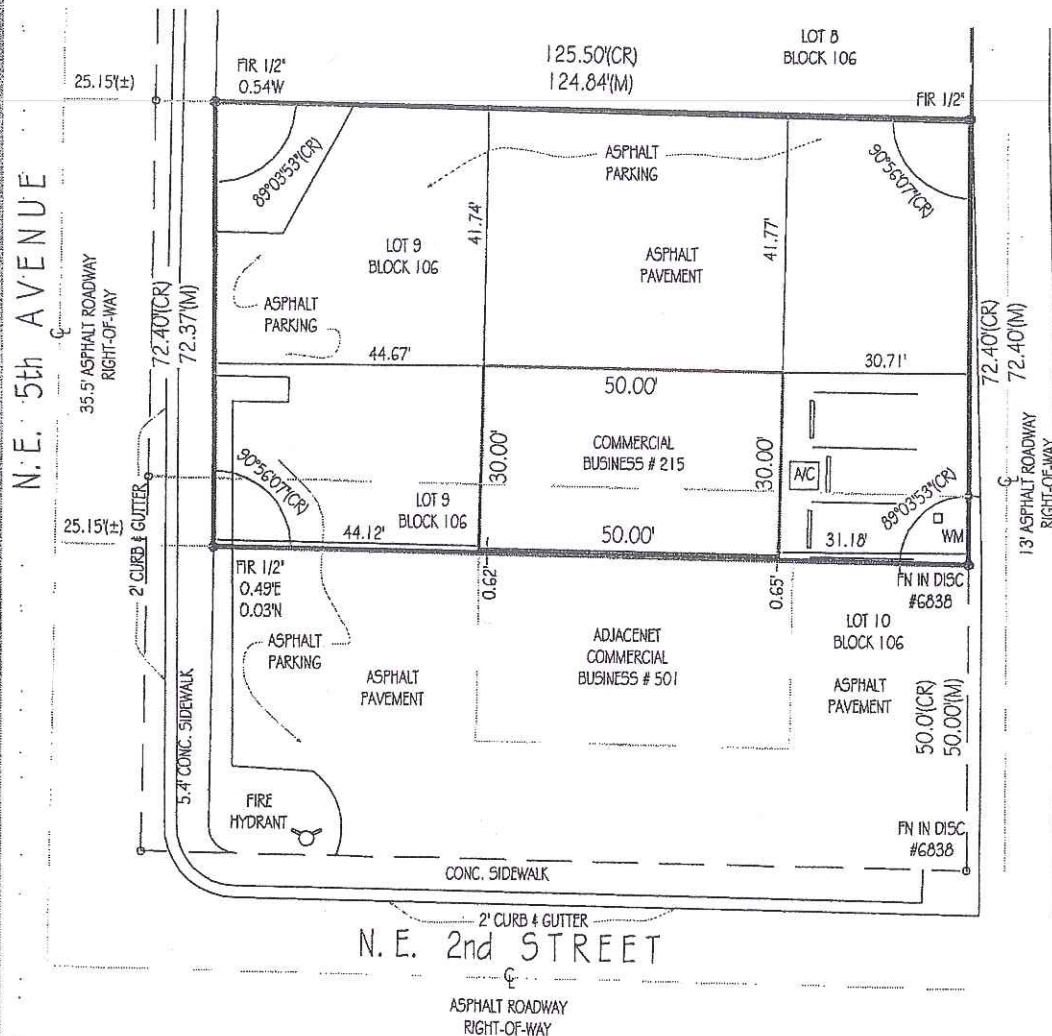
AFFIX EIGHT COPIES OF A PHOTOGRAPH OF BUILDING WITH PROPOSED COLORS TO APPLICATION



SCALE: 1"=30'



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



LINETYPE LEGEND:	
	BOUNDARY LINE
	BUILDING LINE
	CENTERLINE
	EASEMENT LINE
	CHAIN LINK FENCE
	WOODEN FENCE
	OVERHEAD CABLE
ENCROACHMENTS SHOWN IN RED LETTERING	

LEGEND:	
CA	DENOTES CENTRAL ANGLE
CATV	DENOTES CABLE T.V. BOX
CH	DENOTES CHORD DISTANCE
DE	DENOTES DRAINAGE EASEMENT
FIP	DENOTES FOUND IRON PIPE
FIR	DENOTES FOUND IRON ROD
FN	DENOTES FOUND NAIL
M	DENOTES MEASURED
OHC	DENOTES OVERHEAD CABLE
P	DENOTES PLAT
PP	DENOTES POOL PUMP
R	DENOTES RADIUS
TR	DENOTES TELEPHONE RISER
UE	DENOTES UTILITY EASEMENT
UP	DENOTES UTILITY POLE
WM	DENOTES WATER METER

PLEASE NOTE:
SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.

Notable Conditions - Please note the following:
- NONE

BEARING REFERENCE: NONE, RECORD INFORMATION LACKS ANGULAR DATA.
ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.

Landtec Surveying offers services throughout the State of Florida. Please refer to our website at www.LandtecSurvey.com for up to date information about our locations and coverage area.

This survey has been issued by the following Landtec Surveying office:

21000 Boca Rio Road - Ste. A12
Boca Raton, FL. 33433
Office: (561) 367-3587 Fax: (561) 465-3145
www.LandtecSurvey.com

Invoice Number:

Drawn By: C. Ferrara

Date of Field Work:

Revision:

Revision:

Revision:



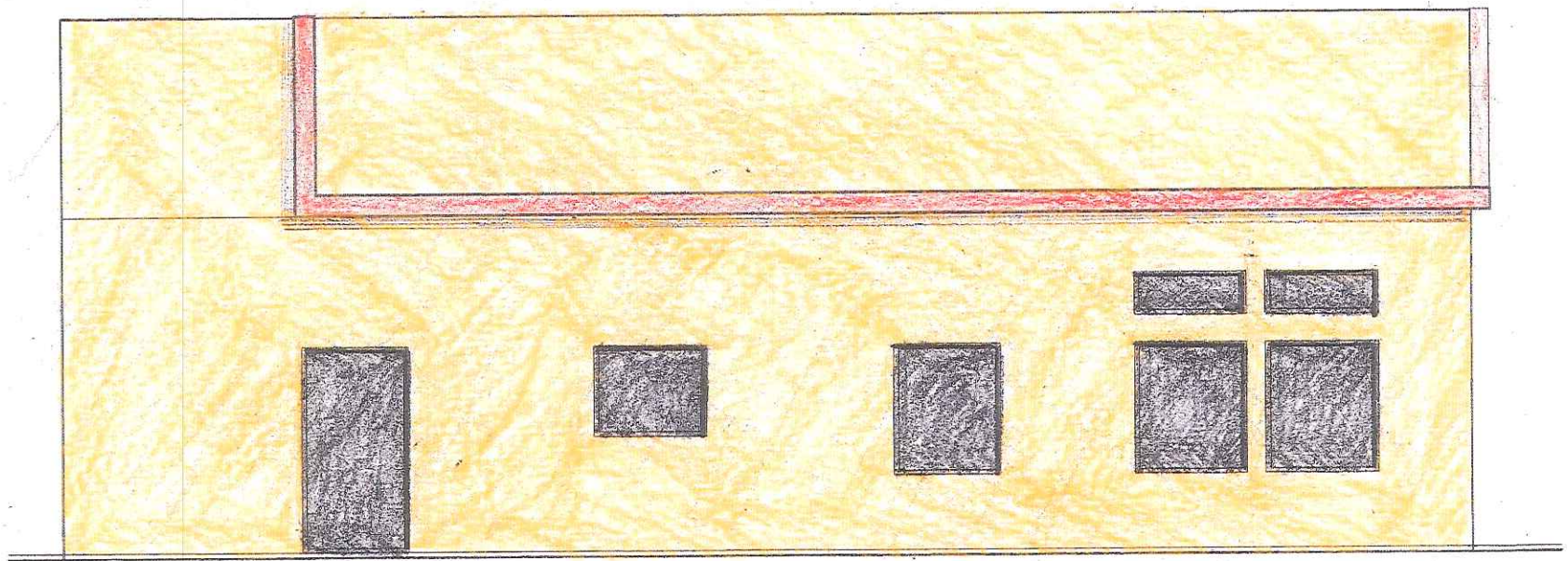
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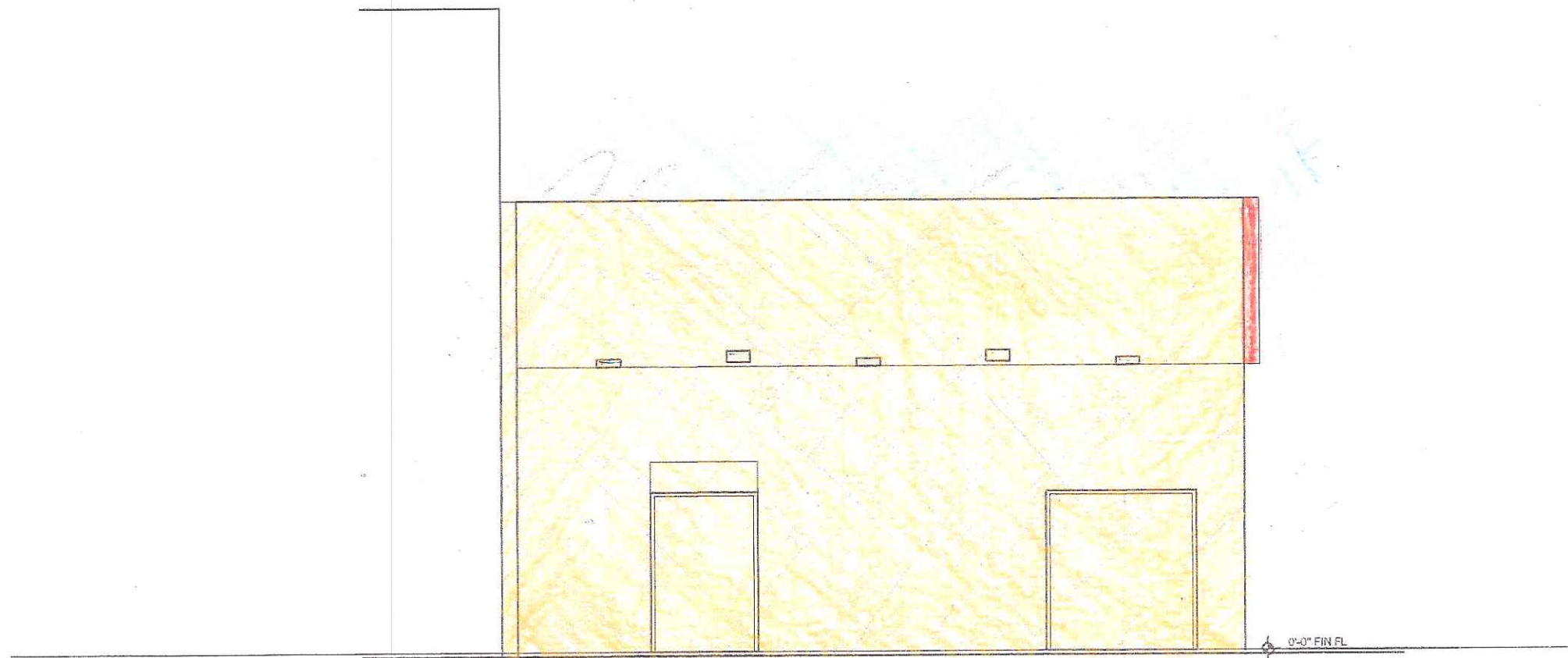
City of Delray Beach
Planning & Zoning





NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

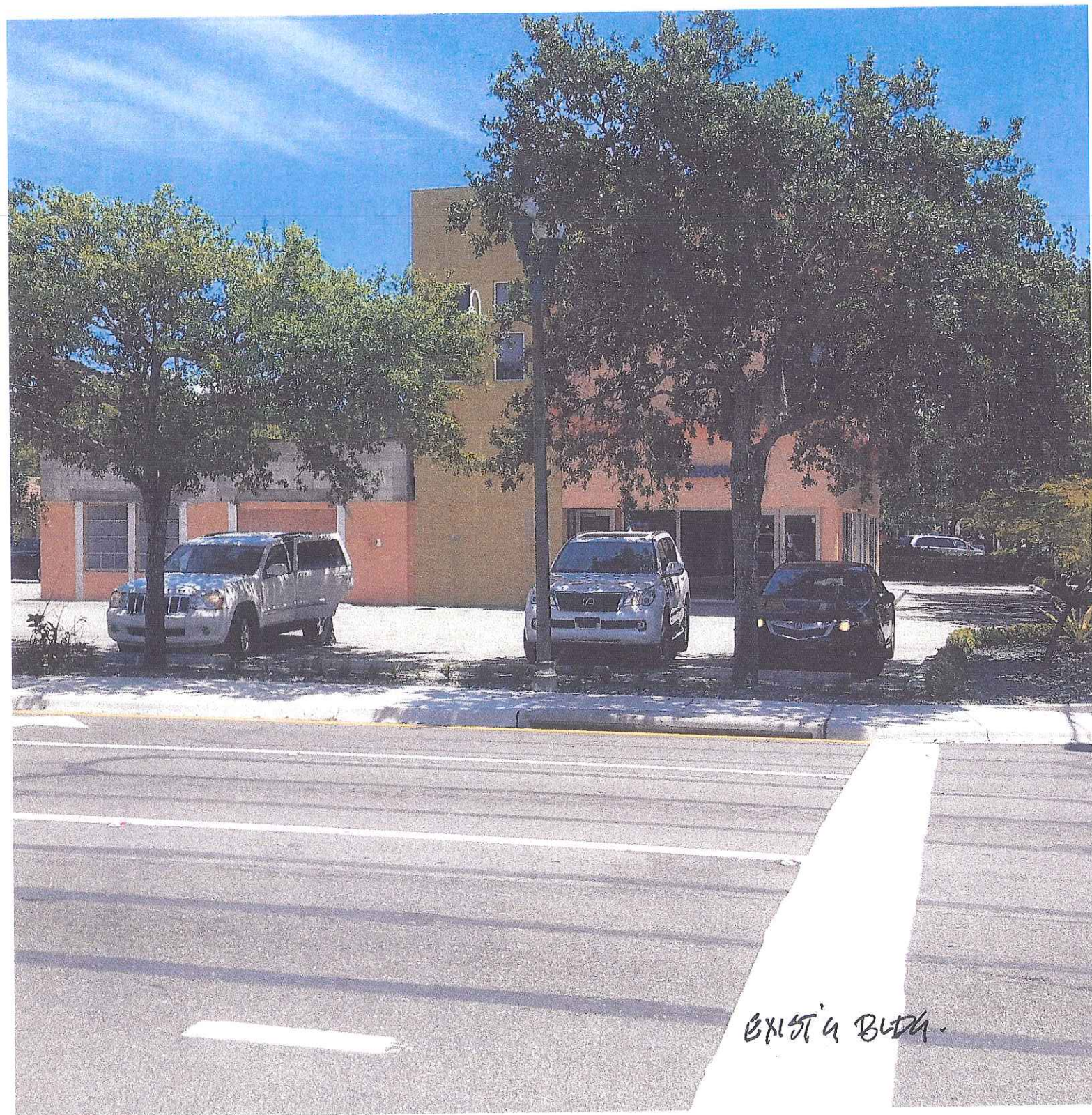


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EXIST'g Bldg.



1 VIEW FROM WEST SIDE OF
STREET LOOKING NORTHEAST



2 VIEW FROM WEST SIDE OF
STREET LOOKING SOUTHEAST



3 VIEW FROM EAST SIDE OF
STREET LOOKING SOUTHEAST



4 VIEW FROM EAST SIDE OF
STREET LOOKING SOUTHWEST



5 VIEW FROM EAST SIDE
- OF STREET AT ADJACENT BLDG.



6 VIEW FROM EAST SIDE OF
STREET LOOKING NORTHEAST



7 VIEW FROM EAST SIDE OF
STREET LOOKING NORTHWEST



8 VIEW FROM EAST SIDE OF
STREET LOOKING WEST