



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** 1045 E. Atlantic Ave  
**Project Location:** 1045 E. Atlantic Ave  
**Request:** Approval of a Mural  
**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 subject property is located on the north side of Atlantic Avenue, just west of Seabreeze Avenue, in the Central Business District (CBD). The 0.24 acre development was built in 1961, and it consists of 18,789 square feet of restaurant, retail and office uses.

The mural was created and designed by a local artist. The mural is a green background with pink and yellow flowers and large palm leaves. It is surrounded by landscaping which gives the effect while sitting in the area of peace and tranquility. The mural is located on the south elevation in the rear on the outdoor patio seating area which faces interior to the parking lot.

**Staff Recommendation:**

Approve

**Board Comments:**

none

**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

CITY OF DELRAY BEACH

---STAFF REPORT---

**MEETING DATE:** August 8, 2018

**ITEM:** Approval of a Class I Site Plan Modification request for 1045 E. Atlantic Avenue associated with architectural elevations changes (mural), pursuant to LDR Section 2.4.5(F).

**RECOMMENDATION:** Approval

## GENERAL DATA:

Applicant..... 1045 Atlantic Ave Inc

Location..... north side of Atlantic Avenue, just west of  
Seabreeze Avenue

Existing Use..... Office/Restaurant/Retail

Property Size..... 18,789 square feet

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

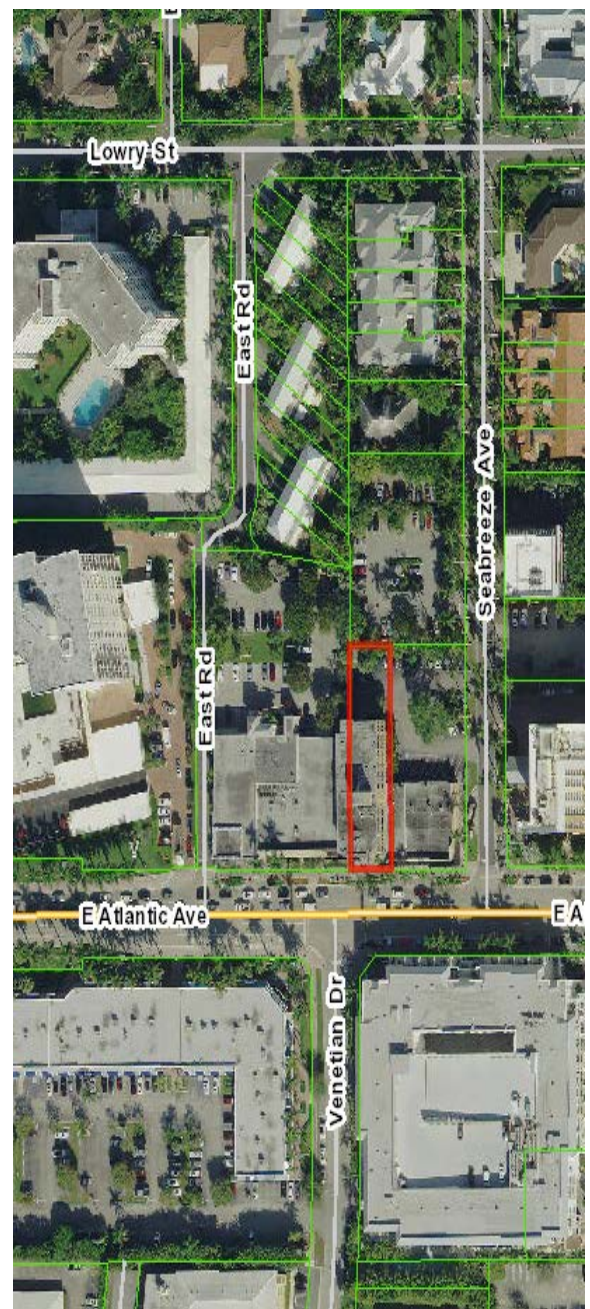
Adjacent Zoning

North: CBD

East: CBD

South: CBD

West: CBD



## ITEM BEFORE THE BOARD

The action before the Board is consideration for approval of a Class I Site Plan Modification request for **1045 E. Atlantic Avenue** associated with architectural elevations changes (mural), pursuant to LDR Section 2.4.5(F).

## BACKGROUND/PROPOSAL

The subject property is located on the north side of Atlantic Avenue, just west of Seabreeze Avenue, in the Central Business District (CBD). The 0.24 acre development was built in 1961, and it consists of 18,789 square feet of restaurant, retail and office uses.

In 2017 a Class II Site Plan Modification was administratively approved for construction of a new outside patio area and improvements to the existing parking lot and external building access. The mural is on the rear of the site on the wall of the outside patio area that serves as a break/smoke area for building employees.

The action before the Board is to approve a mural on the south elevation of the building which faces interior to the parking lot.

## ARCHITECTURAL ELEVATION 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 mural was created and designed by a local artist. The mural is a green background with pink and yellow flowers and large palm leaves. It is surrounded by landscaping which gives the effect while sitting in the area of peace and tranquility. The mural is located on the south elevation in the rear on the outdoor patio seating area which faces interior to the parking lot.

The proposed elevation change is in harmony with the surrounding area and will not materially depreciate or adversely affect the neighboring 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 **1045 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) of the Land Development Regulations.
- C. Move denial of the request for a Class I site plan modification, for elevation changes for **1045 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) of the Land Development Regulations.

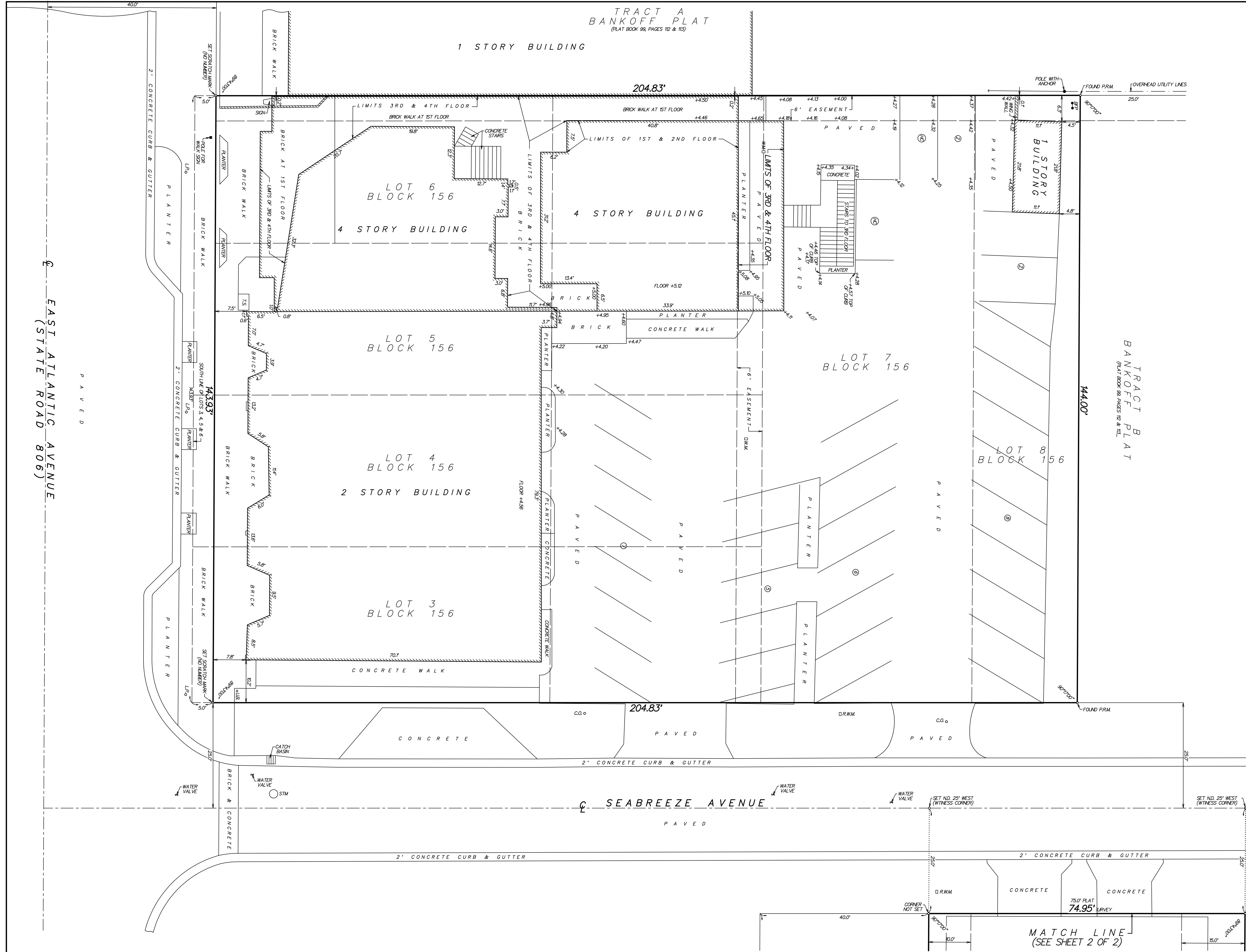
<b>R E C O M M E N D A T I O N</b>
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Move approval of the request for a Class I site plan modification for elevation changes for **1045 E. Atlantic Avenue** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Prepared by: Jennifer Buce, Assistant Planner

Attachment:

- Architectural Elevations (Mural),
- Site Plan



**LEGEND:**

C = CENTERLINE  
I.R. = 5/8" IRON ROD WITH CAP #LB 353  
N.D. = NAIL & DISK #LB 353  
P.R.M. = 4" X 4" CONCRETE MONUMENT  
STAMPED "PRM 6456"  
L.P. = LIGHT POLE  
W.M. = WATER METER  
R.W.M. = RECLAIMED WATER METER  
S.M.H. = STORM SEWER MANHOLE  
C.O. = SANITARY SEWER CLEAN OUT  
⑤ = NUMBER OF PARKING SPACES  
FLOOD ZONE: AE (EL. 7)

**DESCRIPTION:**

LOTS 3, 4, 5, 6, 7 AND THE SOUTH HALF OF LOT 8, SEABREEZE PARK, BLOCK 156, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE ADDITIONAL RIGHT OF WAY FOR ATLANTIC AVENUE (STATE ROAD 806), AS SHOWN IN ROAD PLAT BOOK 1, PAGE 249, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 15 FEET OF LOT 26, ALL OF LOT 27 AND THE NORTH 10 FEET OF LOT 28, SEABREEZE PARK, BLOCK 156, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**MAP OF BOUNDARY SURVEY**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

PAUL D. ENGLE  
SURVEYOR & MAPPER #5708

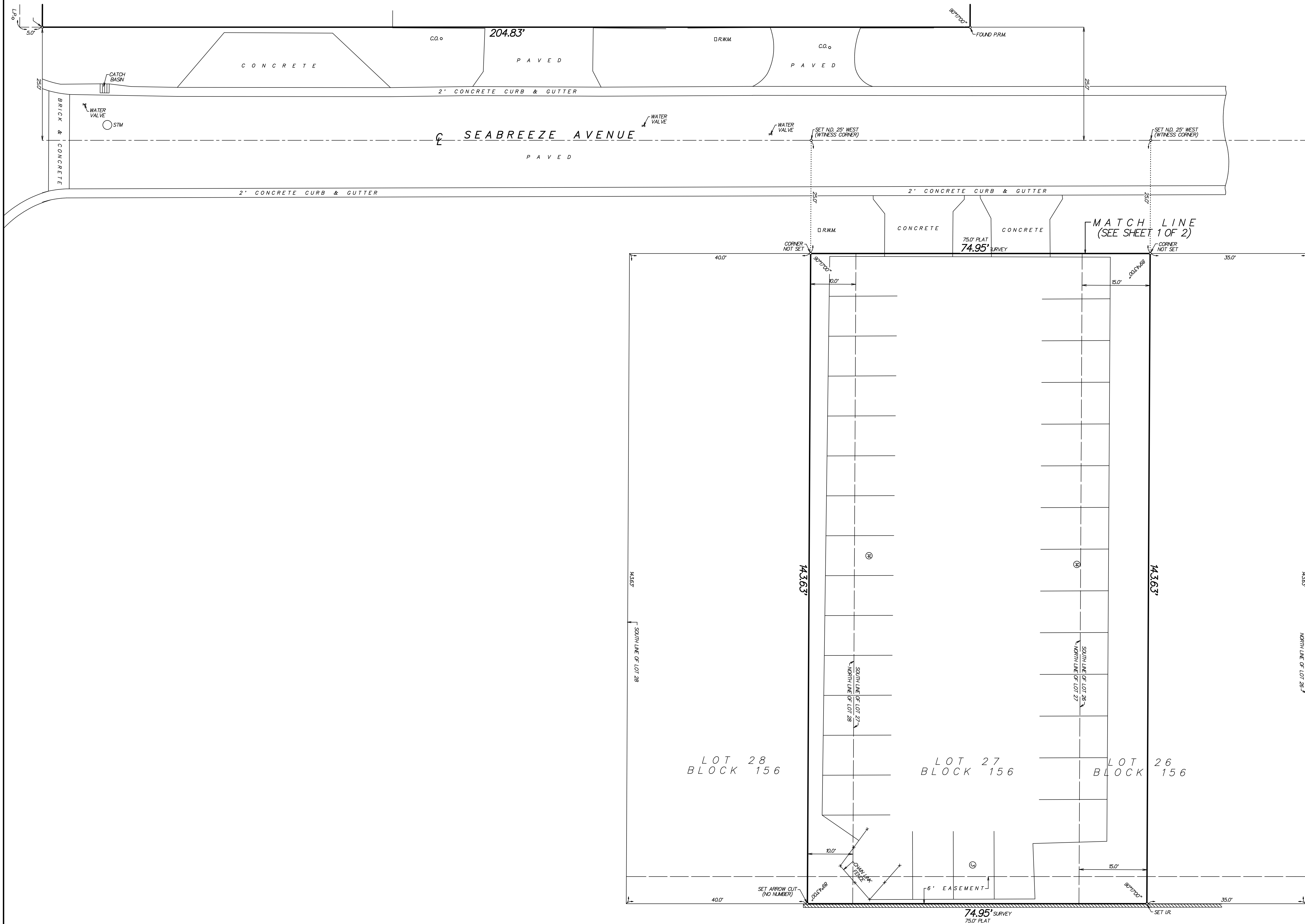
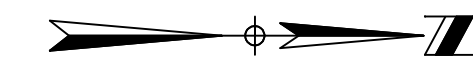
**O'BRIEN, SUITER & O'BRIEN, INC.**  
LAND SURVEYORS

35.0' CERTIFICATE OF AUTHORIZATION #LB353  
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE  
955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445  
(561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY: DECEMBER 15, 2015  
FIELD BOOK: D.309  
PAGE NO: 73

SHEET 1 OF 2

SCALE: 1" = 10'  
ORDER NO.: 73-624db



O'BRIEN, SUITER & O'BRIEN, INC. LAND SURVEYORS			
CERTIFICATE OF AUTHORIZATION #LB353			
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE			
955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445			
(561) 276-4501 732-3279 FAX 276-2390			
DATE OF SURVEY			SCALE:
FIELD BOOK PAGE NO.	SHEET 2 OF 2		ORDER NO.:









NOTICE

RESTRICTED  
LOADING









RESERVED  
PARKING  
  
STATE DISABLED PARKING  
PERMIT REQUIRED