



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Our Boat House
Project Location: 820 SE 5th Avenue
Request: Architectural Elevation Changes

Board: Site Plan Review and Appearance Board
Meeting Date: May 25, 2016

Board Action:

Approved 5-1.

Project Description:

The property consists of a 3,358 sq. ft. warehouse and 1,710 sq. ft. of office spaces, zoned General Commercial (GC), and is located on the west side of SE 5th Avenue, between SE 8th Street and SE 9th Street.

The proposed architectural elevation changes involve with the installation of an awning to be located on the north elevation of the warehouse building

Board Comments:

The Board approved the proposal with no conditions.

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: May 25, 2016

ITEM: Our Boat House III – Class I Site Plan Modification associated with the installation of an awning to be located on the north elevation of the warehouse building. The subject property is located on the west side of SE 5th Avenue, between SE 8th Street and SE 9th Street.

RECOMMENDATION: Approval of the Class I Site Plan Modification for the Our Boat House III.

GENERAL DATA:

Applicant..... Southern Awning Inc.

Owner/Agent..... Our Boat House III

Location..... 820 SE 5th Avenue – west side of SE 5th Avenue, between SE 8th Street and SE 9th Street.

Property Size..... 0.33 Acres

Future Land Use Map.... GC (General Commercial)

Current Zoning..... GC (General Commercial)

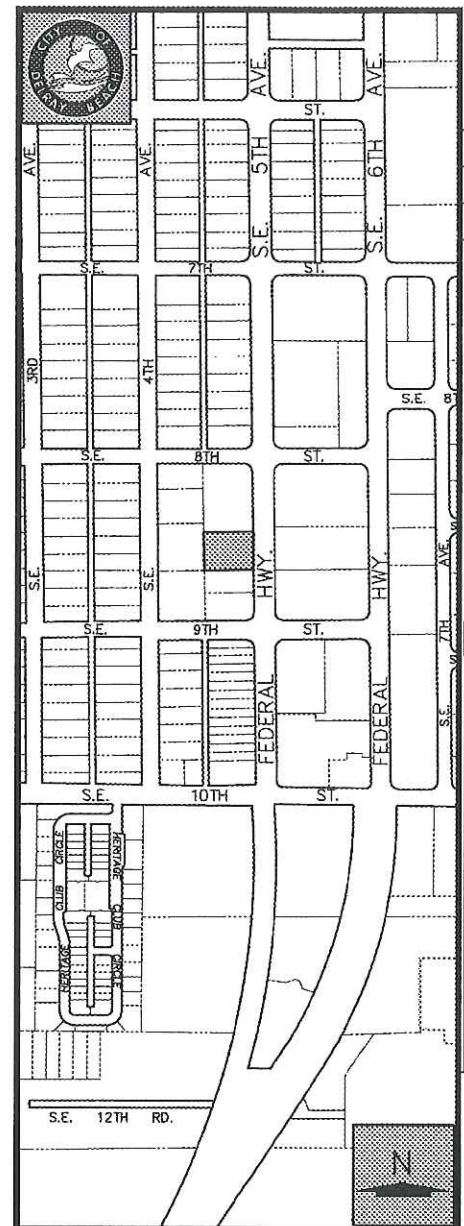
Adjacent Zoning..North: GC (General Commercial)
East: GC (General Commercial)
South: GC (General Commercial)
West: R-1-A (Single Family Residential) District

Existing Land Use..... Store/ Office / Residential

Proposed Land Use..... Store/ Office / Residential

Water Service..... Existing on site

Sewer Service..... Existing on site



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

Applicant: Southern Awning Inc.

Project Name: Our Boat House III

Project Location: 820 SE 5th Avenue

ITEM BEFORE THE BOARD

The item before the Board is approval of architectural elevation changes associated with a Class I Site Plan Modification for the **Our Boat House III**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a). The subject property is located on the west side of SE 5th Avenue, between SE 8th Street and SE 9th Street.

BACKGROUND

The subject property is located on the west side of SE 5th Avenue, between SE 8th Street and SE 9th Street within the General Commercial (GC) zoning district. The building was constructed in 1973, and consists of a 3,358 sq. ft. warehouse and 1,710 sq. ft. of office spaces. The property is legally described as 21-46-43, of Model Land Company's Subdivision of W ½ S 100 feet of N 165 feet of W ½ of Lt 10 (less W 153 feet) LYG of SE 5th Avenue in OR 190.

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 change involves the installation of a traditional fixed valance style awning to be located above the door entrance on the north elevation (facing the parking lot) of the warehouse building. The proposed navy blue vinyl fabric awning measures 10'-10" wide, 4'-0" high, with a valance of 0'-8". The awning will be cantilevered with a projection of 4'-0" from the building and will maintain a clearance height of 7'-6".

The awning will enhance the appearance of the warehouse building as well as provide shelter from the elements for the public. Since the awning does not face a dedicated street frontage, signs are not being proposed; thus, no signage application has been submitted at this point in regards to this proposed awning.

The architectural elevations 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 for the **Our Boat House III**, based upon positive findings with respect to the Land Development Regulations.
- C. Deny the Class I site plan modification for the **Our Boat House III**, based upon a failure to make positive findings with respect to the Land Development Regulations.

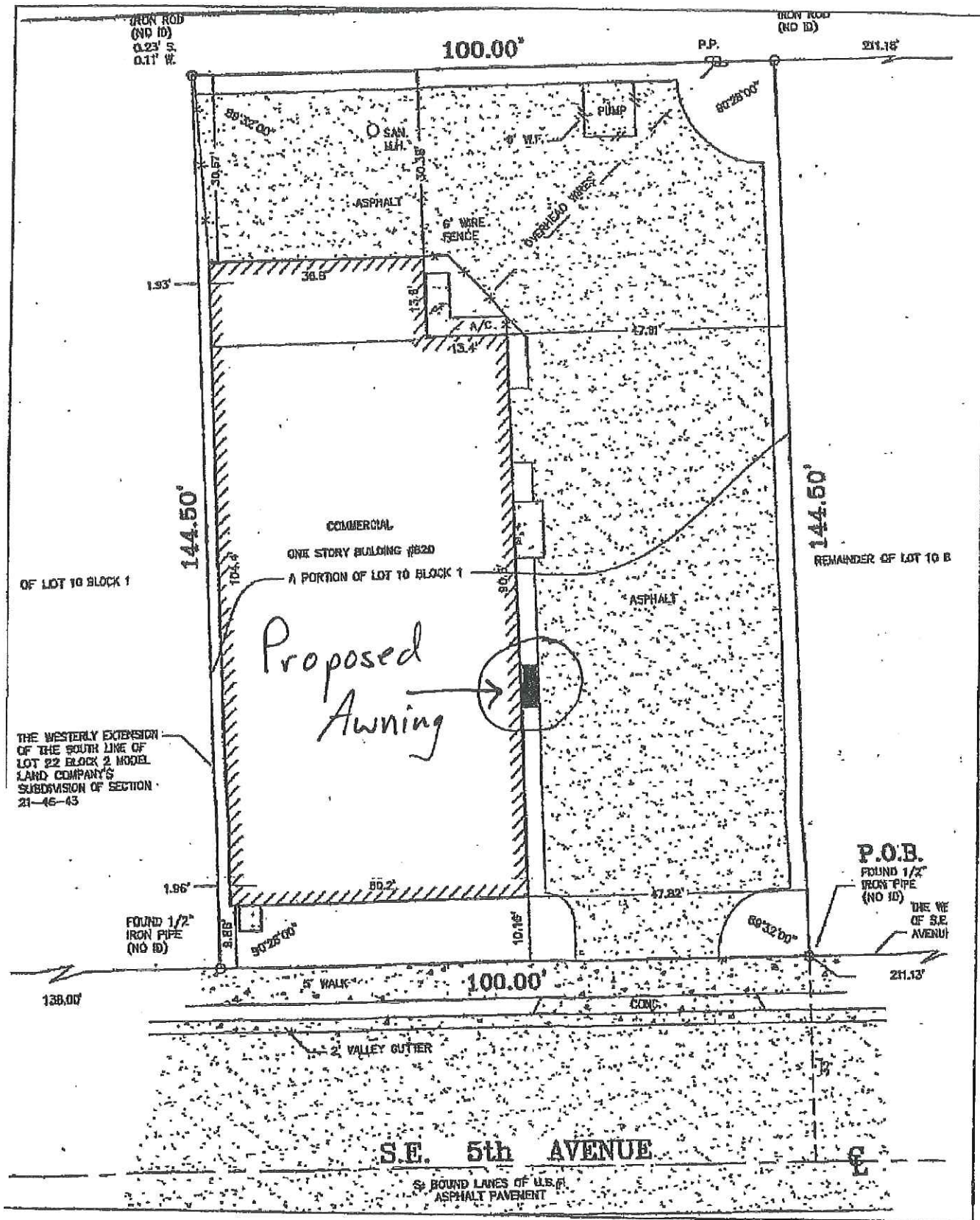
STAFF RECOMMENDATION

Approve the Class I Site Plan Modification for the **Our Boat House III**, based upon positive findings with respect to Section 4.6.18(E) of the Land Development Regulations.

Attachments:

- Survey
- Awning Details
- Streetscape Photos

Report Prepared by: Debora Slaski, Assistant Planner

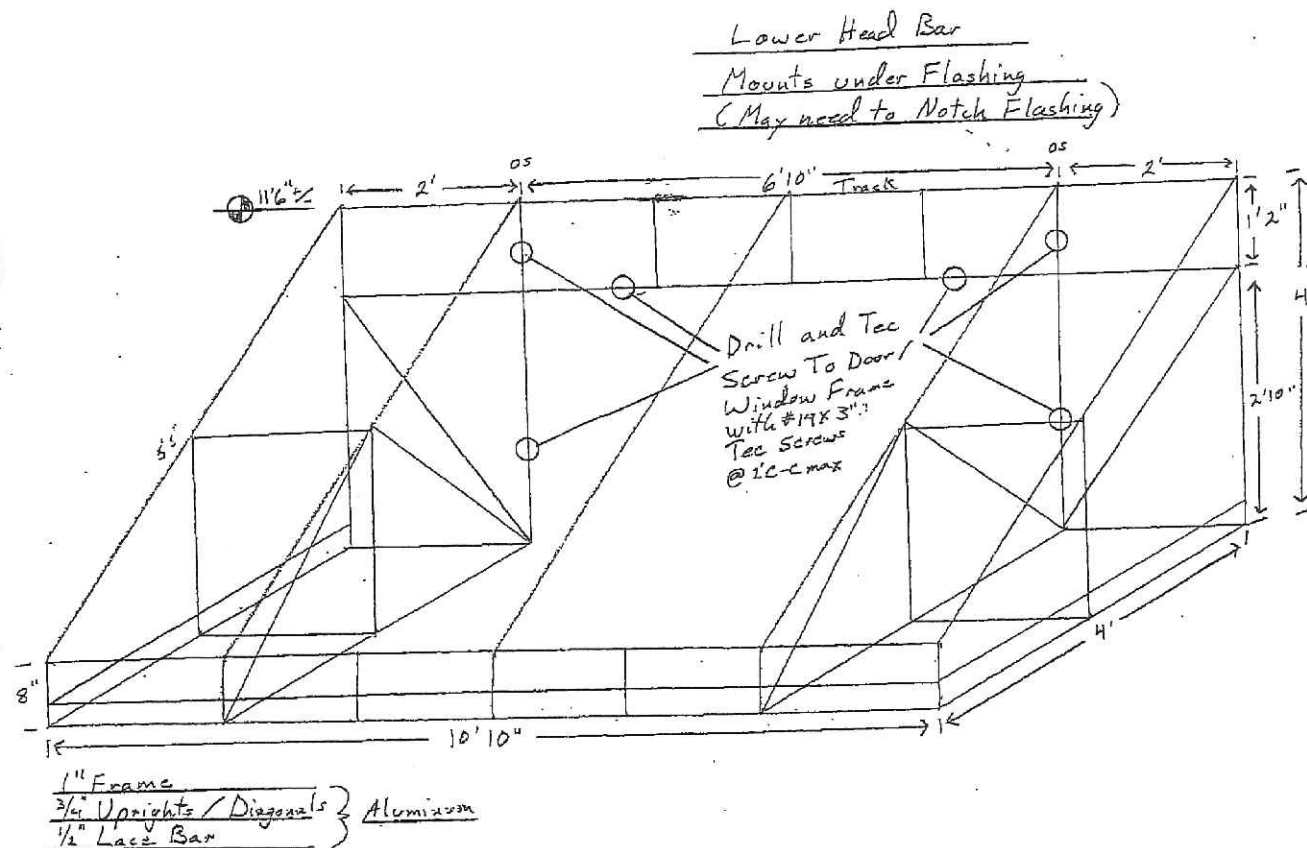


Our Boat House III
820 Federal Highway
Delray Beach, FL

LTL Associates, Inc.
5725 Corporate Way, Suite 202
West Palm Beach, Florida 33407
(561) 478-1845
Certificate of Authorization #6116

GENERAL NOTES:

1. All pipe shall be ASA Schedule 40, 6063-T6 aluminum.
2. All other material shall be 6063-T6 aluminum (U.O.N.).
3. All welds shall comply with A.W.S. code (latest edition).
4. Cover all welds with corrosion resistant coating.
5. All structures designed in accordance with Section 31 and Section 18 of the Florida Building Code (2014) - ASCE 7-10.
6. Awning covers shall be removed in periods of high winds; specifically winds in excess of 75 m.p.h. Awning w/covers will sustain 105 m.p.h. (3 second gust) - Risk category II, Exposure C.
7. Frames without fabric will sustain 180 m.p.h. winds (3 second gust), Exposure D.
8. All connections shall be fully welded (U.O.N.).
9. Provide label on awning to indicate cover removal when winds exceed or are predicted to exceed 75 m.p.h.



Signature
2/22/16
Leonard A. Tylka Jr., P.E.
FL License No. 31738



↑
4'
↓
↑
7'6"
↓

Existing Building (north façade)





reel display

Adjacent Properties



North Side



South Side



East Side