



*Development Services Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

**Project Name:** Leogane's - Mural

**Project Location:** 601 W. Atlantic

**Request:** Class I Site Plan Modification

**PCN:** 12-43-46-16-01-012-0020

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

**Meeting Date:** May 22, 2019

**Board Action:**

Approved (6-0 John Brewer absent) as presented.

**Project Description:**

The subject property is located on the north side of West Atlantic Avenue on the corner of W. Atlantic and NW 6th Avenue in the (CBD) Central Business District zoning district.

The mural will be painted on the west elevation in vibrant colors in a vortex design. The mural will be painted by a local artist and be visible to traffic traveling east on Atlantic Avenue on the side interior of the building.

**Board Comments:**

N/A

**Public Comments:**

Two individuals spoke in favor of the mural and said it would be an enhancement to the community.

**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

## DEVELOPMENT SERVICES DEPARTMENT

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

### SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: May 22, 2019

File No. 2019-165

Application Type: Class I Site Plan Modification

Applicant: Willy McDaddy

Location: 601 W. Atlantic Avenue

PCN: 12-43-46-16-01-012-0020

Property Size: 4901 SF

FLUM: CC (Central Core)

Zoning: CBD (Central Business District)

Adjacent Zoning:

- (North) CBD
- (West) CBD
- (South) CBD
- (East) CF (Community Facilities)

Existing Land Use: Market



#### Item before the Board:

The action before the Board is for the approval of a Class I Site Plan Modification associated with a mural on the west elevation of the building.

#### Recommendation:

Review and consideration of the Class I Site Plan Modification - Mural for 601 W. Atlantic Avenue along the West Atlantic corridors.

#### Background:

The subject property is located on the north side of West Atlantic Avenue on the corner of W. Atlantic and NW 6<sup>th</sup> Avenue, described as TOWN OF DELRAY E 126 FT OF N 120 FT OF S 140 FT OF BLK 12 located in the Central Business District (CBD) in the West Atlantic Sub District known as "The Set". The property includes a 4,901-sq. ft. market.

Now before the board is approval of a mural on the west elevation.

This is the second of a group of murals proposed in the West Atlantic Sub District. A third is proposed at 105 NW 5<sup>th</sup> Avenue which is in the West Settlers Historic District and will go before the Historic Preservation Board in June. The artist group is led by Delray Beach artist Glayson LeRoy who oversees finding local and renowned international artist to paint the murals. The Site Plan Review and Appearance Board approved the first of the murals February 13, 2019 at 524, W. Atlantic Avenue, The Bearded Rooster.

#### Project Description:

- West elevation in vibrant blues, greens, yellow and pink.

#### Site Plan 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.

#### Project Planner:

Jen Buce: [buce@mydelraybeach.com](mailto:buce@mydelraybeach.com),  
561-243-7138

#### Review Dates:

SPRAB Board 5/22/19

#### Attachments:

1. Mural drawings



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 will be painted by a local artist and be visible to traffic traveling east on Atlantic Avenue on the side interior of the building. The definition of "art" is a diverse range of human activities in creating visual, auditory or performing artifacts – artworks, expressing the author's imaginative or technical skill, intended to be appreciated for their beauty or emotional power. Pineapple Grove is designated as our Arts District in Delray Beach, but murals have been approved throughout Delray Beach to connect people together. The proposed elevation changes are compatible and harmonious with the surrounding properties and an enhancement to the area. Based upon the above, positive findings are made about the criteria listed in LDR Section 4.6.18(E).

**Reviewed by Others:**

On May 13, 2019, the Downtown Development Authority (DDA) reviewed the mural.

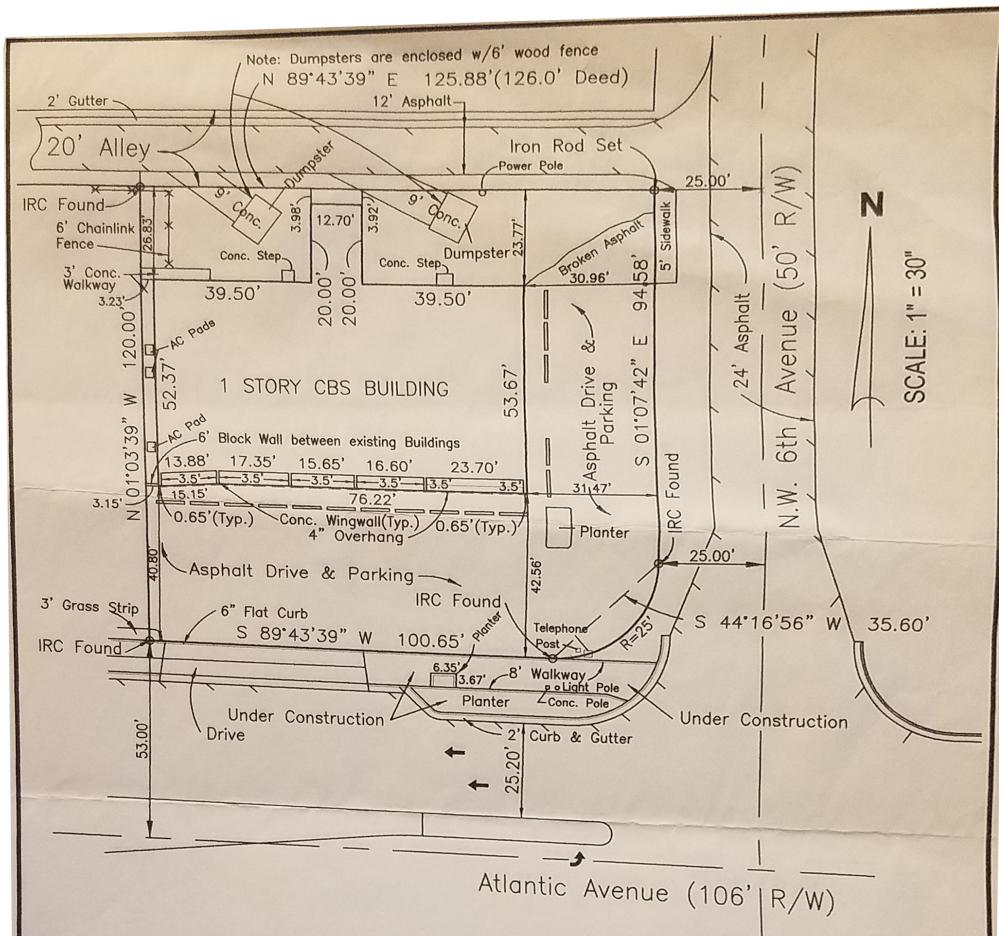
**Alternative Actions:**

- A. Continue with direction.
- B. Move approval of the request for a Class I site plan modification, and elevation changes for **601 W. 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 LDR Section 2.4.5(G)(1)(a) and Section 4.6.18 of the Land Development Regulations.
- C. Move denial of the request for a Class I site plan modification, and elevation changes for **601 W. 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 2.4.5(G)(1)(a) and Section 4.6.18 of the Land Development Regulations

# Leogane

## Mock Up Ideas





LEGEND: R/W indicates Right-of-way      I.R.S. indicates iron rod set  
 P.P. indicates Power Pole      N.T.S. indicates not to scale  
 I.R.F. indicates iron rod found      D & M indicates Deed and Measured  
 I.R.C. indicates iron rod w/cap      C.C.S. indicates Concrete curb stop

NOTES: 1. Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.

2. Bearing related to the center line of Atlantic Avenue, which bears North 89°43'39" East.

LEGAL DESCRIPTION:

East 126 feet of the North 120 feet of the South 140 feet, Block 12, Plat of Linton, a subdivision as recorded in Plat Book 1, page 4, in the public records of Palm Beach County, Florida

CERTIFICATION:

I hereby certify this sketch as shown hereon represents a survey made under my direction and to be true and accurate to the best of my knowledge and belief, subject to easements and right-of-ways of record and meets the minimum technical standards of rule 61G17-6 of the Florida Administrative Code.

Burlison A. Gentry, P.E./L.S.  
 Registered Florida Surveyor  
 and Mapper No. 2580  
 L.B. No.2322  
 Date of Survey: Jan. 8, 2002

**GENTRY ENGINEERING &  
 LAND SURVEYING, INC.**

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