

## MEMORANDUM

TO: Mayor and City Commissioners

FROM: Timothy Stillings, AICP, Planning and Zoning Director

THROUGH: Donald B. Cooper, City Manager

DATE: December 16, 2015

SUBJECT: REGULAR MEETING OF JANUARY 5, 2016  
REPORT OF APPEALABLE LAND USE ITEMS: NOVEMBER 23, 2015  
THROUGH DECEMBER 18, 2015

### BOARD ACTION REPORT:

#### **Site Plan Review and Appearance Board (SPRAB) Meeting of December 9, 2015**

##### **A. Board Action: The Stanley Building**

Approved (6 to 0, Jose Aguila stepped down), a blanket sign program for the Stanley Building located at 29 NE 4<sup>th</sup> Avenue. The property consists of a 4,873 sq. ft. one-story office building constructed in 1954, located in the Central Business District (CBD).

The proposed Blanket Sign Program consists of three standalone plexiglass face channel letters to be placed on the aluminum canopy system facing the west elevation and one under canopy sign on the southeast corner of the building.

There were no conditions of approval originating from the staff, however, the Board added two new conditions, namely;

- That the under canopy signs are included for all tenants and,
- All signs are centered on all of the tenant bays.

Photographs of the existing building are attached.

**Associated Actions:** N/A.

**Next Action:** The SPRAB action is final unless appealed by the City Commission.

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##### **B. Board Action: The 300 Building**

Approved with conditions (7 to 0), a blanket sign program for The 300 Building located at 326 E. Atlantic Avenue. The subject property is located on the southwest corner of East Atlantic Avenue and Southeast 4th Avenue within the Central Business District (CBD). The property consists of an existing one-story commercial building.

The proposed Blanket Sign Program consists of wall signs and projecting signs. Although both projecting and wall signs are allowed by code in the blanket sign program, staff raised concerns that the placement of the projecting signs on Atlantic Avenue detract from the architecture of the building, interfere with the aesthetic quality of the building, and thought the number of signs proposed resulted in too much signage on the building facing Atlantic Avenue. The Board supported staff and approved the

Blanket Sign Program and eliminated the proposed projecting signs along Atlantic Avenue.

Copies of the architectural elevations are attached.

**Associated Actions:** N/A

**Next Action:** The SPRAB action is final unless appealed by the City Commission.

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**C. Board Action: Downtown Delray Medical Center**

Approved with conditions (7 to 0), a twenty-four month extension of the site plan approval for Downtown Delray Medical Center. The property is located on the north side of SE 6<sup>th</sup> Street between SE 5<sup>th</sup> Avenue and SE 6<sup>th</sup> Avenue and is zoned GC (General Commercial). The original approval granted by the Board on December 11, 2013, included the construction of two, one-story 6,500 square foot buildings (totaling 13,000 sq. ft.). Construction has not begun, and the request sought by the applicant is to extend the site plan approval for an additional period of 24 months, thus expiring on December 11, 2017.

Two residents spoke in opposition to the requested extension.

Staff recommended the approval of the extension request with conditions. The Board supported those conditions and added a new condition requiring that screening be immediately placed on the existing perimeter construction fence.

Copies of the site plan and architectural elevations are attached.

**Associated Actions:** N/A

**Next Action:** The SPRAB action is final unless appealed by the City Commission.

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**D. Board Action: Uptown Atlantic**

Approved with conditions (5 to 0, Jose Aguila and Andrew Youngross stepped down), a Class V site plan, landscape plan and architectural elevations for **Uptown Atlantic**. The property is located on the south side of West Atlantic Avenue, between SW 9<sup>th</sup> Avenue and SW 6<sup>th</sup> Avenue. This is a mixed-use development consisting of 112 dwelling units, 17,267.3 square feet of office, 6,040 square feet of restaurant, and 43,162 square feet of commercial/retail.

A detailed description of the development proposal and the Board's action is attached.

Several residents spoke in favor of the project.

Copies of the site plan and architectural elevations are attached.

**Associated Actions:**

The development proposal included the following waiver requests:

1. A waiver to LDR Section 4.4.13(F)(4)(b)(2), which requires setbacks for the upper level building setback for that portion of a building above 37 feet.
2. A waiver to LDR Section 4.4.13(F)(4)(c)(1), which requires setbacks for the lower levels of the buildings along SW 6<sup>th</sup> Avenue, SW 7<sup>th</sup> Avenue, SW 8<sup>th</sup> Avenue, and SW 9<sup>th</sup> Avenue.
3. A waiver to LDR Section 6.1.3(B)(1)(f), which required a sidewalk width of 8 feet and 6 feet is proposed along SW 6<sup>th</sup> Avenue, SW 7<sup>th</sup> Avenue and SW 9<sup>th</sup> Avenue.

Staff recommended approval of the waiver requests. The Board approved the waivers on a 5 to 0 vote (Jose Aguila and Andrew Youngross stepped down).

A detailed analysis of the waiver requests is attached.

**Next Action:** The SPRAB action is final unless appealed by the City Commission.

#### **Site Plan Review and Appearance Board (SPRAB) Meeting of December 16, 2015**

##### **A. Board Action: Bar Harbour**

Approved (7 to 0), a color and material change for Bar Harbour, an existing residential condominium located at 86 MacFarlane Drive. The proposal pertains to the approval of as-built conditions for the replacement of roofs for four on-site carports with painted metal stainless seam to match existing high-rise condominium buildings.

Photographs of the existing building are attached.

**Associated Actions:** N/A.

**Next Action:** The SPRAB action is final unless appealed by the City Commission.

#### **Historic Preservation Board (HPB) Meeting of December 2, 2015**

##### **1. Board Action: 49 Palm Square**

Approved with conditions (6 to 0, Andrea Sherman absent) a Certificate of Appropriateness (COA) for additions to a contributing structure that will also be lifted to increase its elevation. The property is located within the RM (Multi-Family Residential) zoning district. The one-story historic minimal traditional wood frame residence was built in the late 1930s or early 1940s as a vacation cottage.

The existing structure is located below the flood plain at 6'-13" (NGVD) and does not meet current FEMA floor height level requirements; the owner wants to elevate the house to 8'-0" (NGVD) to slightly exceed the FEMA required minimum floor elevations for this Flood Zone. The property is one block away from the Intracoastal Waterway. Flooding has occurred on the site as well as the adjacent properties.

The current request is for the hydraulic lifting of the structure in place which will be approximately 2' feet higher than it is currently. The proposal includes the creation of two additions on the south side of the existing structure. One is an extension of the bath and guest closet and the other is an extension of the master bedroom. There is also an

addition on the north side of the existing structure which will include a new kitchen, pantry and laundry. The additional space will equal 1,490 square feet, (under air). A new attached open air carport is proposed that contains a cabana bath and storage area located at the rear of the carport, and will equal 627 square feet. The additions to the residence will look similar in scale, mass and height to the existing structure and will maintain similar architectural details. The proposed height of elevated structure will be approximately 14' high and the new addition to the rear of the existing residence will be approximately 20' high.

Copies of the site plan and renderings of the architectural elevations are attached.

**Associated Actions:** N/A

**Next Action:** The HPB action on the Certificate of Appropriateness is final unless appealed by the City Commission.

## **2. Board Action: 109 Dixie Boulevard**

Approved with conditions (6 to 0, Andrea Sherman absent) a Certificate of Appropriateness for an addition to a contributing structure and an associated request for the demolition/reconstruction of a garage/guest structure. The property is located on the north side of Dixie Boulevard, east of NE 2<sup>nd</sup> Avenue. The property is zoned R-1-AA (Single Family Residential) and contains a 1937 contributing one-story vernacular residence with a detached converted garage/shed into a later guest cottage.

The current request is for a one-story addition (2,978 square feet) adjoined to the existing one-story historic residence (664 square feet). The addition consists of three bedrooms, three bathrooms, kitchen, dining room, family room, 2.5 car garage (880 square feet), swimming pool, and additional garage in the southwest corner of the property.

Site improvements include a new paver driveway and modifications to the existing driveway, motorized aluminum gates at the driveway will match existing fence (picket type), and a new swimming pool located at the north side of the property.

Demolition, reconstruction and salvage of the existing converted garage/guest house are proposed to create a new guest house at the (north) corner of the property. The reconstructed guest house would be complimentary to the historic house and generate a new entry point centered between the guest house and the historic residence.

A detailed description of the development proposal and the Board's action is attached.

**Associated Actions:** N/A

**Next Action:** The HPB action on the Certificate of Appropriateness is final unless appealed by the City Commission.

Attachments:

City Commission Report

Project Exhibits

Location Map

Uptown Atlantic – Excerpt of the SPRAB Staff Report

109 Dixie Boulevard – Excerpt of the HPB Staff Report