



Planning, Zoning, and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 820 SE 5th Avenue, Our Boat House III
Project Location: 820 SE 5th Avenue
Request: Class I Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: January 25, 2017

Board Action:

Class I Site Plan Modification on a 7 to 0 vote

Project Description:

The subject property contains .33 acres and 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 request is to approve a mural on the north and east elevations of coastal themes. The coastal themed mural will be able to be changed out periodically with the north elevation being allowed to expand to 8' x 16'.

Due to the uniqueness of the request staff is seeking Board Discretion.

Board Comments:

The Board comments were supportive with consideration given to changing out the north elevation to 8' x 16' coastal themed picture to be considered as a mural and the property owner's desire to change them out periodically. The Board incorporated three conditions of approval to administratively approve changes to the mural, the change outs do not exceed more than four times a year, and the mural be UV protected, based on discussions with the applicant for the subject property.

Public Comments:

No members of the public spoke for or against the project.

Associated Actions:

All required actions were taken.

Next Action:

SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: January 25, 2017

ITEM: Our Boat House III – Class I Site Plan Modification associated with architectural elevations changes (mural), pursuant to LDR Section 2.4.5(F) (G)(1)(a) for Our Boat House III.

RECOMMENDATION: Board Discretion

GENERAL DATA:

Applicant..... Christina Auer

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)

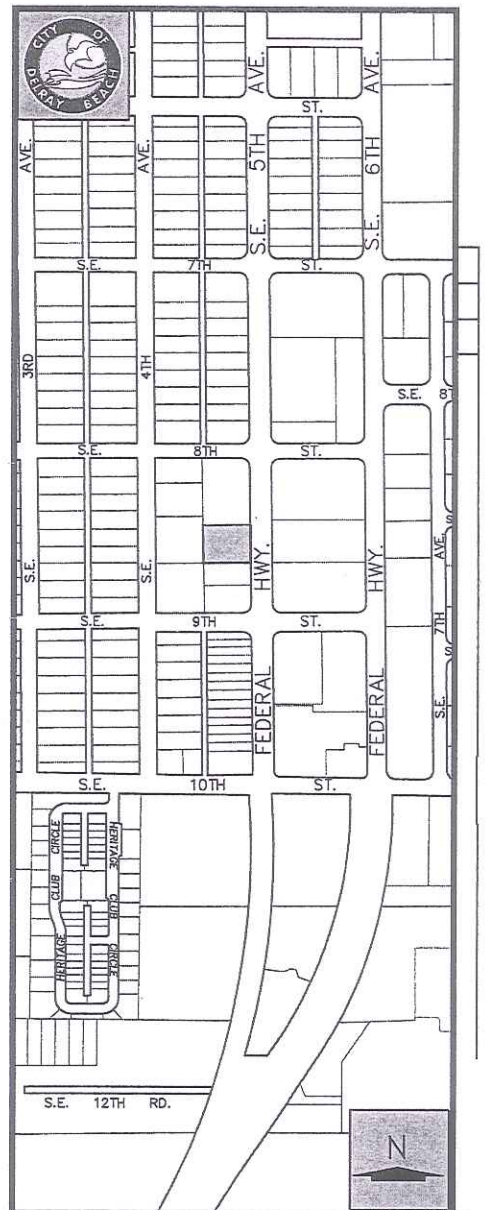
Current Zoning..... GC

Adjacent Zoning..North: GC

South GC

East: GC

West: R-1-A (Single Family Residential) District



**SITE PLAN REVIEW AND APPEARANCE BOARD
STAFF REPORT**

Applicant: Chirstina Auer
Project Name: Our Boat House III
Project Location: 820 SE 5th Avenue

ITEM BEFORE THE BOARD

The action before the Board is consideration for approval of a Class I Site Plan Modification request for 820 SE 5th Avenue associated with architectural elevations changes (mural), pursuant to LDR Section 2.4.5(F)(G)(1)(a) for **Our Boat House III**.

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 pictures that are in 4' x 4' separate pieces. The applicant would like the ability to hang coastal themed pictures and be

January 25, 2017

able to change them out periodically. The existing picture hanging on the west elevation is 8' x 8' for 64 square feet. The existing picture on the north elevation is also 8' x 8' for 64 square feet. The applicant is requesting the ability to change out the north elevation to 8'x 16' for a total of 128 square feet as depicted in the photo.

Pursuant to LDR section 4.6.7(F)(3)(e), Murals and Signs within Murals: A large painting or drawing affixed subject to approval by the Site Plan Review and Appearance Board. The definition of a sign is any device, structure or fixture using graphics, symbols or written copy designed to advertise or identify an establishment, product, good or services.

The request can be categorized by both definitions. In the case of signage, the picture on the north elevation would not be allowed by code pursuant to LDR Section 4.6.7(E)(7), which does not allow signage interior to parking lots. The picture on the west elevation would need to be reduced as there is an existing sign on the west elevation. By taking into consideration the square footage of both the existing sign and the picture on the west elevation for computation purposes they would need to be squared off and the square footage exceeds the allowed amount.

In the case the pictures were considered as murals, this is a unique request as murals are normally permanent fixtures to the wall and the applicant is requesting the ability to change out pictures and the size as well.

Due to the uniqueness of the request staff is seeking Board Discretion.

Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E).

ALTERNATIVE ACTIONS

- A. Board Discretion
- B. Move approval of the request for a Class I site plan modification for elevation changes for 820 SE 5th Avenue, **Our Boat House**, 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 820 SE 5th Avenue, **Our Boat House**, 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.

January 25, 2017

STAFF RECOMMENDATION



Board Discretion

Attachments:

- Photos
- Streetscape Photos

Report Prepared by: Jennifer Buce, Assistant Planner



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|  |  <p>NORTH PLANNING & ZONING DEPARTMENT</p> | <p>820 SE 5TH AVENUE LOCATION MAP</p> |  Subject Property |
|--|--|---|--|





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WEST ELEVATION

LIGHTED REVERSE CHANNEL LETTERS AND
LIGHTED PUSH THROUGH LETTERS ON A WIREWAY.



OFFICE COPY
165190

STRUCTURAL NOTES:

ASSEMBLY PER NEC 600-3

GOVERNING CODE: THE STRUCTURAL CALCULATIONS COMPLY WITH THE PROVISIONS OF SECTION 1609.1.1 OF THE 5th EDITION (2014) OF THE FLORIDA BUILDING CODE, AND IN ACCORDANCE WITH CHAPTERS 26-30 OF ASCE 7-10 (2010 EDITION), USING THE ULTIMATE WIND SPEED OF 165 MPH FOR PALM BEACH COUNTY (170 FOR BROWARD AND 175 FOR DADE COUNTIES), AND WHERE THE WIND MAP VALUES ARE CONVERTED TO THE ASD FORMAT USING $V_{asd} = V_{ult} / (\text{Sq. Root of } 6)$. ELECTRICAL INFORMATION PROVIDED AS REFERENCE ONLY AND IS TO BE INSTALLED BY A LICENSED CONTRACTOR, NO ENGINEERING CERTIFICATION IS OFFERED WITH ANY ELECTRICAL INFORMATION CONTAINED HEREIN.

ALL STRUCTURAL ALUMINUM IS TO BE T6 OR BETTER.

ANCHORS: TO BE ITW BUILDDEX, ELCO TAPCON, POWERS, RAWL, OR MFR. RATED EQUAL. 10x ANCHOR DIAMETER SPACING IS REQUIRED BETWEEN ANCHORS AND EDGE OF CONC. MIN. IF UNSPECIFIED, A 24" MAX O.C. SPACING OF ANCHORS SHALL BE USED + EACH CORNER. WOOD ANCHORS TO BE NON-CORROSIVE GRADE 2 OR GRADE 5 LAG BOLTS OR EQ, $\frac{3}{4}$ " MIN. ED. #2 SOUTHERN YELLOW PINE MINIMUM USED IN ALL WOOD CALCULATIONS. THROUGH BOLTS SHALL BE FITTED WITH A 1" MIN. WASHER & DOUBLE NUT U.N.O. MINIMUM EMBEDMENT DEPTH DOES NOT INCLUDE STUCCO, FINISHES, OR SHIM SPACING. STRUCTURAL BOLTS TO BE A-325, GRADE 5, A 2" MAX EXPOSED SHANK IS TO BE USED U.N.O. HOST STRUCTURE IS BY OTHERS AND SHALL BE DESIGNED TO CARRY LOADS BY PROPOSED SIGN. THIS ENGINEER HAS NOT VISITED THE JOBSITE. DESIGN IS BASED ON CONTRACTOR SUPPLIED DATA. IF ANY FIELD CONDITIONS THEN SPECIFIED HEREIN, THIS ENGINEER SHALL BE NOTIFIED

WHITE LETTERS ON WIREWAY - WHITE LED ILLUMINATION
WHITE PUSH THROUGH LETTERS - WIREWAY PAINTED TO MATCH BUILDING

ALLOWABLE - 50' frontage x 12 x 15% = 90
PROPOSED - 178" x 46" = 57 sq ft proposed

ELECTRICAL NOTES:

ALL ELECTRICAL DESIGN AND EXISTING PRIMARY ELECTRICAL IS BY OTHERS AND IS NOTED FOR REFERENCE ONLY AND NOT PART OF CERTIFICATION. WORK SHALL BE APPROVED AND INSTALLED BY A LICENSED PROFESSIONAL. ALL ELECTRICAL COMPONENTS SHALL BE U/L LISTED AND SHALL COMPLY WITH THE GOVERNING EDITION OF THE NATIONAL ELECTRIC CODE IN EFFECT AT THE TIME OF PERMIT APPLICATION. SIGN SHALL BE GROUNDED IN ACCORDANCE WITH GOVERNING CODES. ALL BREAKER AND TIMING DEVICES SHALL BE IDENTIFIED AT TIME OF INSTALLATION.

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SCALE: 1" = 10'

-SAR-

| REMARKS | DRWN | CHKD | DATE |
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| INIT ISSUE | DM | MBS | |
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SIGN-A-RAMA
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STATE CERTIFIED
GENERAL CONTRACTOR
• CGC1515894 •

OUR BOAT HOUSE

HOMAYOON AMIR ABTAHI
2649 NW 28TH TERRACE
BOCA RATON, FL 33434
FLORIDA REG. #35453

VALID FOR (1) JOB ONLY
MAY ONLY BE USED BY ENGINEER

