



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 111 E. Atlantic Avenue
Project Location: 111 E. Atlantic Avenue
Request: Class I Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: February 22, 2017

Board Action:

Approved (5-0, Jim Chard and Fred Kaub absent) for architectural elevation changes associated with a Class I site plan modification.

Project Description:

The subject property is located in the Central Business District zoning (CBD) and contains a two story building with 10,995 square feet. There is a restaurant on the bottom floor with office space occupying the second floor and is located on the north side of Atlantic Avenue between NE 1st and 2nd Avenue. The mural is located in the rear of Trimonti restaurant on a service area wall.

The mural was created and designed by a local artist. The mural is a beach scene with a sun, airplane and flamingo with pink, orange and blue colors. The mural is located on the north elevation on the rear of the building which is a service area and faces a parking lot.

Staff Recommendation:

Approve

Board Comments:

none

Public Comments:

None

Next Action:

The SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

---STAFF REPORT---

CITY OF DELRAY BEACH

MEETING DATE: February 22, 2017

ITEM: Consideration for approval of a Class I Site Plan Modification request for 111 E. Atlantic Avenue associated with architectural elevations changes (mural), pursuant to LDR Section 2.4.5(F).

RECOMMENDATION: Recommend approval

GENERAL DATA:

Applicant..... DHBH Atlantic Avenue, LLC and 60 1/2 , LLC

Location..... Northside of Atlantic Avenue between NE Avenue and NE 2nd Avenue

Existing Use..... Office/Restaurant

Property Size..... 10,995 square feet

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

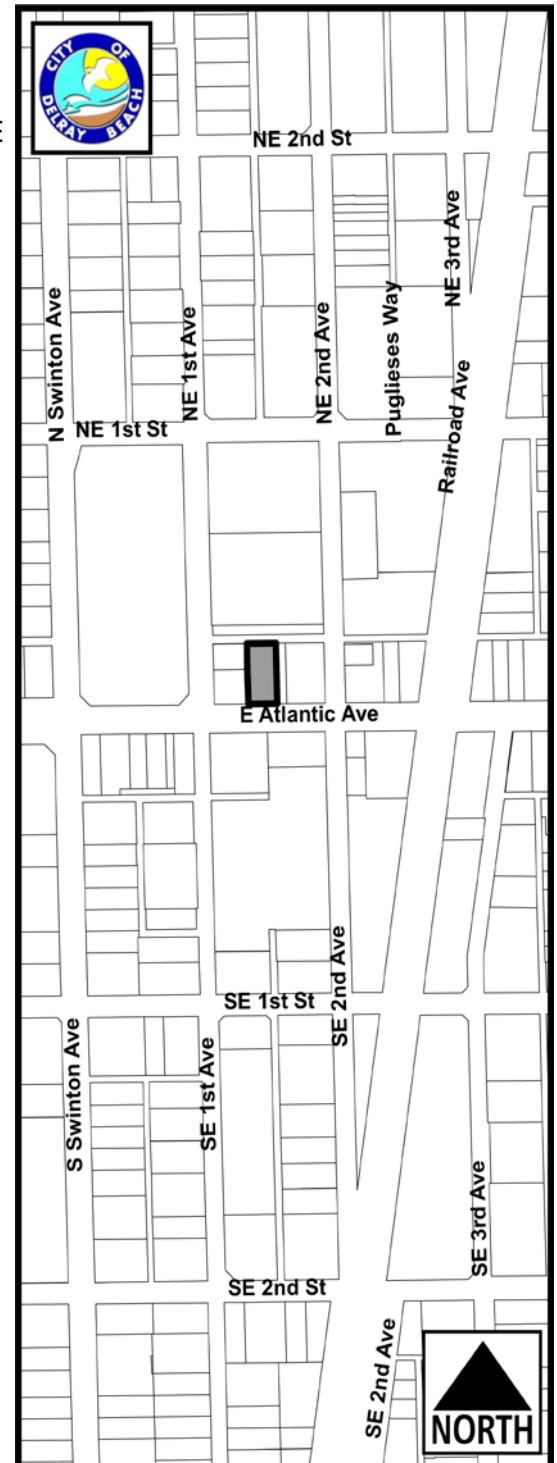
Adjacent Zoning

North: CBD

East: CBD

South: CBD

West CBD



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

Applicant/Agent: DHBH Atlantic Avenue, LLC and 60 1/2 , LLC

Project Name: Beach Theme Mural

Project Location: 111 E. Atlantic Avenue

ITEM BEFORE THE BOARD

The action before the Board is consideration for approval of a Class I Site Plan Modification request for **111 E. Atlantic Avenue** associated with architectural elevations changes (mural), pursuant to LDR Section 2.4.5(F).

BACKGROUND/PROPOSAL

The subject property is located in the Central Business District zoning (CBD) and contains a two story building with 10,995 square feet. There is a restaurant on the bottom floor with office space occupying the second floor and is located on the north side of Atlantic Avenue between NE 1st and 2nd Avenue. The mural is located in the rear of Trimonti restaurant on a service area wall.

The action before the Board is a request to paint 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 beach scene with a sun, airplane and flamingo with pink, orange and blue colors. The mural is located on the north elevation on the rear of the building which is a service area and faces a parking lot.

The proposed elevation change is in harmony with the surrounding area as it is located in close proximity to the gate way into the Pineapple Grove Arts District 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 **111 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 **111 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.

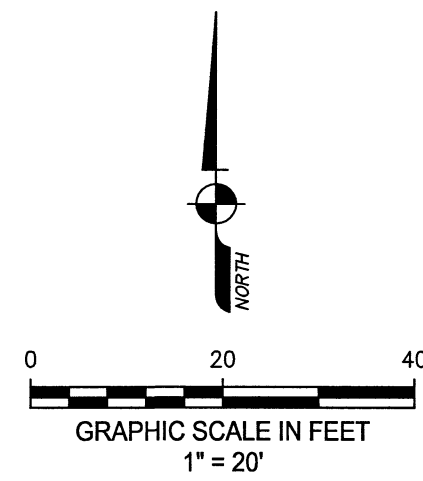
RECOMMENDATION

Move approval of the request for a Class I site plan modification for elevation changes for **111 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
- Location Map



SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
- The land description shown hereon was provided by the Client.
- No underground improvements were located. Every effort has been made to obtain underground utilities pipe type and size, as shown. It is the responsibility of the end user to verify the invert and pipe size dimensions prior to design of new facilities.
- Bearings shown hereon are relative to the plat, DHBH 1, based on the centerline of N.E. 1st Street having a bearing of N00°00'08"E.
- The entire property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 125102 0004 D, dated 01/05/1989.
- Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
- Benchmark Description: Palm Beach County Engineering Department, Benchmark No. D-32, Elevation = 20.353 feet.
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- Abbreviation Legend: BLDG. = Building; B.M. = Benchmark; C = Calculated; C/L = Centerline; C.L.F. = Chain Link Fence; C.P. = Concrete Pipe; CONC. = Concrete; EL. = Elevation; F.F. = Finished Floor; F.P.L. = Florida Power & Light Company; ID. = Identification; INV. = Invert; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; MS = Measured; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; O.R.B. = Official Records Book; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.R.M. = Permanent Reference Monument; P.S.M. = Professional Surveyor & Mapper; P.V.C. = Polyvinyl Chloride; R.C.P. = Reinforced Concrete Pipe; R.L.S. = Registered Land Surveyor; R/W = Right-of-Way; S.F. = Square Feet; W/ = With; W/CAP = With Surveyors Cap.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°01'08"E	140.02'
L2	S89°06'52"E	157.64'
L3	S00°00'34"W	140.02'
L4	N89°06'52"W	157.66'
L5	S00°01'08"W	22.00'
L6	S89°06'52"E	276.37'
		276.17'(P)
L7	S00°00'00"W	22.00'
L8	N89°06'52"W	276.38'
		276.18'(P)

LEGEND

- BACK FLOW PREVENTOR VALVE
- BENCHMARK
- BOLLARD (UNLESS NOTED)
- CABLE TELEVISION RISER
- CATCH BASIN
- CLEAN OUT
- CONCRETE LIGHT POLE
- CURB INLET
- DOUBLE DETECTOR CHECK VALVE
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC SERVICE BOX
- EXISTING ELEVATION
- FIRE HYDRANT
- IRON ROD
- GAS METER
- GREASE TRAP
- GUY ANCHOR
- HANDICAP PARKING
- IRRIGATION CONTROL BOX
- METAL LIGHT POLE
- NAIL
- NUMBER OF REGULAR PARKING
- OVERHEAD WIRES
- SANITARY MANHOLE
- SIGN (UNLESS NOTED)
- UNKNOWN UTILITY SERVICE BOX
- WATER VALVE
- WATER METER
- WOOD UTILITY POLE
- WOOD UTILITY POLE WITH LIGHT
- YARD DRAIN

LAND DESCRIPTION:

Parcels A, B, C and D, DHBH #1 Plat, according to the Plat thereof as recorded in Plat Book 110, Pages 130 and 131 of the Public Records of Palm Beach County, Florida.

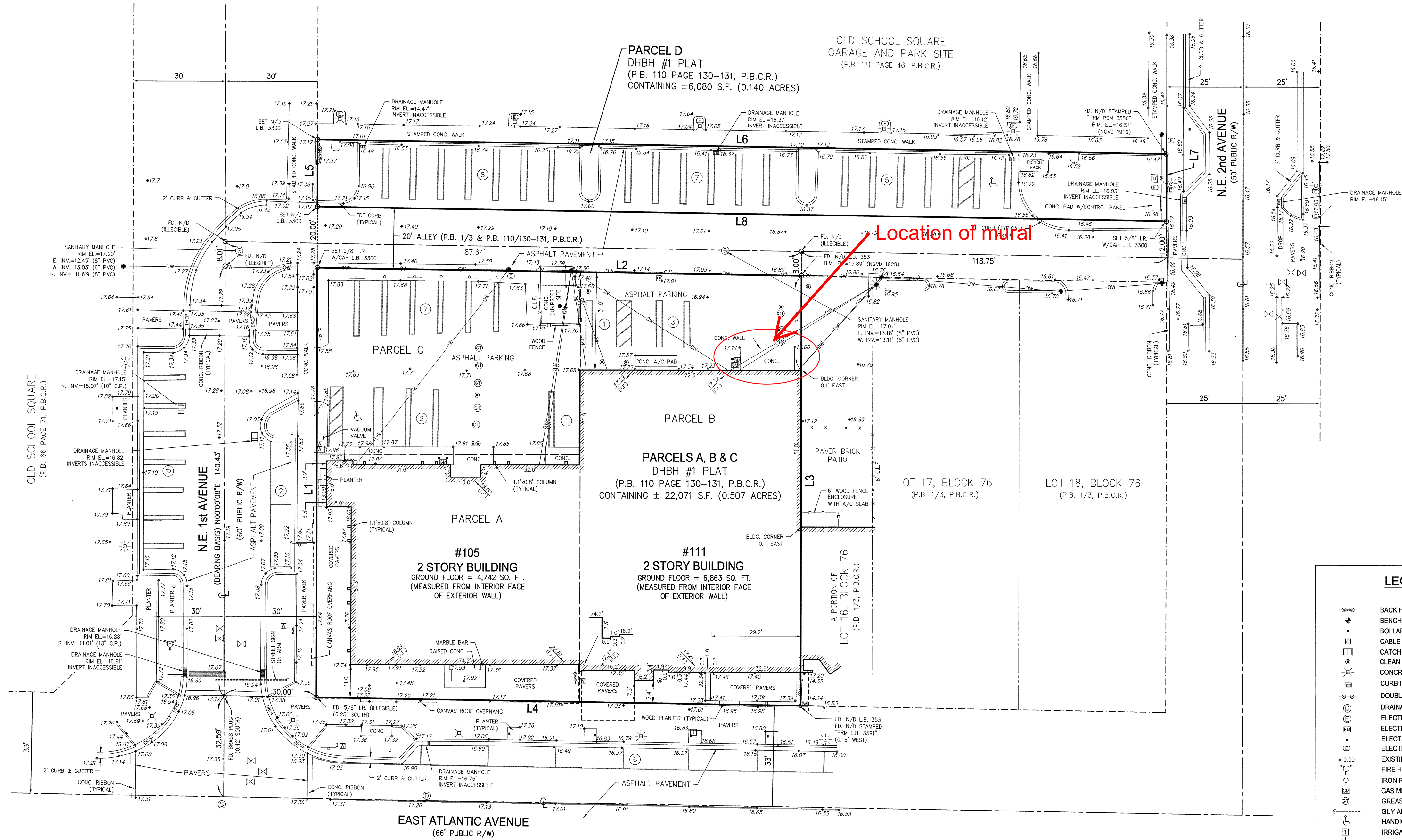
Said lands situate in the City of Delray Beach, Palm Beach County, Florida and containing 28,151 square feet (0.647 acres) more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary & Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary & Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: _____

MICHAEL D. AVIROM, P.L.S.
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L.B. No. 3300
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REVISIONS	DATE	F.B. / PG.	BY	CK'D	REVISIONS	DATE	F.B. / PG.	BY	CK'D

BOUNDARY AND TOPOGRAPHIC SURVEY
PARCELS A, B, C & D
DHBH #1 PLAT
(P.B. 110, PAGES 130-131, P.B.C.R.)
LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH
PALM BEACH COUNTY, FLORIDA

JOB #: **10090**
SCALE: **1" = 20'**
DATE: **01/26/2016**
BY: **S.R.L.**
CHECKED: **M.D.A.**
F.B. **1780** PG. **09-24**
SHEET: **1 OF 1**

RESERVED
TRAMONTI'S
NO CUSTOMER
NO EMPLOYEES
AND
ALL OTHERS TO BE
TOWED AT
THEIR EXPENSE



GREETINGS FROM!

Debray
Beach



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