



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** 415 – 419 E. Atlantic Avenue  
**Project Location:** 415 – 419 E. Atlantic Avenue  
**Request:** Class I Site Plan Modification  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** March 22, 2017

**Board Action:**

Approved (5-0, Shannon Dawson and Linda Purdo-Enochs absent) for the renovation of the wall feature between two storefronts.

**Project Description:**

The subject property is described as Blair's Downtown Subdivision located on the north side of East Atlantic Avenue west of NE 5th Avenue in the Central Business District (CBD). The 0.121 acre site was built in 1925 and is currently occupied by two retail stores.

The proposed elevation change includes the removal of the wall mounted light fixture, decorative mould head and wall hung planters. This will be replaced with a mosaic inlay in hirsh glass tile with a coral trim. In addition, the base will be infilled with pavers to match the city's side walk.

**Staff Recommendation:**

Approve

**Board Comments:**

none

**Public Comments:**

A question was asked where the monument sign was located as it is a difficult campus to navigate.

**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---

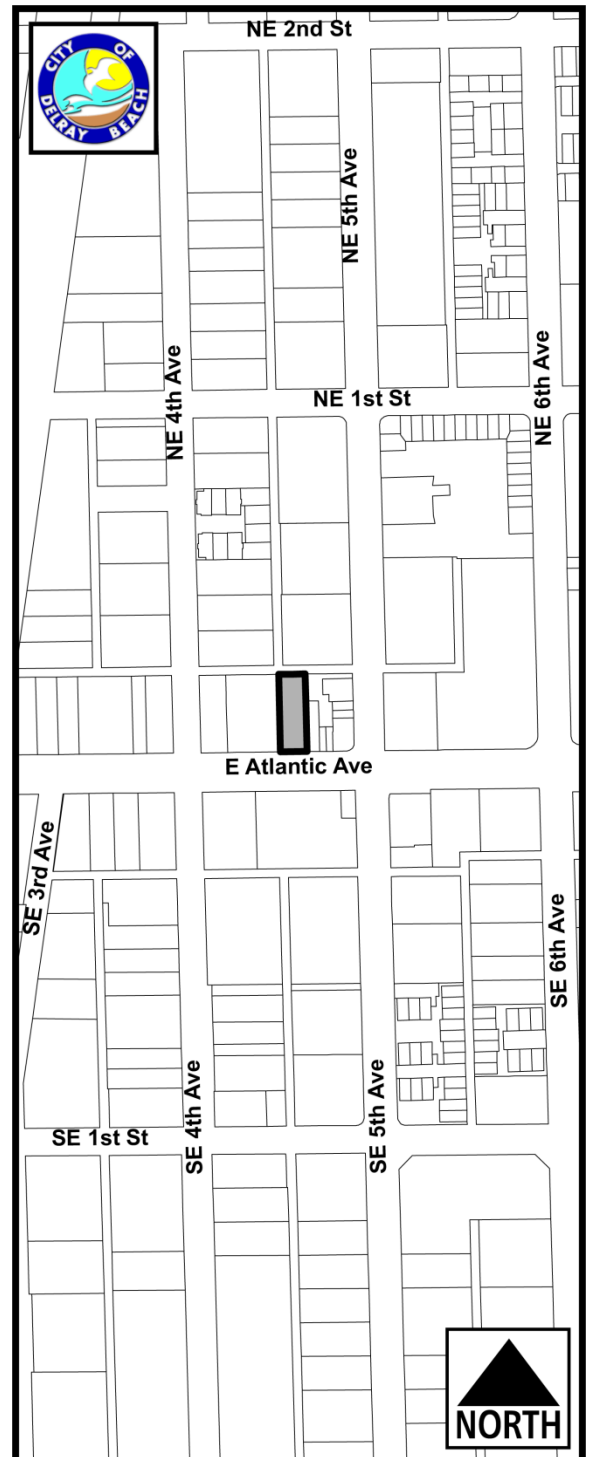
**MEETING DATE:** March 8, 2017

**ITEM:** Class I Site Plan Modification (2017-104) associated with architectural elevation changes for renovations of an existing wall feature.

**RECOMMENDATION:** Approval

## GENERAL DATA:

Applicant..... Robert Currie  
Owner/Agent..... Dennis F. Ratner Revocable Trust  
Location..... 415 – 419 E. Atlantic Avenue  
Property Size..... 0.121 Acres  
Future Land Use Map.... CC (Commercial Core)  
Current Zoning..... CBD (Central Business District)  
Adjacent Zoning....North: CBD (Central Business District)  
East: CBD (Central Business District)  
South: CBD (Central Business District)  
West: CBD (Central Business District)



## ITEM BEFORE THE BOARD

The action before the Board is approval of a Class I Site Plan Modification for 415 – 419 E. Atlantic Avenue associated with the renovation of the wall feature between two storefronts pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a).

## BACKGROUND

The subject property is described as Blair's Downtown Subdivision located on the north side of East Atlantic Avenue west of NE 5th Avenue in the Central Business District (CBD). The 0.121 acre site was built in 1925 and is currently occupied by two retail stores.

The action before the Board is a Class I Site Plan Modification associated with the renovation of the existing wall feature.

## ARCHITECTURAL ELEVATION ANALYSIS

Pursuant to **LDR Section 4.6.18(E)**, the following criteria shall be considered by the Site Plan Review and Appearance Board 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 elevation change includes the removal of the wall mounted light fixture, decorative mould head and wall hung planters. This will be replaced with a mosaic inlay in hirsh glass tile with a coral trim. In addition, the base will be infilled with pavers to match the city's side walk.

The proposed architectural elevation change 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 415 – 419 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).
- C. Deny the Class I site plan modification for 415 – 419 E. Atlantic Avenue, by adopting the findings of fact and law contained in the staff report, and finding that the request is

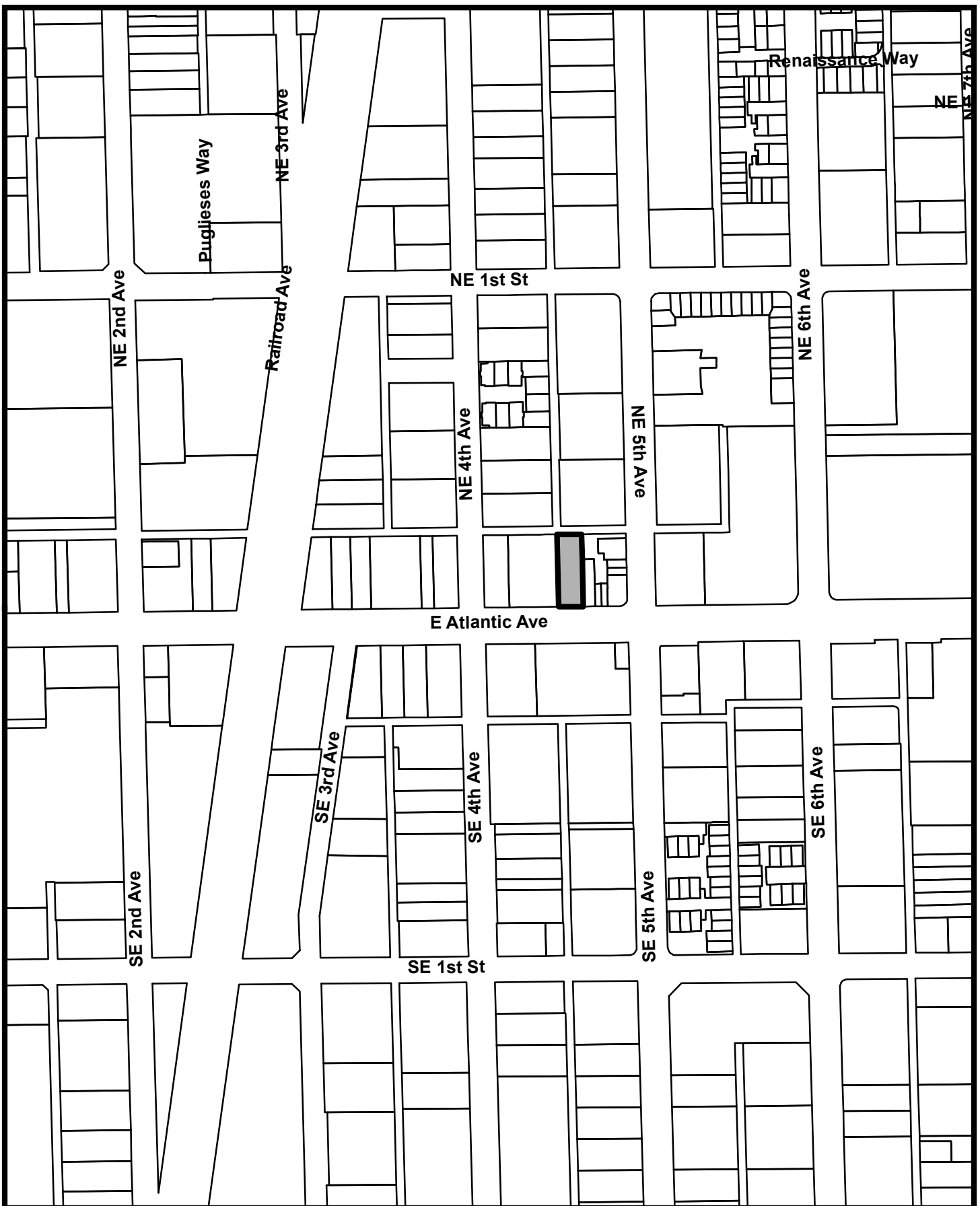
inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 4.6.18(E).

<b>RECOMMENDATION</b>
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Approve the Class I site plan modification for 415 – 419 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).

Report Prepared By: Jennifer Buce, Assistant Planner

Attachments: Site Plan; Location Map



# **415-419 E. Atlantic Avenue** **LOCATION MAP**

 Subject Property



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STREET VIEW AREA OF WORK



BEFORE



TILE INSERT CORAL TRIM AFTER

GENERAL PROJECT DATA:

PROJECT LOCATION: 415-419 EAST ATLANTIC AVE.  
DELRAY BEACH FLORIDA 33483

PROJECT SUMMARY: RENOVATION OF A WALL FEATURE. REMOVING OF WALL-MOUNT LIGHT, DECORATIVE MOULD HEAD AND WALL HUNG PLANTERS. PROVIDING TILE MOSAIC INLAY ALONG WALL AND THE INSTALLATION OF PAVERS AT THE BASE TO MATCH THE CITY'S SIDEWALK.



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Interiors, &  
Sustainable Design

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DELRAY BEACH, FL 33483

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E-MAIL: office@csa-architects.com

ISSUED FOR :  
DRC SPRAB CLASS I : 2/16/2017

BIDS

PERMIT

CONSTRUCTION

SEAL

PROJECT TITLE

415-419 EAST  
ATLANTIC

ATLANTIC AVE., DELRAY  
BEACH, FL.

REVISIONS

NUM.	DESCRIPTION	DATE
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THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

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ATLANTIC DRAWINGS\161001-Central.mxd

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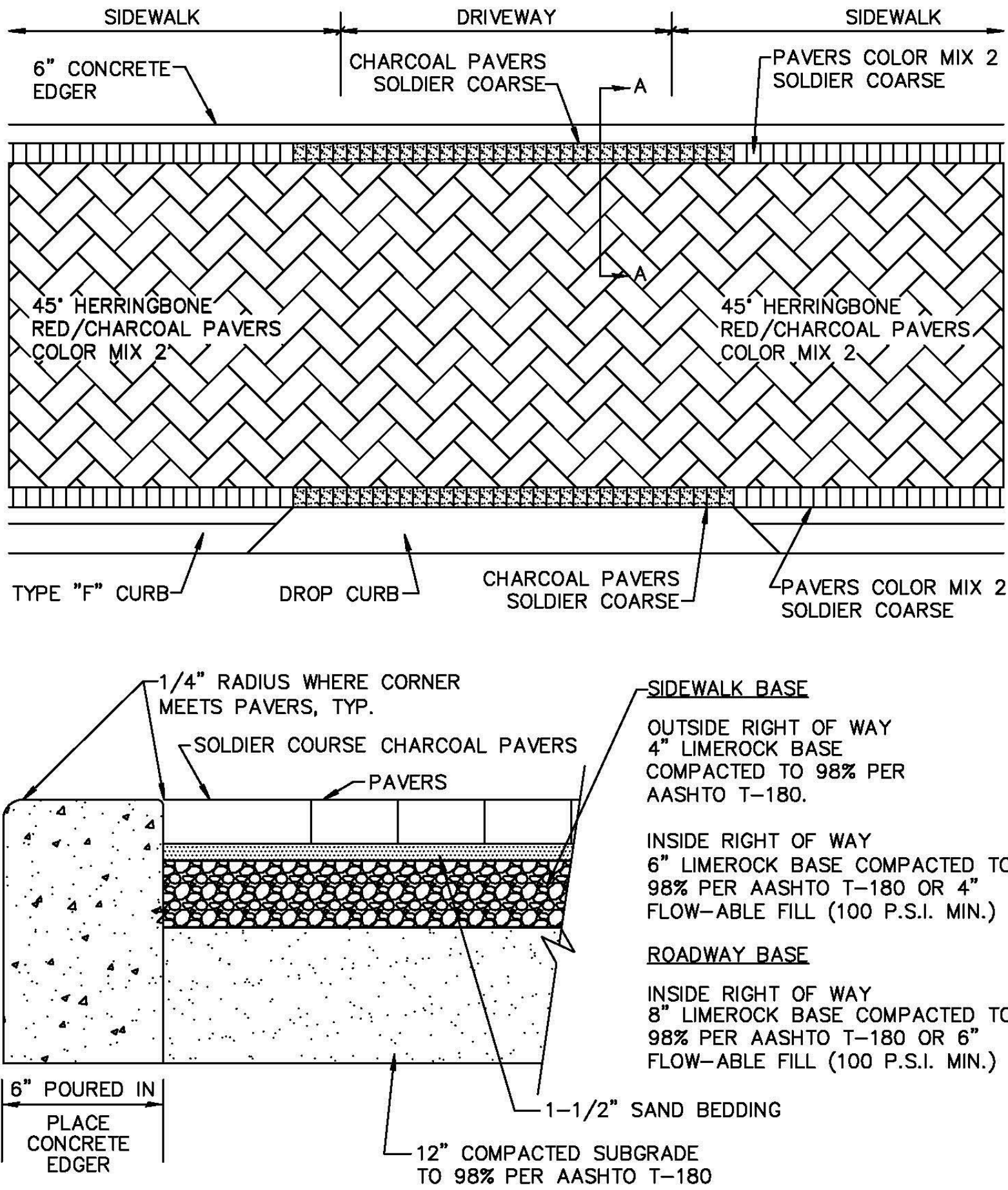
PAVER BRICK  
SECTION,  
DRIVEWAY  
APRON DETAIL

DATE  
2/16/2017

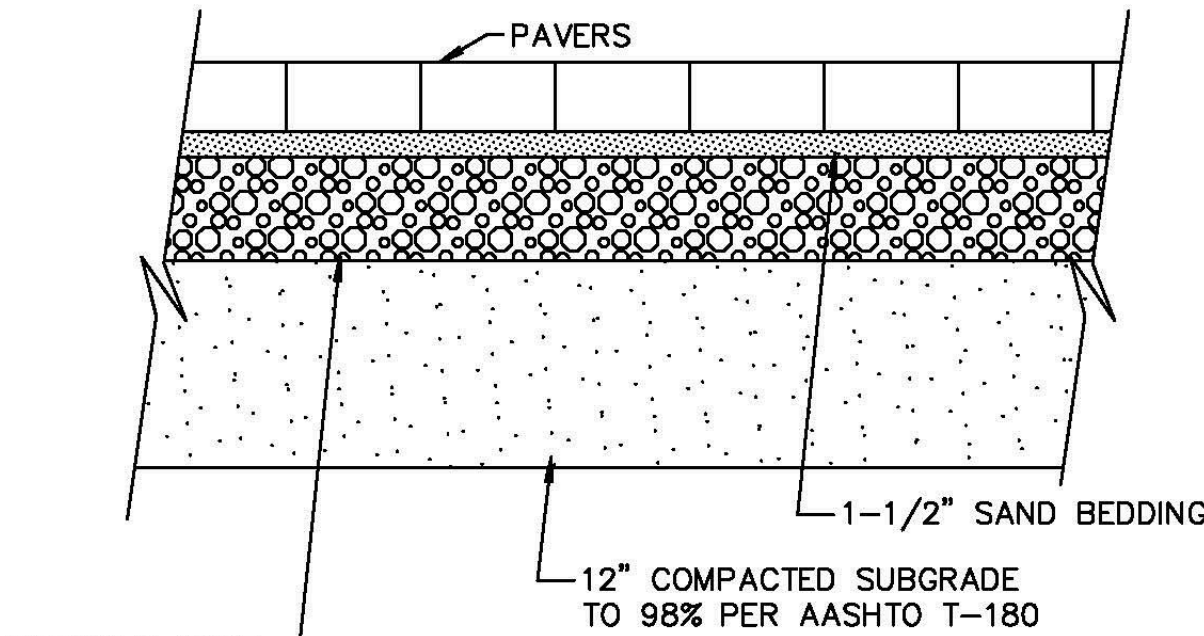
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JC

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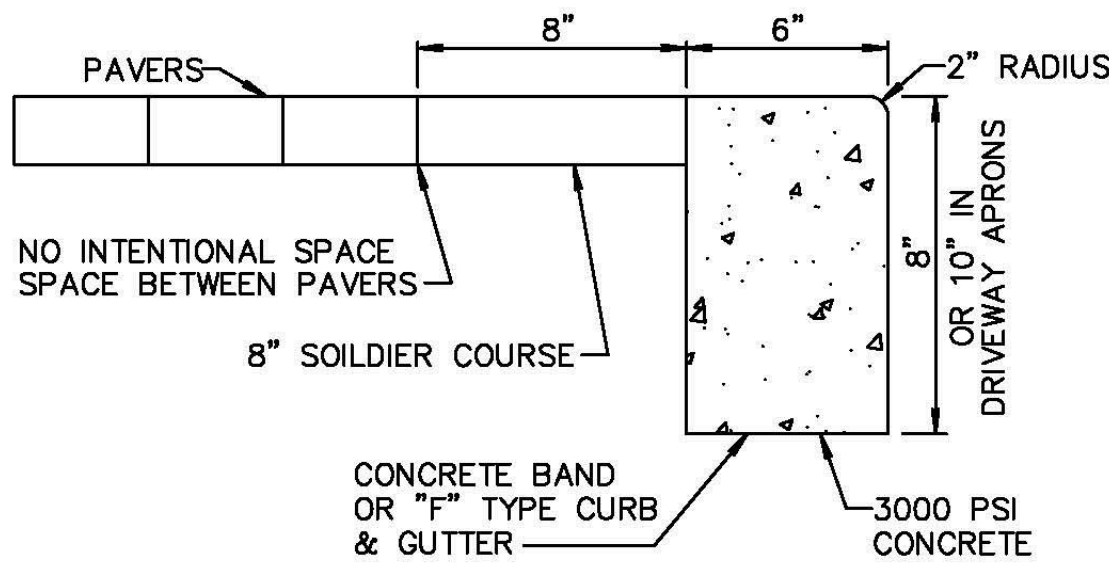


PINEAPPLE GROVE WAY DRIVEWAY APRON  
DETAIL RT 10.4



**SIDEWALK BASE**  
OUTSIDE RIGHT OF WAY 4" LIMEROCK BASE  
COMPACTED TO 98% PER AASHTO T-180.  
INSIDE RIGHT OF WAY 6" LIMEROCK BASE COMPACTED TO  
98% PER AASHTO T-180 OR 4" FLOW-ABLE FILL (100 P.S.I. MIN.)

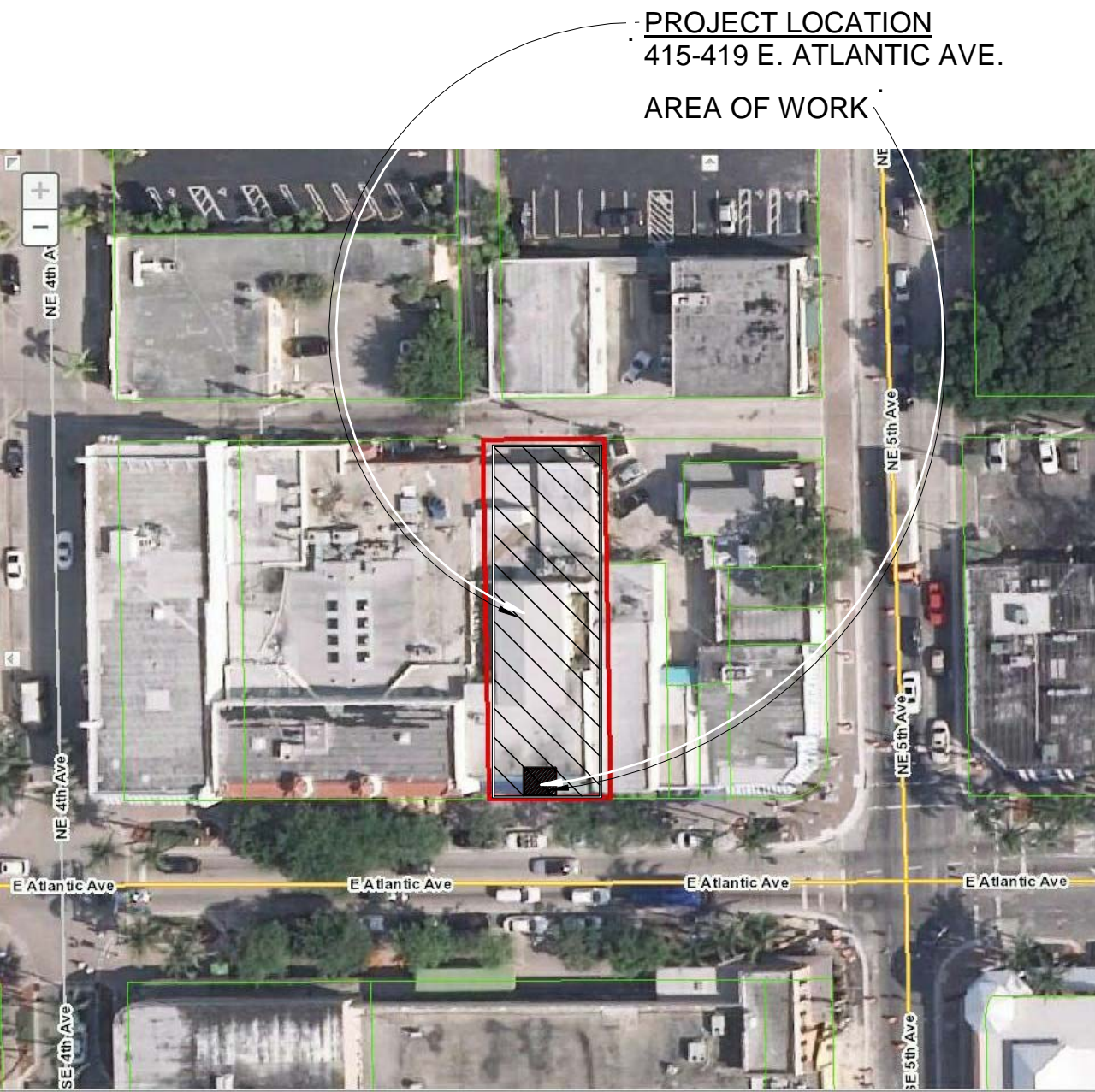
**ROADWAY BASE**  
INSIDE RIGHT OF WAY 8" LIMEROCK BASE COMPACTED TO  
98% PER AASHTO T-180 OR 6" FLOW-ABLE FILL (100 P.S.I. MIN.)



NOTE:

IF CITY APPROVES PAVERS TO BE USED IN LIEU OF CONC.  
SIDEWALK PAVES SHALL BE HOLLAND-STONE, 45° HERRING  
BONE, RED/CHARCOAL, COLOR MIX #2

PAVER BRICK SECTION  
DETAIL RT 10.1



VICINITY MAP





# COLOR SAMPLES/FINISHES SCHEDULE

Please note type of material proposed

	ATTACH SAMPLES		ATTACH SAMPLES
ROOF	N.A.	AWNINGS	N.A.
WALLS	N.A.	RAILINGS	N.A.
FASCIA	N.A.	DOORS	N.A.
WINDOWS	N.A.	SCREENING (PATIO/POOL)	N.A.
COLUMNS	N.A.	OTHER	- CORAL TILE TRIM - PATTERN TILE BY HIRSH



HIRSH GLASS  
TILE XCM 212



CORAL TRIM