



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Mural
Project Location: 135 E. Atlantic Avenue
Request: Class I Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: April 26, 2017

Board Action:

Approved (4-0, Roger Cope and Laura Sullivan absent) for a Class I Site Plan Modification associated with architectural elevations involving a mural with the condition that the third side of the enclosure resemble the current mural.

Project Description:

The subject property is located on the northwest corner of East Atlantic Avenue and Pineapple Grove Way (NE 2nd Avenue) in the Central Business District (CBD) and contains 0.30 acre. The building was constructed in 1912. The mural is in the rear of the building on the dumpster enclosure.

The mural is a scene with a dog and cat posed as astronauts, with a piece of pizza, palm trees and asteroid flying through the air with a message from the astronauts that says “greetings earthling”. It should be noted that this is not considered signage as it is not advertising a business. There are several colors that are used in the mural with a predominant black and purple background.

Staff Recommendation:

Approval

Board Comments:

none

Public Comments:

none

Associated Actions:

On January 12, 2017, the applicant presented the item to the Pineapple Grove Main Street Advisory Board which was approved.

On March 13, 2017, the item was presented to the Downtown Development Authority which approved it unanimously.

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: April 26, 2017

ITEM: Class I Site Plan Modification (2017-089) associated with architectural elevation changes for a mural located at 135 E. Atlantic Avenue.

RECOMMENDATION: Approval

GENERAL DATA:

Applicant..... Ryan Boylston

Owner/Agent..... Liberty Warehouse Association

Location..... 135 East Atlantic Avenue – Northwest corner of East Atlantic Avenue and Pineapple Grove Way (NE 2nd Avenue)

Property Size..... 0.30 Acres

Future Land Use Map.... CC (Commercial Core)

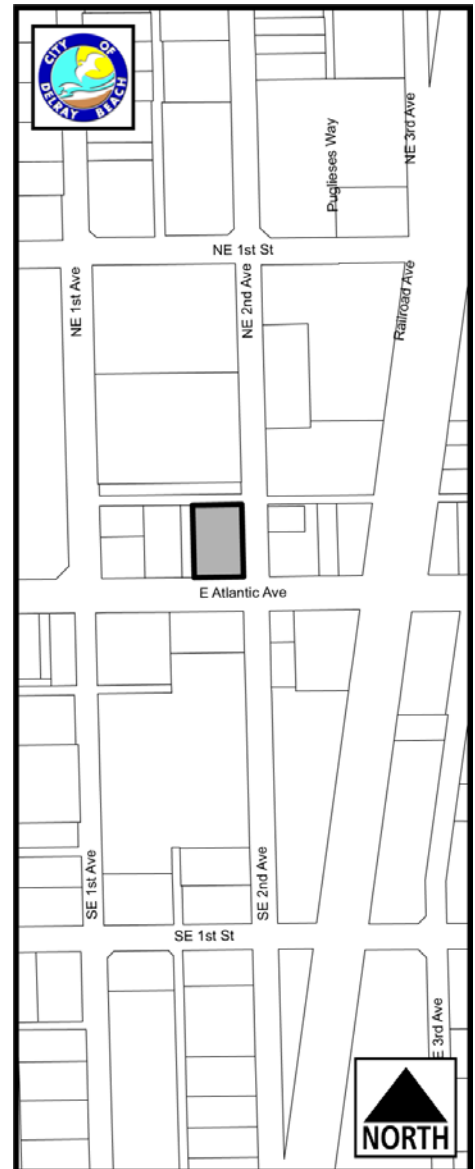
Current Zoning..... CBD (Central Business District)

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 item before the Board is approval of architectural elevation changes associated with a Class I Site Plan Modification pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a).

BACKGROUND/PROPOSAL

The subject property is located on the northwest corner of East Atlantic Avenue and Pineapple Grove Way (NE 2nd Avenue) in the Central Business District (CBD) and contains 0.30 acre. The building was constructed in 1912 and was recently approved for a Class I Site plan modification on September 28, 2016 which included architectural elevation changes of new storefront windows, painting and the addition of awnings.

The item before the Board is a Class I Site Plan Modification associated with architectural elevation changes of a mural located on the dumpster enclosure in the rear of the building.

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 scene with a dog and cat posed as astronauts, with a piece of pizza, palm trees and asteroid flying through the air with a message from the astronauts that says "greetings earthling". It should be noted that this is not considered signage as it is not advertising a business. There are several colors that are used in the mural with a predominant black and purple background.

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).

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| REVIEW BY OTHERS |
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On January 12, 2017, the applicant presented the item to the Pineapple Grove Main Street Advisory Board which was approved.

On March 13, 2017, the item was presented to the Downtown Development Authority which approved it unanimously.

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| ALTERNATIVE ACTIONS |
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- A. Continue with direction.
- B. Move approval of the request for a Class I site plan modification for elevation changes for a mural located at **135 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 a mural located at **135 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.

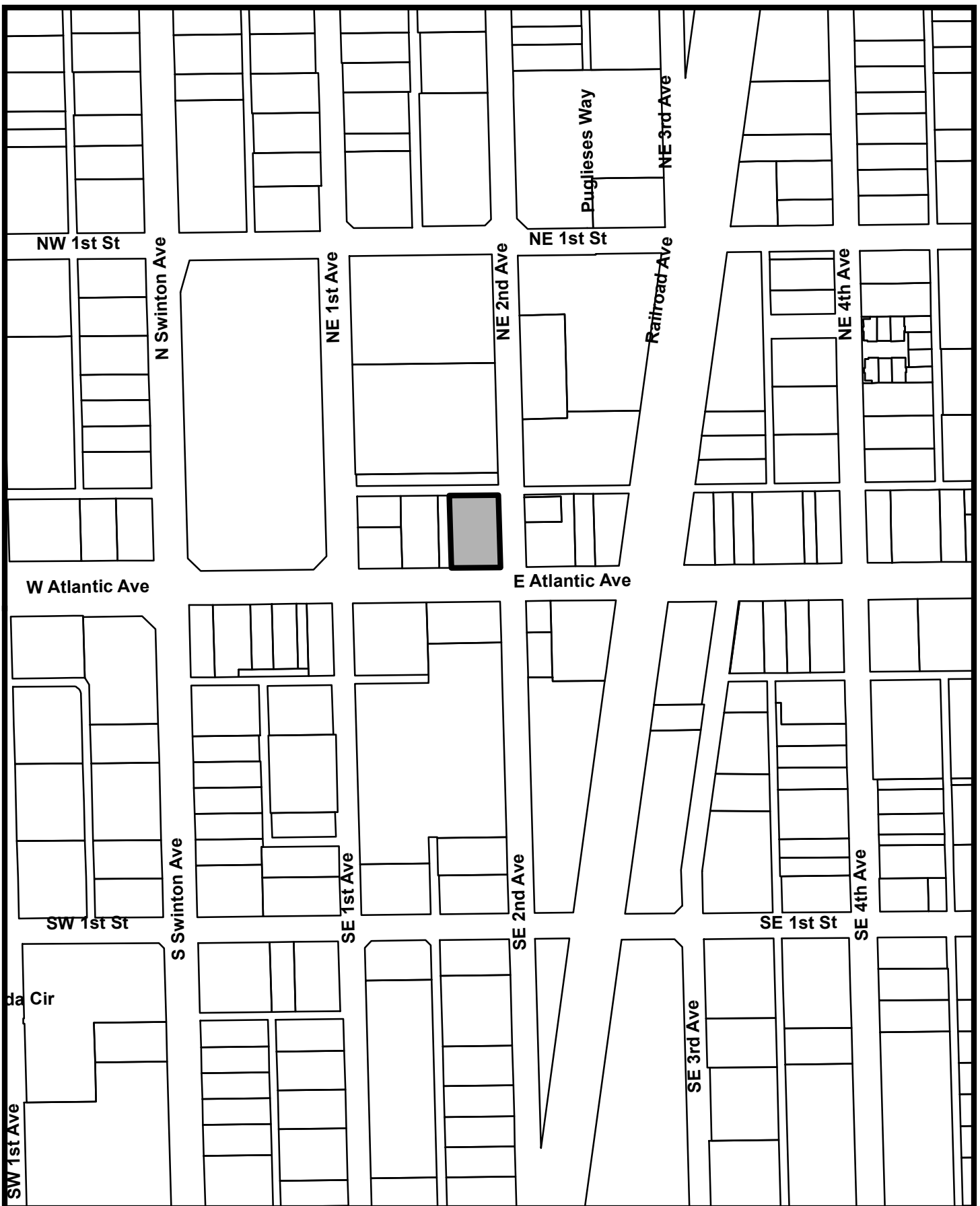
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| RECOMMENDATION |
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Move approval of the request for a Class I site plan modification for elevation changes for a mural located at **135 E. Atlantic Avenue** by adopting the findings of fact and law 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.

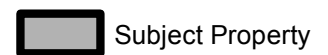
Prepared by: Jennifer Buce, Assistant Planner

Attachment:

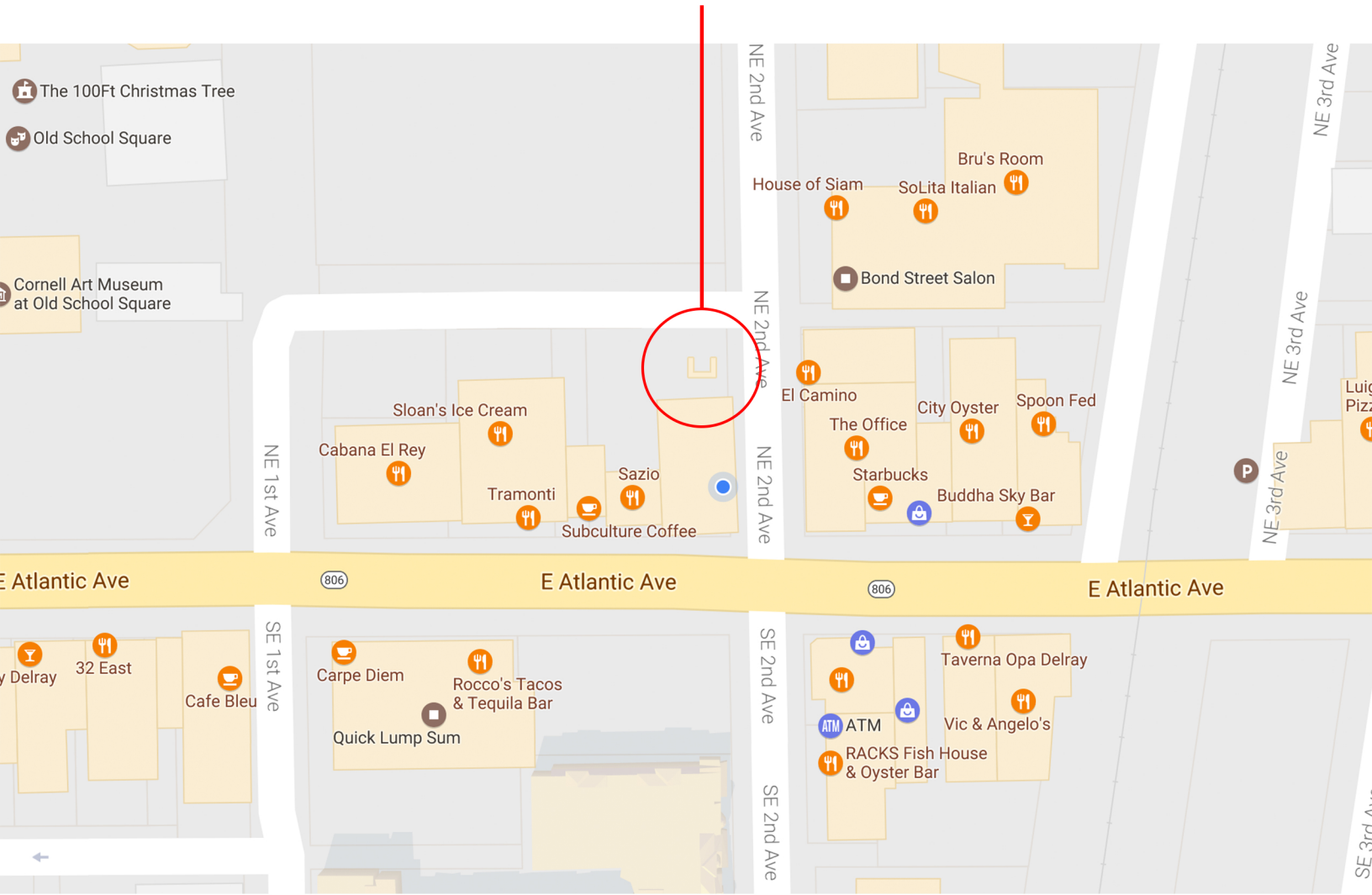
- Architectural Elevations (Mural),
- Site Plan
- Location Map



135 E. Atlantic Avenue **LOCATION MAP**



DUMPSTER ENCLOSURE LOCATION - (EAST AND SOUTH FACING WALLS)





Greetings
Earthling

woof

DOGTOWN

@muckrock

MUCK

