



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Burke Residence (123 E. Atlantic)
Project Location: 123 E. Atlantic Avenue
Request: Approval of a Class I Site Plan Elevation
Board: Site Plan Review and Appearance Board
Meeting Date: October 11, 2017

Board Action:

Approved (6-0, one seat vacant) for the approval of Class I site plan modification with the condition that a floor plan and a color chip be submitted prior to certification.

Project Description:

The subject property is located on the north side of E. Atlantic Avenue between NE 1st Ave and NE 2nd Ave in the Central Business District zoning (CBD) and contains a two story building that was built in 1950. The first floor contains 820 square feet and is commercial use. The second floor is 1,104 square feet and is residential.

The development proposal includes the following:

- New wood terrace
- New doors
- Awning
- New wood stair and railing system

The applicant is proposing changes only to the rear of the building on the second floor to the residential area. The new wood terrace is 20' x 14'. The new wood stair design is accompanied by a 36" railing system. A built up bench is proposed over the stair landing and is 48" x 66" x 18". A new railing system is proposed along the entire second floor and will be stained wood members. The new awning projects three feet over one of the proposed impact door systems and is proposed in Apex Wren. Both door systems are impact and proposed to be white.

Staff Recommendation:

Approval

Board Comments:

none

Public Comments:

none

Associated Actions:

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: October 11, 2017

ITEM: (2017-227) Approval of a Class I Site Plan Modification associated with minor changes to the respective elevations located in the rear of the second floor of the building located at 123 E Atlantic Avenue.

RECOMMENDATION: Recommend approval

GENERAL DATA:

Applicant..... William Burke

Location..... Northside of Atlantic Avenue between NE 1st Avenue and NE 2nd Avenue

Existing Use..... Residential/Commercial

Property Size..... 1,924 square feet

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

Adjacent Zoning

North: CBD

East: CBD

South: CBD

West: CBD



ITEM BEFORE THE BOARD

The item before the Board is the approval of a Class I Site Plan Modification associated with minor changes to the respective elevations located in the rear of the second floor of the building located at **123 E Atlantic Avenue**, pursuant to LDR Section 2.4.5(F).

BACKGROUND/PROPOSAL

The subject property is located on the north side of E. Atlantic Avenue between NE 1st Ave and NE 2nd Ave in the Central Business District zoning (CBD) and contains a two story building that was built in 1950. The first floor contains 820 square feet and is commercial use. The second floor is 1,104 square feet and is residential.

The development proposal includes the following:

- New wood terrace
- New doors
- Awning
- New wood stair and railing system

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 applicant is proposing changes only to the rear of the building on the second floor to the residential area. The new wood terrace is 20' x 14'. The new wood stair design is accompanied by a 36" railing system. A built up bench is proposed over the stair landing and is 48" x 66" x 18". A new railing system is proposed along the entire second floor and will be stained wood members. The new awning projects three feet over one of the proposed impact door systems and is proposed in Apex Wren. Both door systems are impact and proposed to be white.

The proposed elevation change is in harmony with the surrounding area and will be an asset to the alley way. The changes are to the rear of the building that face a private parking lot and a city park 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 **123 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 **123 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.

R E C O M M E N D A T I O N

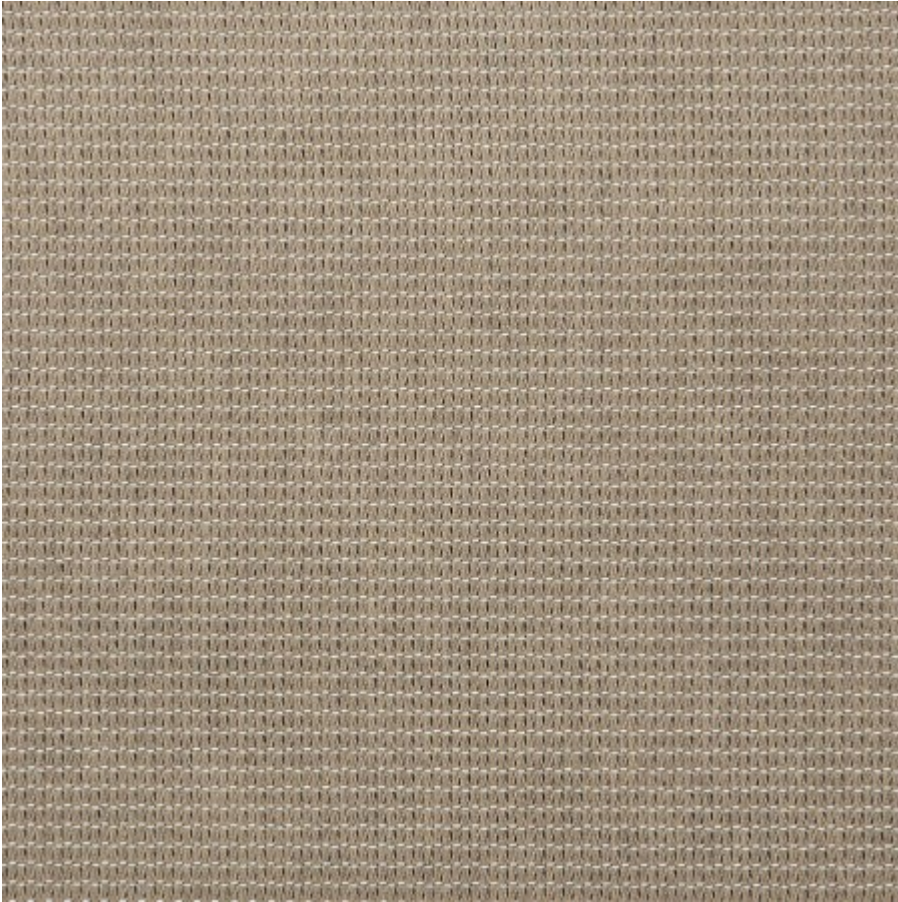
Move approval of the request for a Class I site plan modification for elevation changes for **123 E. Atlantic Avenue** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Prepared by: Jennifer Buce, Assistant Planner

Attachment:

- Architectural Elevations
- Survey

[← back](#)



Apex Wren

2641-0000

Sunbrella Contour

NEW AWNING BY
"SUNBRELLA" COLOR TO BE
APEX WREN.

EXISTING STUCCO
PAINT COLOR TO
REMAIN

ALL NEW STAINED
WOOD MEMBERS

NEW DOORS AND WINDOWS
TO BE WHITE

EXISTING WHITE FENCE

REAR ELEVATION - RENDERING

$\frac{1}{4}" = 1'-0"$

123 E. ATLANTIC AVENUE

LOT 12
BLOCK 76

THE EAST 23.16' OF LOT 16, BLOCK 76

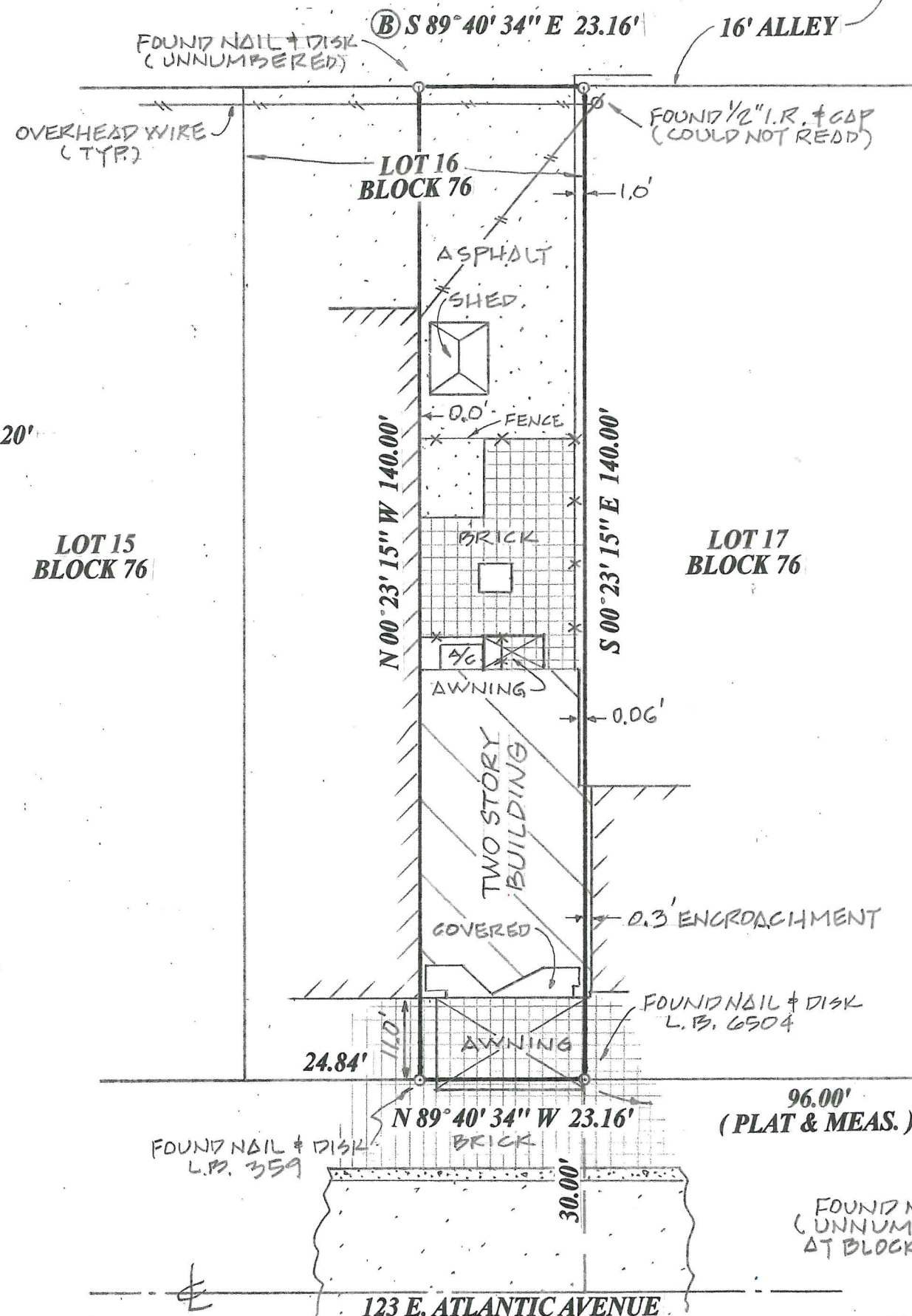
CITY OF DELRAY BEACH (FORMERLY TOWN OF LINTION)

According To The Plat Recorded In Plat Book 1, Page 3 Recorded In The Public
Record Of Palm Beach County, Florida. Said Land Situate, Lying, And Being In
Palm Beach County, Florida.

SCALE: 1" = 20'

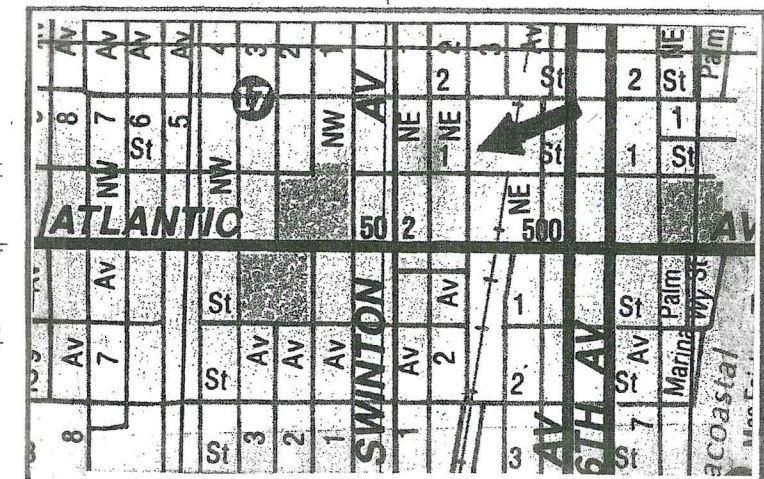
LOT 15
BLOCK 76

LOT 17
BLOCK 76



NOTES:

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO PLAT AND ARE ASSUMED.
- 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 UNLESS OTHERWISE NOTED.
- 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.



NORTH
NOT TO SCALE
NORTH
VICINITY
MAP

Q.R.B. = official record book	TRAN. = transformer pad	P.B. = plat book	P = plat	P.G. = page
C.B.S. = concrete block structure	F.P.&L. = Florida power and light	TYP. = typical	M = power pole	I.R. = iron rod
P.C.C. = point of compound curve	CM = concrete monument	R/V = right-of-way	M = MEASURED	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse	Δ = central angle	I.P. = IRON PIPE	D = deed
P.B.C. = point of commencement	P.I. = point of intersection	⊙ = bearing basis line	R.P. = radius point	D/S = offset
P.B.B. = point of beginning	P.T. = point of tangency	ASPH = asphalt	L = ARC LENGTH	CONC. = concrete
D/E = drainage easement	⊞ = not field measured	M.H. = manhole	CL = centerline	ESMT. = easement
C.M.P. = corrugated metal pipe	W.P.F. = wood privacy fence	U/E = utility easement	ALUM. = aluminum	CALC. = calculated
R.L.S. = registered land surveyor	CHATT = chattahoochee	CLF = chain link fence	P.C. = point of curvature	
L.B. = licensed business	ELEV = elevation	P.R.M. = permanent reference monument		

Renner Burgess, Inc.

LAND SURVEYING

601 S.E. 6th Ave., Suite 101
Delray Beach, FL 33483

Phone 561-243-4624
Fax 243-4869

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A. BURGESS PLS 6089

CERTIFIED TO:

WILLIAM BURKE

FLOOD ZONE: "X"

MAP NO.: 125102 0004 D

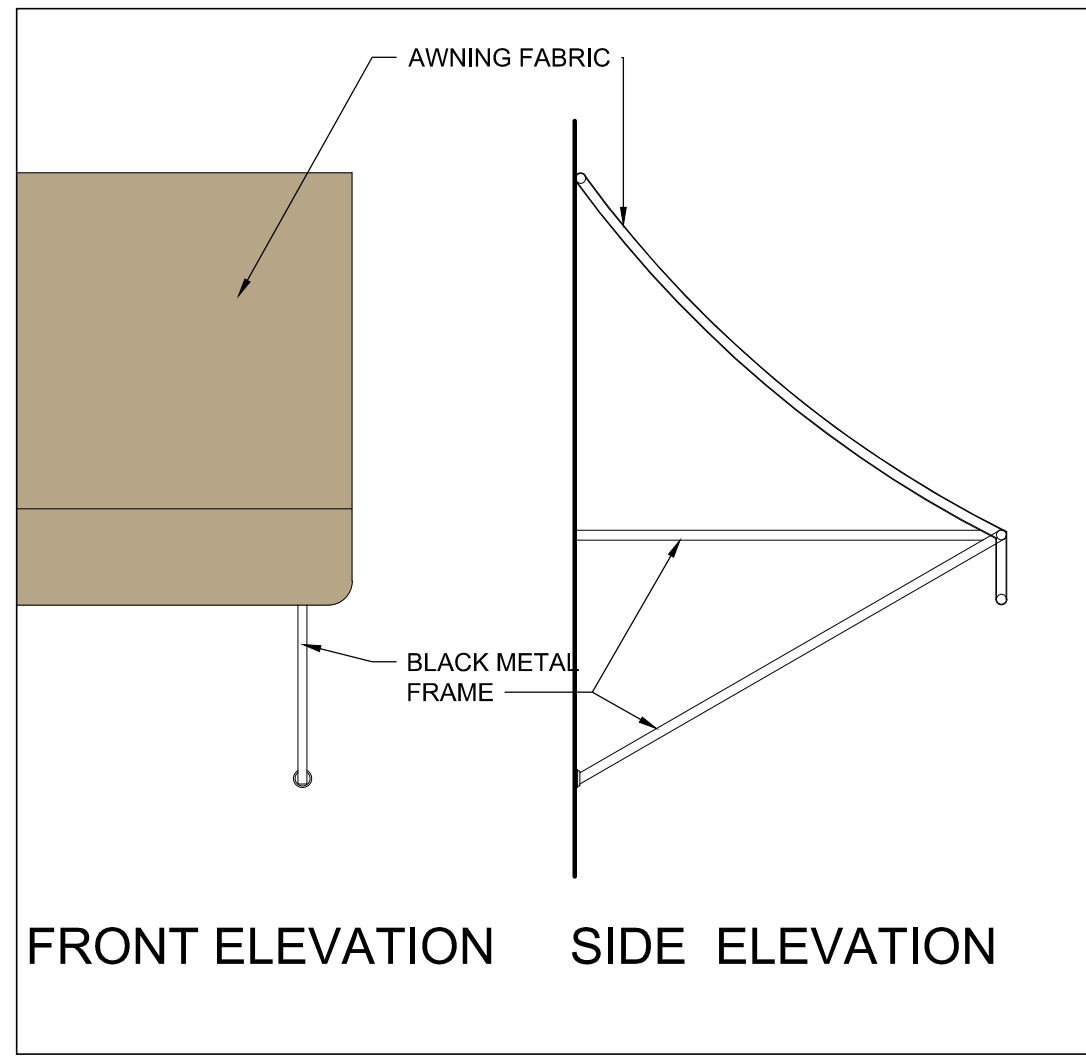
MAP DATE: 1-5-89

DATE: 9-13-17

JOB NO. 8-17-052

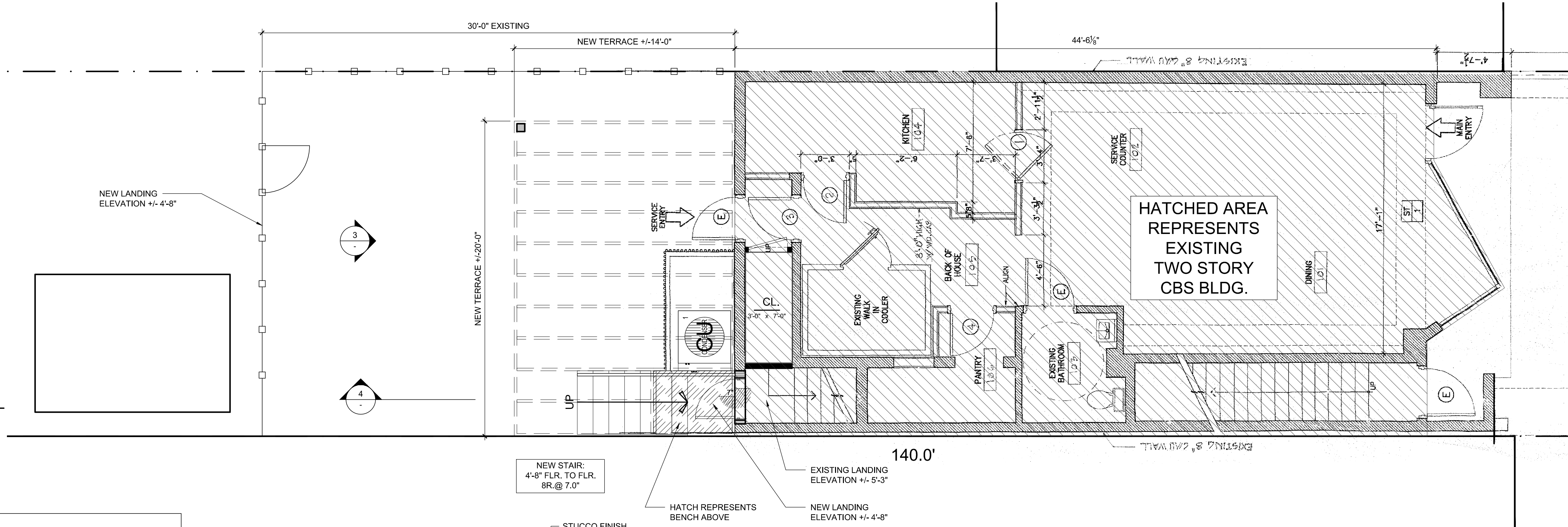
REVISED:

NOT VALID
UNLESS SEALED
WITH EMBOSSED
SURVEYOR'S SEAL



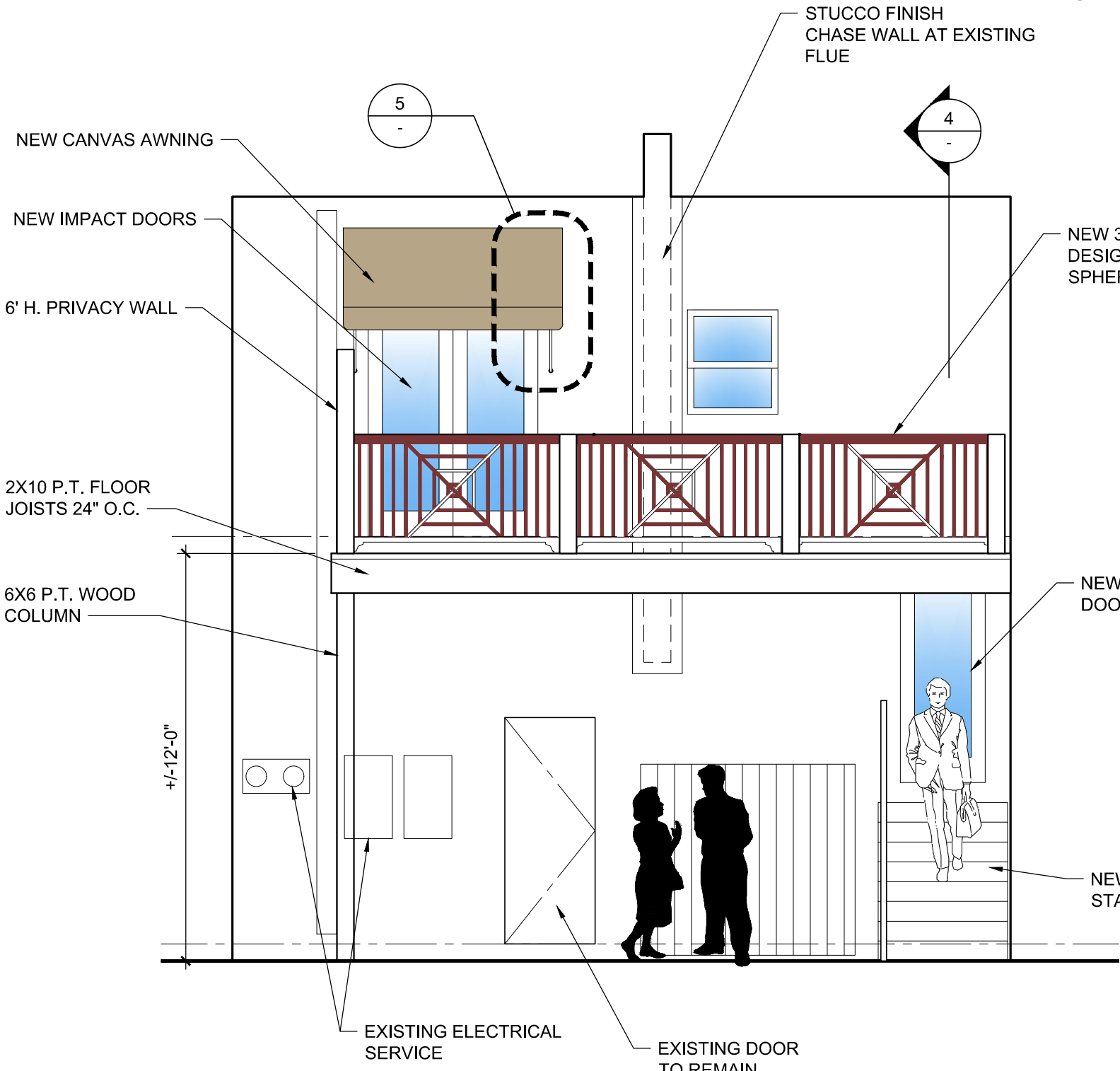
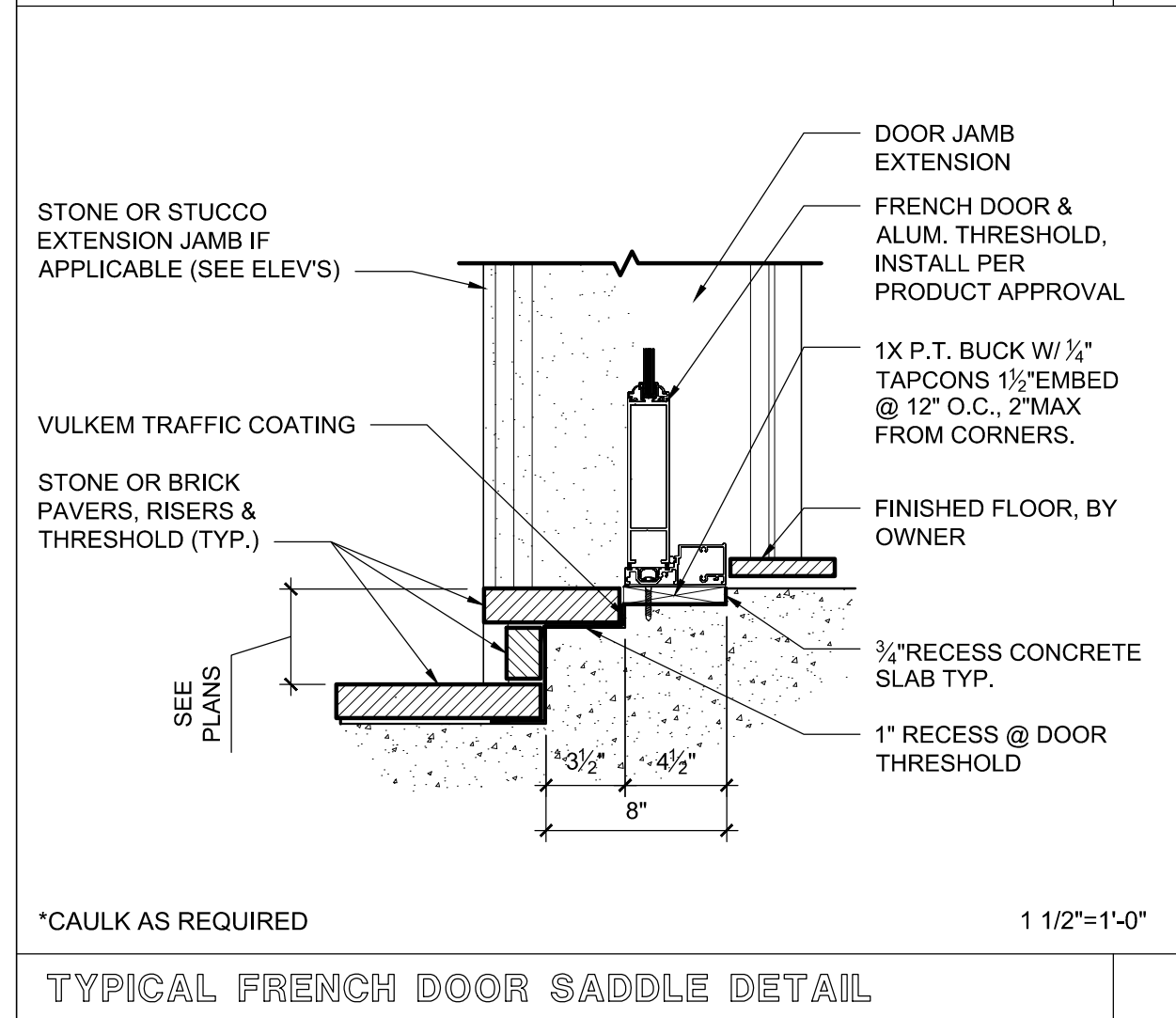
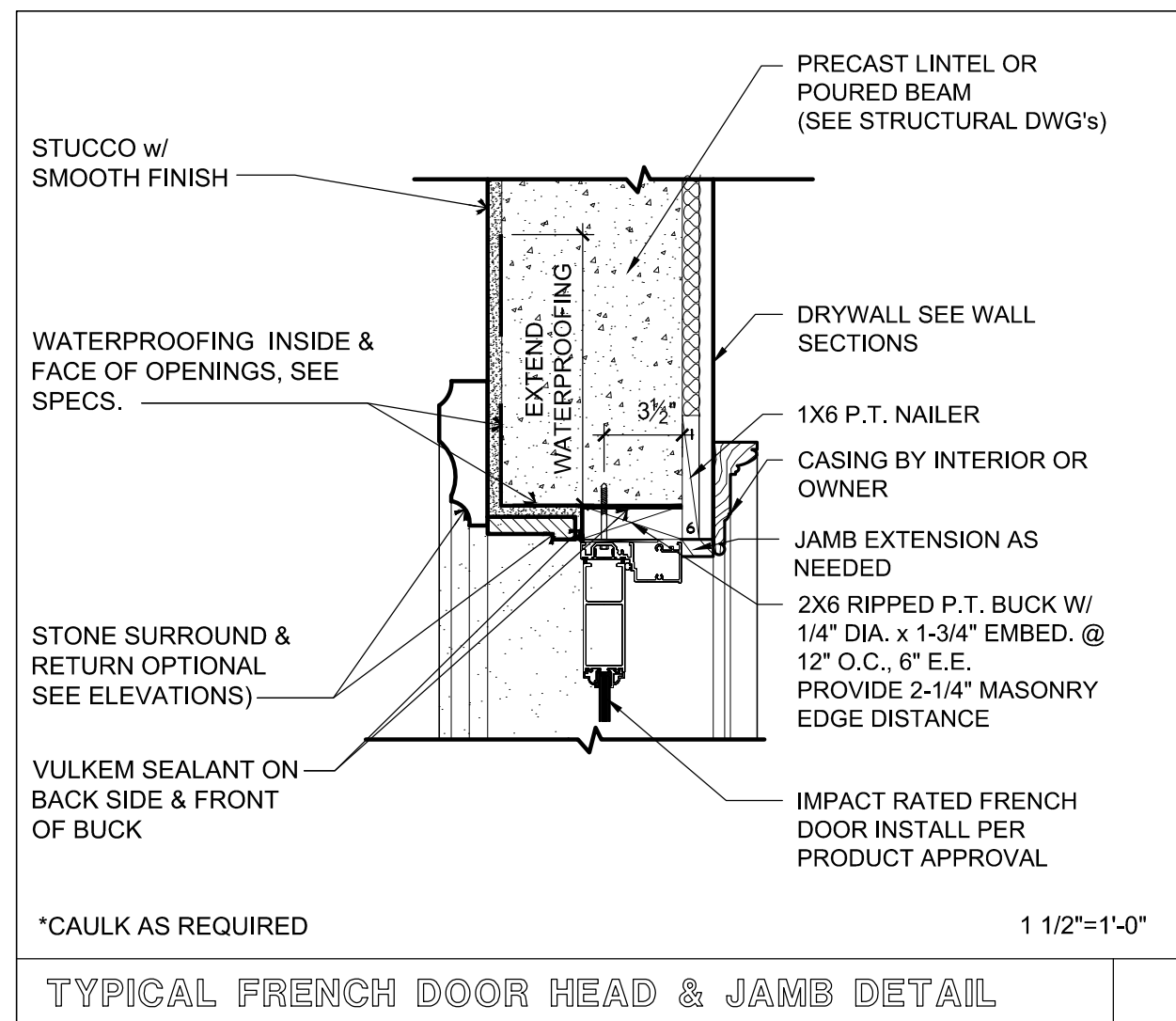
5
3/4"=1'-0"

AWNING ELEVATION



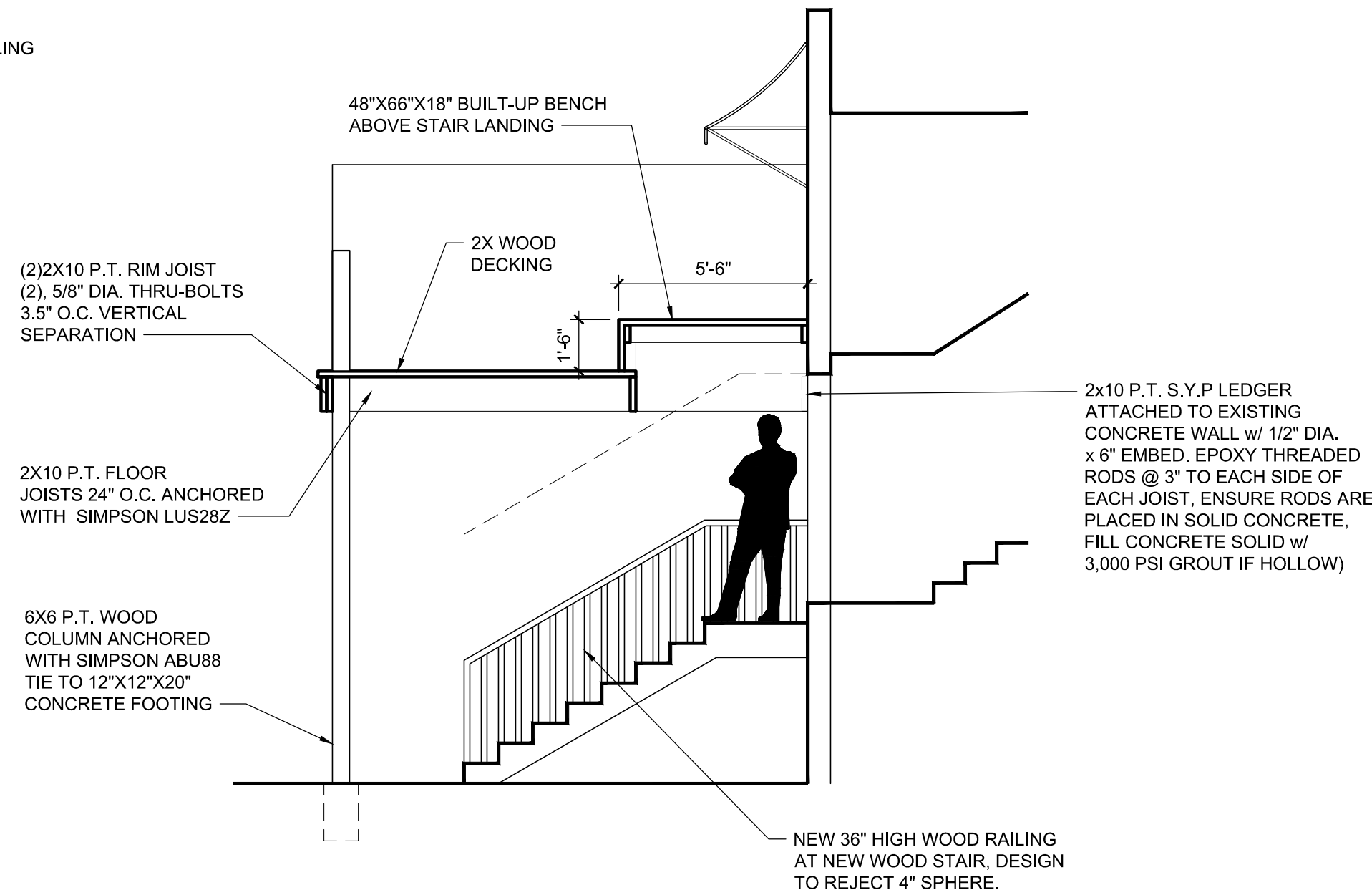
2
1/4"=1'-0"

FLOOR PLAN



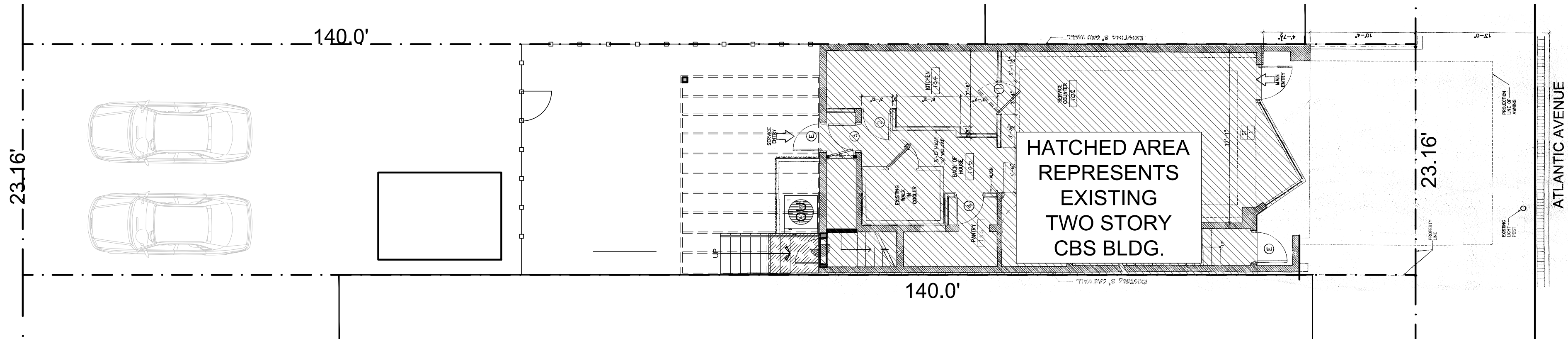
3
1/4"=1'-0"

REAR ELEVATION



4
1/4"=1'-0"

SECTION



1
1/8"=1'-0"

SITE PLAN

PERMIT SET 08.02.17

REVISIONS	BY	DATE
△ FLOOR PLAN	CML	07.21.17
△ PERMIT SET	CML	08.02.17

TERRACE ADDITION
123 E. ATLANTIC AVENUE
DELRAY BEACH, FLORIDA

RANDALL STOFFT
ARCHITECTS
distinctive. inspirational. architecture.

Job No. XXXXXXX

FL-001105 FIRM-AA003379
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