



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** 234 Warehouse Renovation  
**Project Location:** 234 NE 4<sup>th</sup> Avenue  
**Request:** Approval of Class I Site Plan Modification  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** January 10, 2018

**Board Action:**

Approved (5-0, Fred Kaub absent ) Class I Site Plan Modification associated with minor elevation changes.

**Project Description:**

The subject property is located on the west side of NE 4th Avenue between NE 2nd St and NE 3rd St in the Central Business District zoning (CBD) and contains a 3,000 square foot warehouse building that was built in 1972.

The applicant is proposing new awnings on the east elevation in Regatta Tweed. The awning on the upper floor projects 2 ft. from the wall and is 14 ft. wide and the awning on the lower floor projects 4 ft. and is 5 ft. wide. The building will be painted a Benjamin Moore Kangaroo.

**Staff Recommendation:**

N/A

**Board Comments:**

none

**Public Comments:**

none

**Associated Actions:**

N/A

**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:** January 10, 2017

**ITEM:** (2017-287) Approval of a Class I Site Plan Modification associated with minor elevation changes with the addition of awnings over the windows and door and the painting of the building located at 234 NE 4th Avenue

**RECOMMENDATION:** Recommend approval

## GENERAL DATA:

Applicant..... PCN Development

Location..... Westside of NE 4<sup>th</sup> Ave in between NE 2<sup>nd</sup> St and NE 3<sup>rd</sup> St.

Existing Use..... Warehouse

Property Size..... 3,000 SF

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 elevation changes with the addition of awnings over the windows and door and the painting of the building located at **234 NE 4th Avenue**, pursuant to LDR Section 2.4.5(F).

## BACKGROUND/PROPOSAL

The subject property is located on the west side of NE 4th Avenue between NE 2nd St and NE 3rd St in the Central Business District zoning (CBD) and contains a 3,000 square foot warehouse building that was built in 1972.

The development proposal includes the following:

- New awnings above the door and windows on the east elevation
- Painting 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 applicant is proposing new awnings on the east elevation in Regatta Tweed. The awning on the upper floor projects 2 ft. from the wall and is 14 ft. wide and the awning on the lower floor projects 4 ft. and is 5 ft. wide. The building will be painted a Benjamin Moore Kangaroo. The proposed fence repair and security gates was separated from the application and approved as a Class I administratively. The proposed elevation change is in harmony with the surrounding area and will be an overall improvement to the property. 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 **234 NE 4<sup>th</sup> 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 **234 NE 4<sup>th</sup> 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.

<b>RECOMMENDATION</b>
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Move approval of the request for a Class I site plan modification for elevation changes for **234 NE 4<sup>th</sup> 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

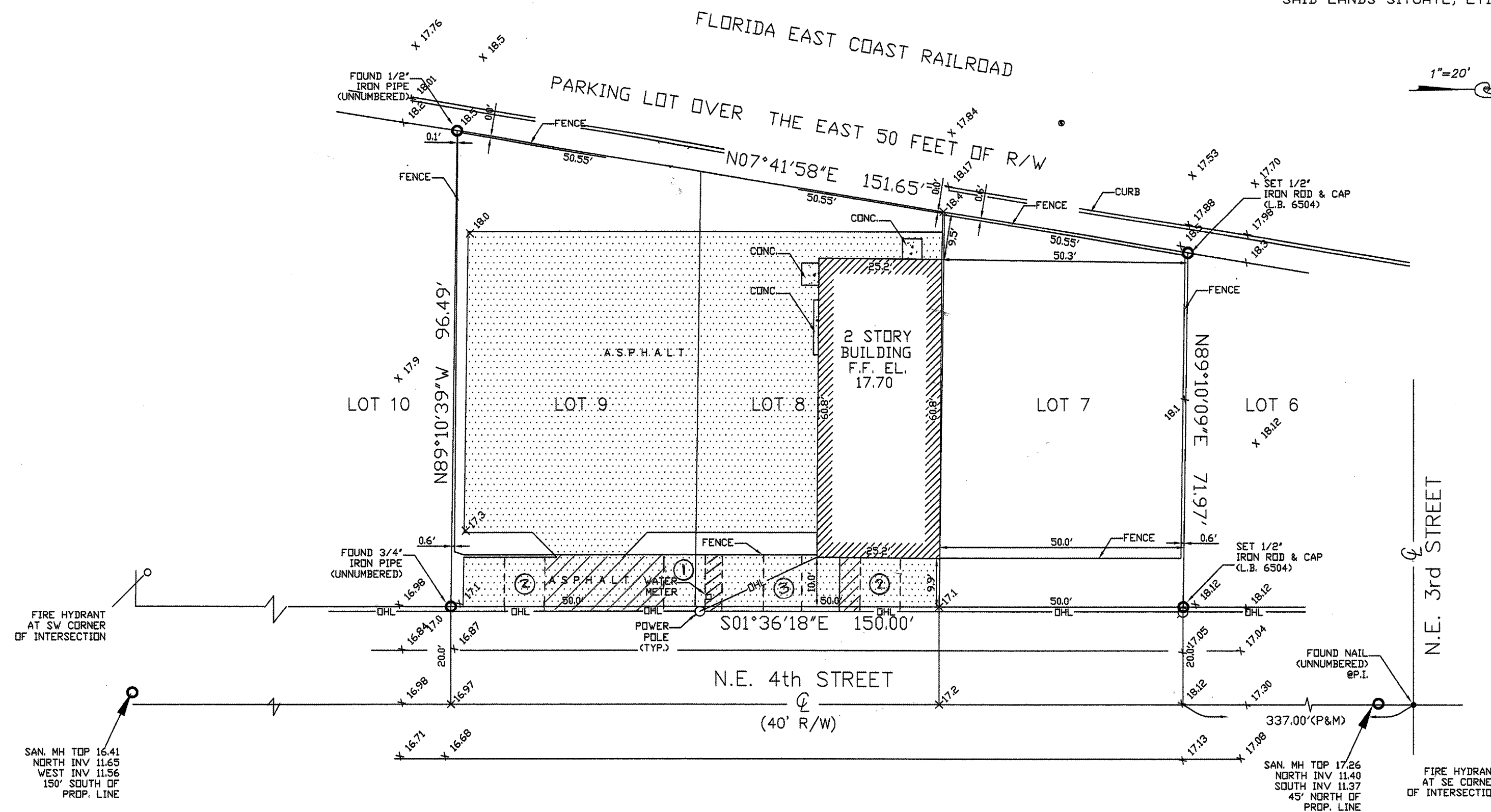
Attachment:

- Architectural Elevations
- Survey

LOTS 7, 8 AND 9

# L.R. BENJAMIN'S SUBDIVISION

ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 12, PAGE 18, RECORDED IN THE PUBLIC  
RECORDS OF PALM BEACH COUNTY, FLORIDA;  
SAID LANDS SITUATE, LYING, AND BEING IN PALM BEACH COUNTY, FLORIDA.



## 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.

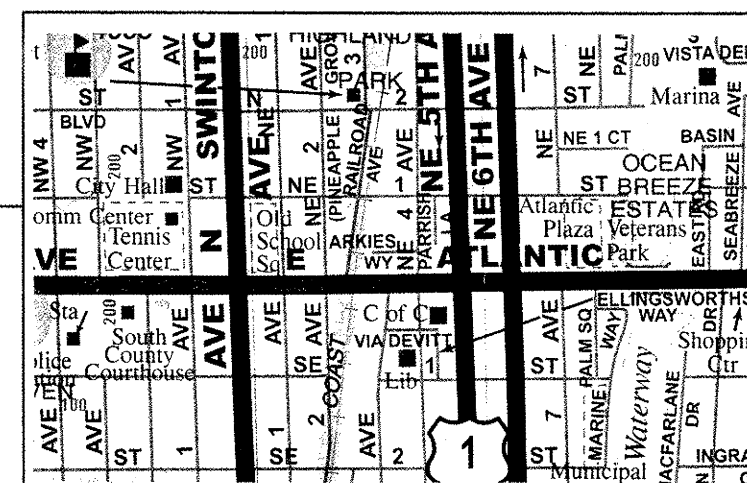
D.R.B. = official record book  
C.B.S. = concrete block structure  
P.C.P. = point of compound curve  
P.C.P. = permanent control point  
P.O.C. = point of commencement  
P.O.B. = point of beginning  
D/E = drainage easement  
C.M.P. = corrugated metal pipe  
L.S. = registered land surveyor  
L.B. = licensed business

TRAN. = transformer pad  
F.P.&L. = Florida power and light  
C.W. = concrete monument  
P.R.C. = point of reverse  
P.I. = point of intersection  
P.T. = point of tangency  
M.H. = manhole  
U/E = utility easement  
CLF = chain link fence  
ELEV. = elevation

P.B. = plat book  
TYP. = typical  
R/W = right-of-way  
Δ = central angle  
B = bearing basis line  
ASPH. = asphalt  
M.H. = manhole  
U/E = utility easement  
CLF = chain link fence  
P.R.M. = permanent reference monument

P = plat  
P. = power pole  
M = MEASURED  
I.P. = IRON PIPE  
R.P. = radius point  
L = ARC LENGTH  
CL = centerline  
ALUM. = aluminum  
P.C. = point of curvature

P.G. = page  
I.R. = iron rod  
R = radius  
D = deed  
D/S = offset  
CONC. = concrete  
ESMT. = easement  
CALC. = calculated



NORTH  
NOT TO SCALE  
VICINITY  
MAP

**Renner Burgess, Inc.**  
**LAND SURVEYING**

801 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 MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A. BURGESS PLS 5089

CERTIFIED TO:  
ALEXIS V. LUKIANOV, AS TRUSTEE OF THE LUKIANOV FAMILY TRUST  
HACKLEMAN, OLIVE & JUDD, P.A.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FLOOD ZONE: "X"

MAP NO.: 125102 0004 D

MAP DATE: 1-5-89

DATE: 6-5-17

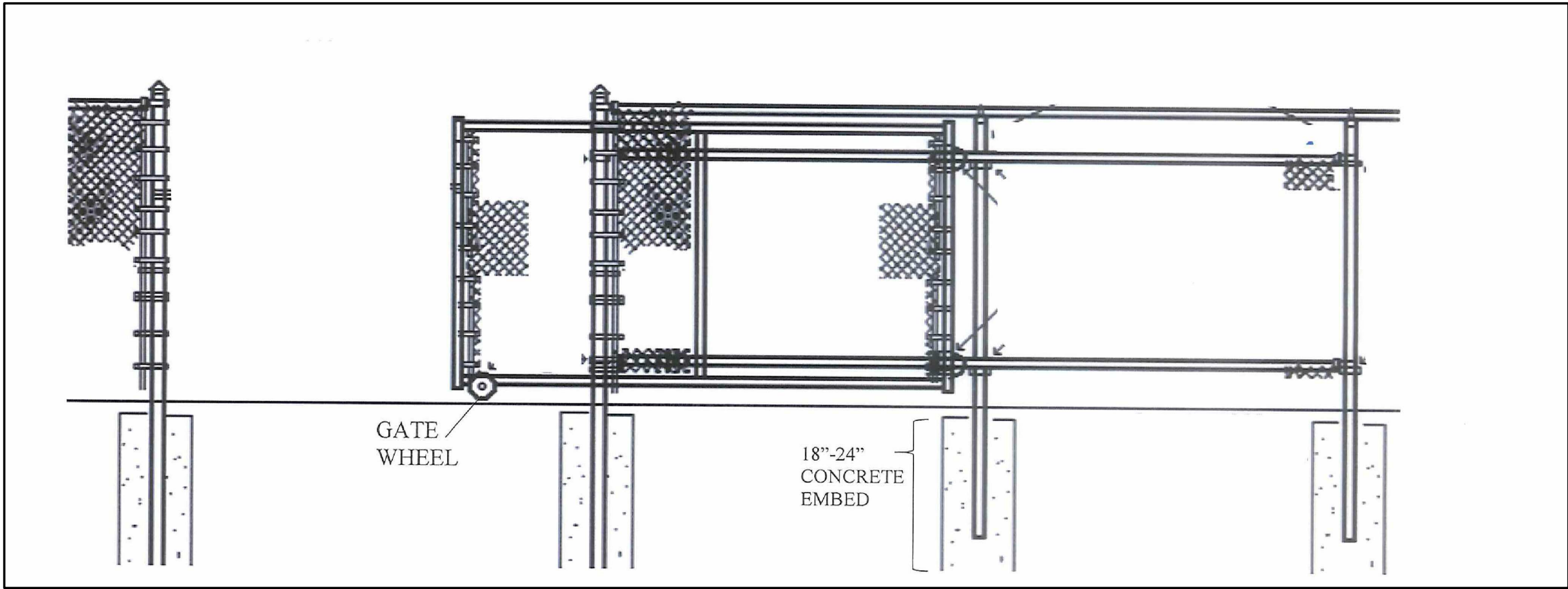
JOB NO 6-17-021

NOT VALID  
UNLESS SEALED  
WITH EMBOSSED  
SURVEYOR'S SEAL



NOTES:

1. DO NOT SCALE DRAWINGS!
2. FIELD VERIFY ALL DIMENSIONS!
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
4. ALL AREA CALCULATIONS ARE APPROX.



4'-6" TALL CHAIN LINK  
FENCE SLIDE GATE DETAIL

A  
A1.00

SCALE : N.T.S.



VICINITY MAP



Architect, Planner and  
Designer  
AA-26002044

1045 East Atlantic Ave., Suite 303  
Delray Beach, Florida 33483  
TEL: 561-276-6011  
FAX: 561-276-6129

ISSUED FOR **PIZ**

BIDS

PERMIT **10/10/17**

CONSTRUCTION

PROJECT TITLE

**NE 4TH  
AVENUE  
BUILDING**

**NE 4TH AVENUE  
DELRAY BEACH, FL.**

CLIENT APPROVAL

REVISIONS

FILE NUMBER  
**1005A100**

DRAWING TITLE

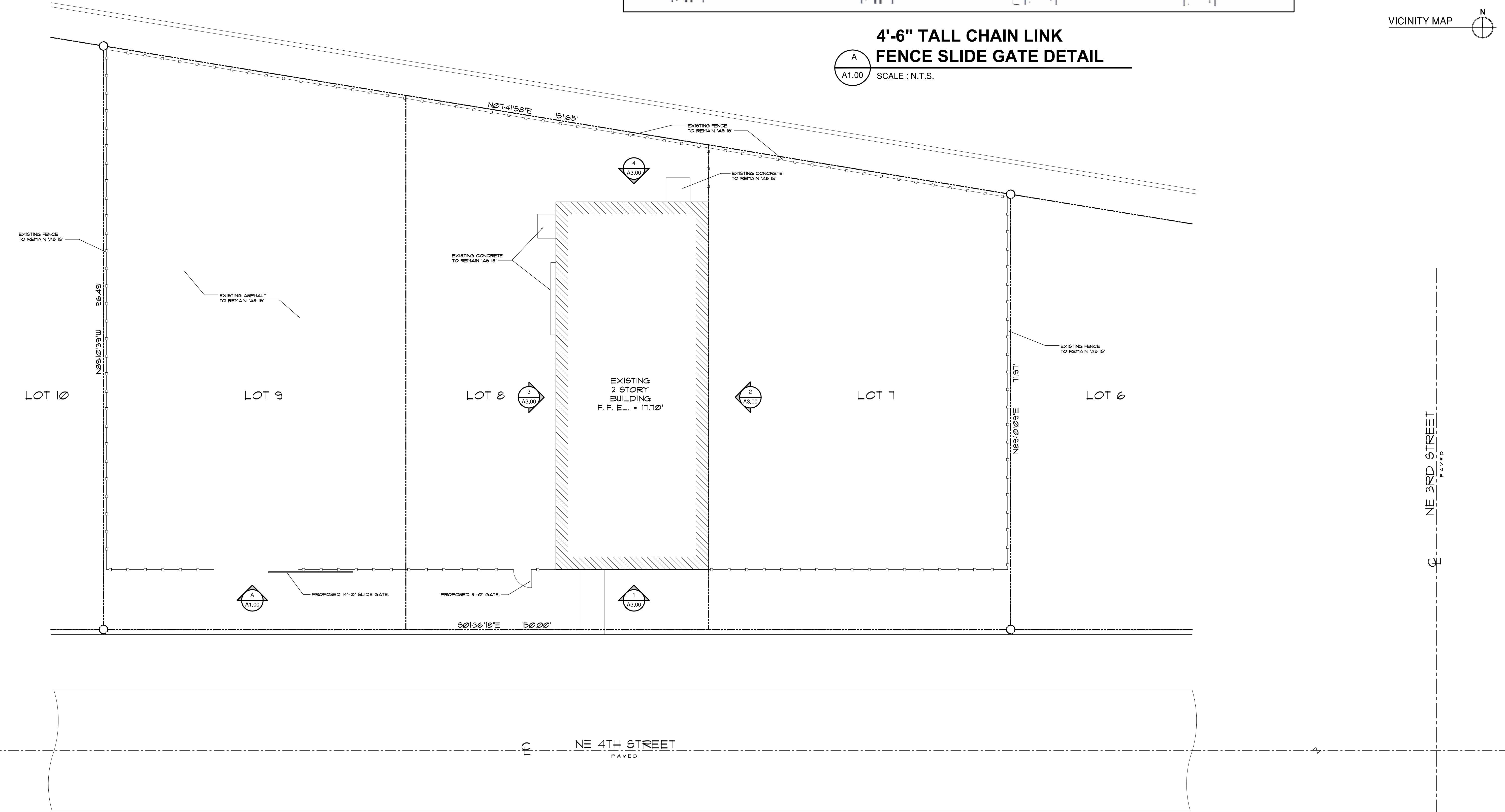
**PROPOSED  
SITE PLAN**

DATE **10.10.17** DRAWN BY **GE/MJ**

JOB NUMBER  
**20170530**

DRAWING NUMBER

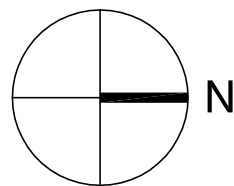
**A1.00**



1  
A1.00

**PROPOSED SITE PLAN**

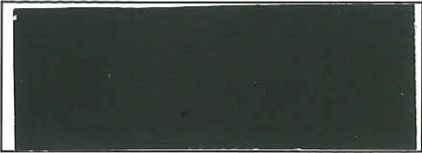
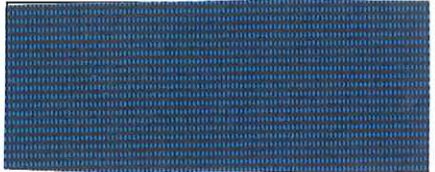

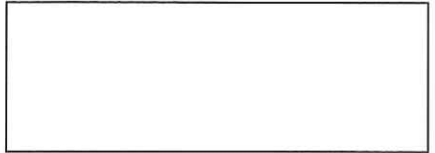
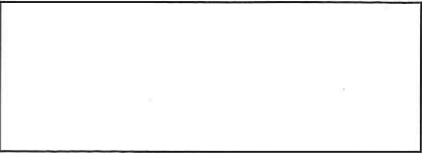
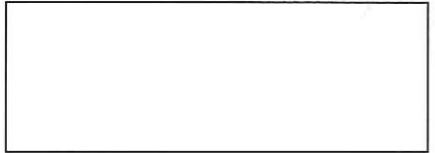

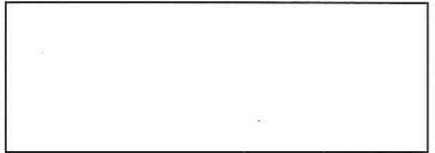
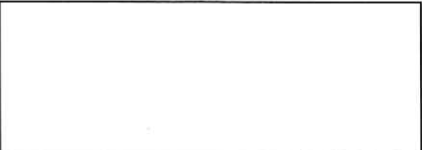
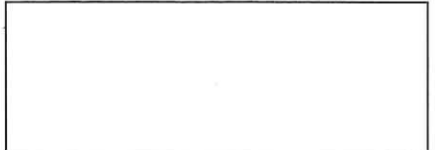
SCALE : 1/8"=1'-0"



PLOTTED 10/11/17 10:00 AM

# COLOR SAMPLES/FINISHES SCHEDULE

Please note type of material proposed

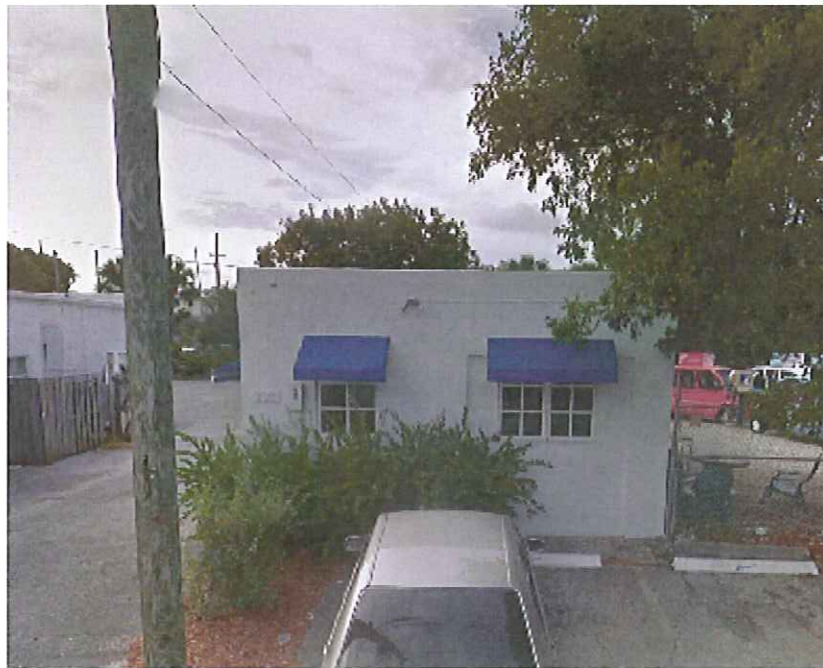
	ATTACH SAMPLES		ATTACH SAMPLES
FENCE BLACK VINYL LOAT		AWNINGS FIRE SIFT REQUATTA TWEED # 82005	
WALLS BENJAMIN MOORE KANARDD # AF-145		RAILINGS	
FASCIA		DOORS	
WINDOWS		SCREENING (PATIO/POOL)	
COLUMNS		OTHER	

INDICATE FINISH TYPE (Flat, Gloss etc): \_\_\_\_\_

SUBMIT EIGHT COPIES OF A PHOTOGRAPH(S) OF THE STREETScape VIEW(S) OF THE SUBJECT SITE AND THE BUILDINGS IMMEDIATELY ADJACENT TO IT.

AFFIX EIGHT COPIES OF A PHOTOGRAPH OF BUILDING WITH PROPOSED COLORS TO APPLICATION





ADJACENT BUILDING / SOUTH



EXISTING BUILDING



ADJACENT PARKING LOT / NORTH

STREETSCAPE FACING WEST

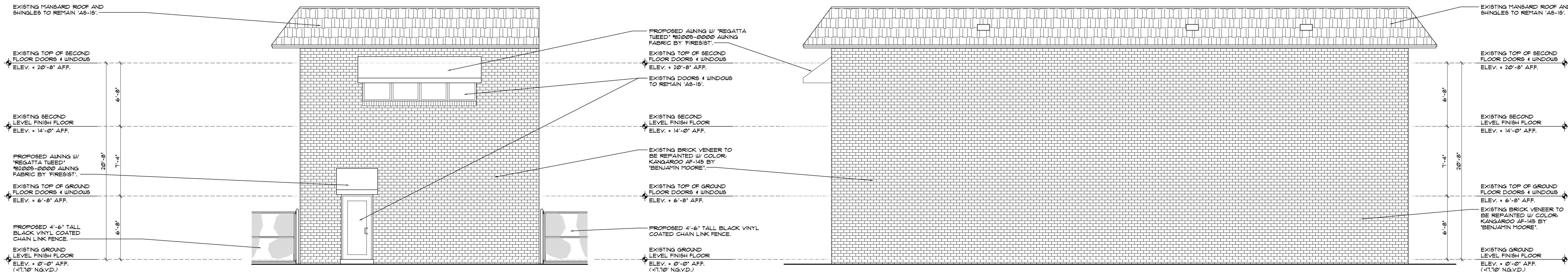




STREETSCAPE FACING EAST

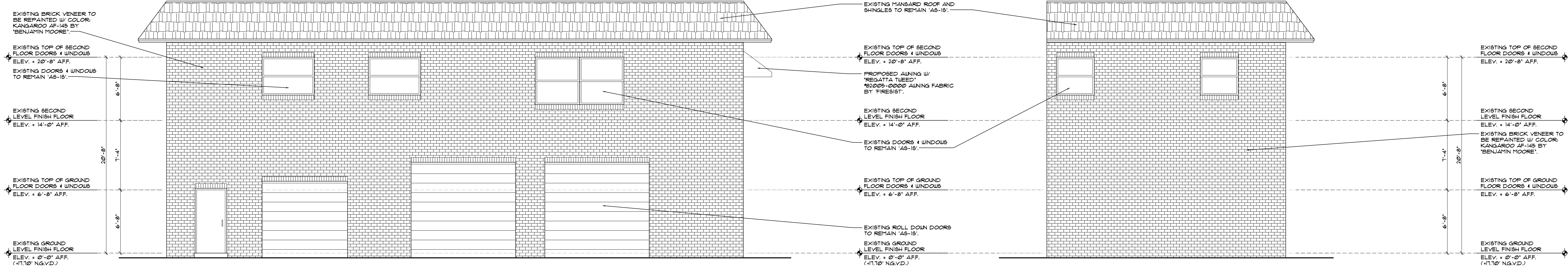
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PLOTTED 10/10/17 - 10:00 AM



**1 PROPOSED EAST ELEVATION**  
SCALE : 3/16" = 1'-0"

**2 PROPOSED NORTH ELEVATION**  
SCALE : 3/16" = 1'-0"



**3 PROPOSED SOUTH ELEVATION**  
SCALE : 3/16" = 1'-0"

**4 PROPOSED WEST ELEVATION**  
SCALE : 3/16" = 1'-0"