



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Delray Beach Public Library
Project Location: 100 W. Atlantic Avenue
Request: Approval of a Class I Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: July 25, 2018

Board Action:

Approved 5-0 (Fred Kaub and Annie Adkins-Roof absent).

Project Description:

The subject property is located south of W. Atlantic Avenue between SW 1st Avenue and SW 2nd Avenue and contains 0.86 acre of a two story public library, accessory café, and public meeting rooms located in the Central Business District (CBD).

At its meeting of March 19, 2002, the City Commission approved the Downtown Delray Beach Master Plan, which indicated that the subject property be redeveloped as a public library. Through a Class V Site Plan Modification, the Delray Beach Public Library was approved by the Site Plan Review and Appearance Board on July 23, 2003.

Now before the Board is a Class I Site Plan Modification associated with architectural elevation changes for the removal of the fountain located on the north elevation facing Atlantic Avenue.

Board Comments:

Board comments supportive of the request.

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: July 25, 2018

ITEM: **Delray Beach Public Library (2018-135):** Class I Site Plan Modification associated with architectural elevation changes for the removal of the fountain located on the north elevation facing Atlantic Avenue.

RECOMMENDATION: Approval of the Class I Site Plan Modification

GENERAL DATA:

Applicant..... Karen Ronald
Owner..... City of Delray Beach
Location..... 100 W. Atlantic Avenue
Property Size..... 0.86 acres (47,662 sq. ft.)
Future Land Use Map.... CC (Commercial Core)
Current Zoning..... CBD (Central Business District)
Adjacent Zoning. North: CBD
East: CBD
South: CBD
West: CBD
Existing Land Use..... Library - Institutional
Proposed Land Use.... Library - Institutional



ITEM BEFORE THE BOARD

The item before the Board is the approval of a Class I Site Plan Modification associated with architectural elevation changes for **Delray Beach Public Library**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a). The subject property is located at **100 W. Atlantic Avenue**.

BACKGROUND INFORMATION AND PROJECT DESCRIPTION

The subject property is located south of W. Atlantic Avenue between SW 1st Avenue and SW 2nd Avenue and contains 0.86 acre of a two story public library, accessory café, and public meeting rooms located in the Central Business District (CBD).

At its meeting of March 19, 2002, the City Commission approved the Downtown Delray Beach Master Plan, which indicated that the subject property be redeveloped as a public library. Through a Class V Site Plan Modification, the Delray Beach Public Library was approved by the Site Plan Review and Appearance Board on July 23, 2003.

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ARCHITECTURAL ELEVATIONS 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 fountain wall located on the north elevation is an additional wall in front of the entrance, not directly connected to the structure. With the removal of the fountain, an opening will be created as a result. In its existing condition, the fountain blocks the entrance of the library. With the creation of this opening (5 ft. wide and 13.5 ft. long), the library entrance will be visible from Atlantic Avenue. The wall will reflect existing stucco with tex coat finish in any areas that are affected.

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).

REVIEW BY OTHERS

Downtown Development Authority (DDA)

At its meeting on July 9, 2018, the Downtown Development Authority (DDA) reviewed the proposed changes and recommended approval.

West Atlantic Redevelopment Coalition (WARC)

On July 10, 2018, the West Atlantic Redevelopment Coalition (WARC) reviewed the proposed changes and recommended approval.

ALTERNATIVE ACTIONS

- A. **Continue** with direction.
- B. Move **approval** of the request for a Class I site plan modification for elevation changes for the **Delray Beach Public Library (File 2018-135)** 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 the **Delray Beach Public Library (File 2018-135)** 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.

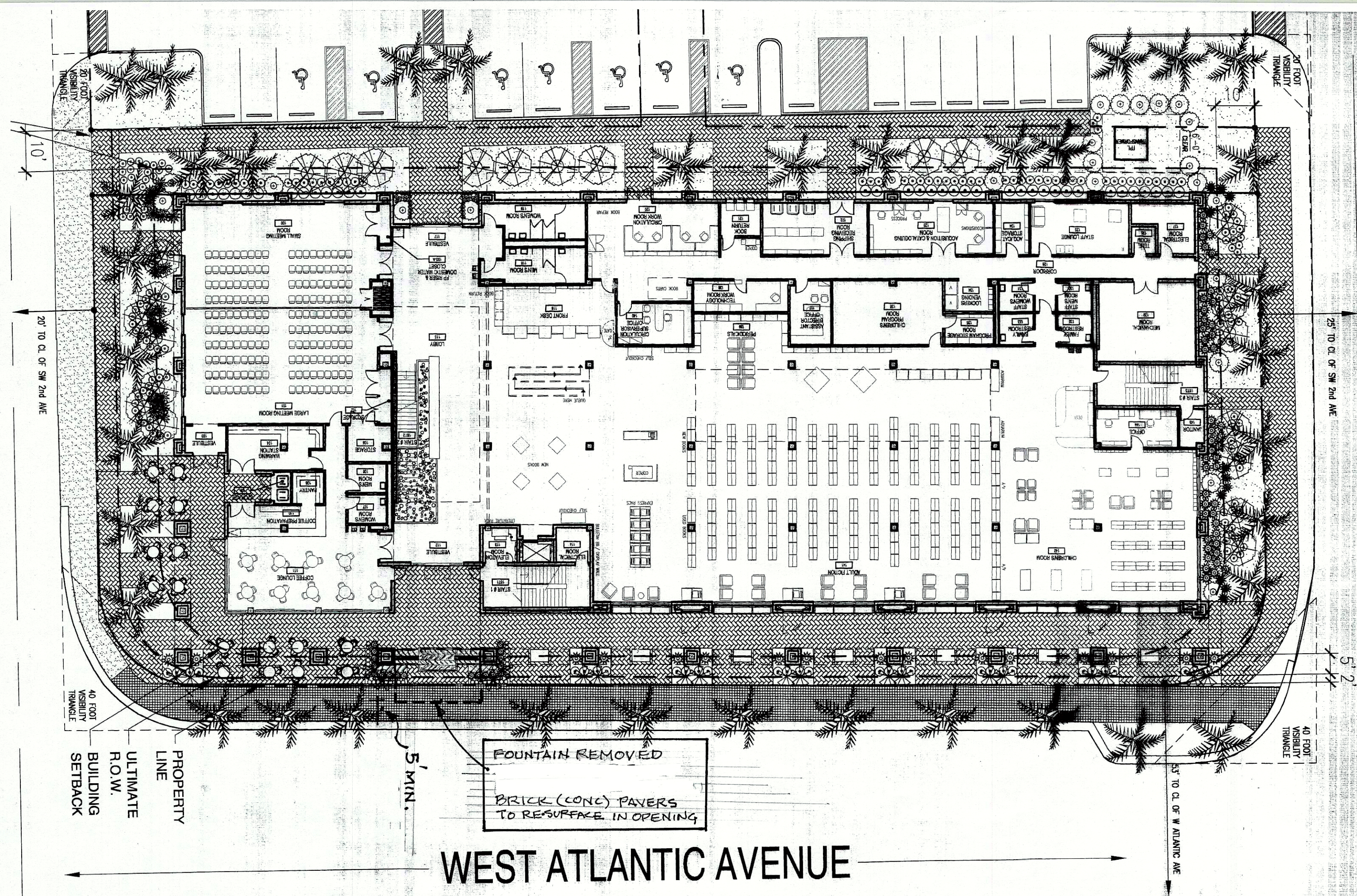
STAFF RECOMMENDATION

Move approval of the Class I Site Plan Modification and architectural elevations for **Delray Beach Public Library (File 2018-135)** 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.

Staff Report Prepared by: Raisa Saniat, Planner in Training

Attachments: Site Plan and Elevations

TO STORM DRAIN LINES AS PER CIVIL DWGS.



TOP OF BEAM
ELEV. = 37'-0"

TOP OF MECH. LOFT
ELEV. = 29'-4"

PRECAST SILL

CEMENT PLASTER OVER C.M.U.
SOLID ZINC LATH OVER BROWN COAT
AT EVERY LOCATION WHERE C.M.U.
ABUTS POURED IN PLACE CONCRETE.
OVERLAP 6" ON EACH SIDE (TYP.)

2nd FLOOR
ELEV. = 15'-6"

CEMENT PLASTER OVER POURED
IN PLACE CONCRETE

NOTE:

REMOVE FOUNTAIN, CAP OFF
WATER AND ELECTRIC LINES
RESURFACE PAVED AREA ON
COMPACTED FILL - PLACED IN A
SILICA SAND BASE

1ST FLOOR
ELEV. = 0'-0"

PRE FINISHED ALUMINUM LOUVERS

BUILT UP ROOFING OVER
TAPERED INSULATION

ROOF DRAIN

LAY IN CEILING

IMPACT RESISTANT STORE FRONT

5/8" DRYWALL OVER 7/8"
METAL FURRING OVER 8"
C.M.U.. RIDGED INSULATION
BETWEEN FURRING (TYP.)

REFER TO STRUCTURAL DRAWINGS
FOR SLAB DESIGN

CEMENT PLASTER OVER GALV. METAL LATH
OVER DENS-GLASS GOLD SHEATHING OVER
STRUCTURAL METAL STUDS. REFER TO
STRUCTURAL DRAWINGS STRUCTURAL METAL
STUD LOADS AND SPACING

WATER FALL MANIFOLD AREA. REFER TO
POOL CONSULTANT DRAWINGS DETAILS AND
INSTALLATION

TEMPERED CLEAR GLASS
REMOVE

POOL WALLS CONSTRUCTED W/ POURED
IN PLACE CONCRETE AND FINISHED W/
CEMENT PLASTER ON THE EXTERIOR. INTERI
TO BE SEALED W/ DIAMOND BRIGHT OR EG

PTD. ALUMINUM LOUVERS

PTD. STUCCO, LAP-SIDING TEXTURE

PTD. ALUMINUM STOREFRONT WINDOW

GLAZED OPENING IN STUCCO WALL, FOUNTAIN BELOW
FOUNTAIN REMOVED

PTD. ALUMINUM STOREFRONT SYSTEM

PTD. ALUMINUM SLIDING DOOR STOREFRONT SYSTEM

OVERFLOW SCUPPERS

RIDGE HEIGHT +47.50'

EL. 66.00'

PROP. BLDG. ROOF HEIGHT +39.25'

(PITCHED) EL. 57.75'

SECOND F.F. +15.50'

EL. 34.00'

GROUND F.F. +0.00'

EL. 18.50'

GRADE

EL.

EXISTING TILT-UP
CONCRETE WALL
WITH TEX COAT
FINISH, SAME COLOR EXISTING

AREA OF WORK