

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: February 13, 2019

File No. 2019-094

Application Type: Class I Site Plan Modification

Applicant Delray H1 LLC

Location: 524 W. Atlantic Avenue

PCN: 12-43-46-16-01-021-0130

Property Size: 1280 SF

FLUM: CC (Central Core)

Zoning: CBD (Central Business District)

Adjacent Zoning:

- (North) CBD
- (West) CBD
- (South) CBD
- (East) CBD

Existing Land Use: Standalone bar



Item before the Board:

The action before the Board is for the approval of a Class I Site Plan Modification associated with a mural on the north, west and east elevations.

Recommendation:

Move approval of the Class I Site Plan Modification for 524 W. Atlantic Avenue along the West Atlantic corridors, by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof meets criteria set forth in LDR Section 2.4.5(G)(1)(a) and Section 4.6.18.

Background:

The subject property is located on the south side of West Atlantic Avenue, west of SW 5th Avenue adjacent to Libby Park and is described as Town of Delray E 50 Ft of W 175 FT of S 90 FT of N 110 FT BLK 21 located in the Central Business District (CBD) in the West Atlantic Sub District known as "The Set". The property includes a 1,280-sq. ft. stand-alone bar previously occupied by the "Clearview Lounge".

Now before the board is approval of a mural on the north, west and east elevations.

This is the beginning of an initiative that is being driven by business leaders from various organizations. The concept is to activate creative placemaking in West Delray. The artist group is led by Delray Beach artist Glayson LeRoy who oversees finding local and renowned international artist to paint the murals. The first of the murals is a series of murals along West Atlantic Avenue beginning at 524 W. Atlantic Avenue, Vintage Tap. The remaining murals will come before the SPRAB at a later date.

Project Description:

- All three elevations are a symmetrical design in red and white colors which are the colors of "The Set".

Site Plan 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:

Project Planner:

Jen Buce; bucej@mydelraybeach.com,
561-243-7138

Review Dates:

SPRAB Board 2/13/19

Attachments:

1. Elevation changes



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 will be painted by a local artist and face Atlantic Avenue, Libby Wesley Park and Bear Restaurant. The proposed elevation changes are compatible and harmonious with the surrounding properties and an enhancement to the area. Based upon the above, positive findings can be made about the criteria listed in 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, and elevation changes for **524 W. 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 LDR Section 2.4.5(G)(1)(a) and Section 4.6.18 of the Land Development Regulations.
- C. Move denial of the request for a Class I site plan modification, and elevation changes for **524 W. 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 2.4.5(G)(1)(a) and Section 4.6.18 of the Land Development Regulations

Front Side Mock up



RECEIVED BY

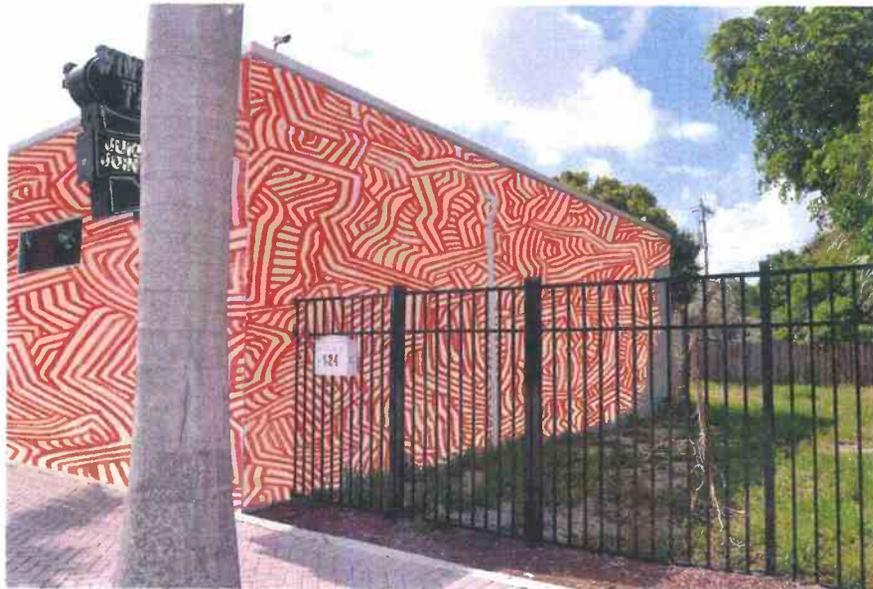
JAN 11 2019

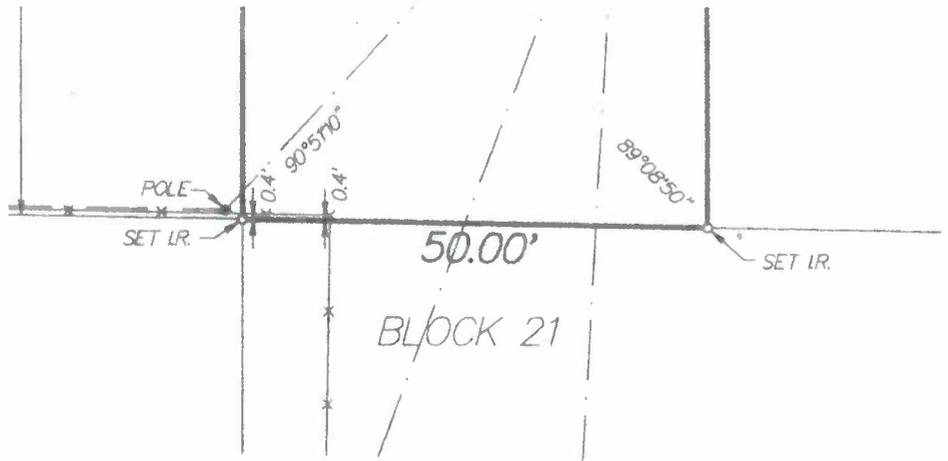
City of Fort Myers Beach
Development & Planning Dept.
Planning & Zoning Div.

East Side Mock up



West Side Mock up





LEGEND & NOTES:

CONC. = CONCRETE

CL = CENTERLINE

W.M. = WATER METER

L.P. = LIGHT POLE

P = PLANTER

FLOOD ZONE: X

I.R. = 5/8" IRON ROD WITH CAP #LB353

— — = OVERHEAD UTILITY LINES

-*-*- = CHAIN LINK FENCE

DESCRIPTION:

EAST 50 FEET OF THE WEST 175 FEET OF THE NORTH 110 FEET OF BLOCK 21, OF THE TOWN OF LINTON (NOW DELRAY BEACH) ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 20 FEET FOR STATE ROAD 806 RIGHT OF WAY.

RIGHT 2003 O'BRIEN, SUITER & O'BRIEN, INC.

MAP OF BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBILITY AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6 ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

PAUL D. ENGLE
SURVEYOR & MAPPING

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

O'BRIEN, SUITER & O'BRIEN
LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION #LB353
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA
(561) 276-4501 732-3279 FAX 276-2

DATE OF SURVEY FEB. 12, 2003	
FIELD BOOK D.272	PAGE NO. 31

RECEIVED BY
JAN 11 2019
City of Delray Beach
Development Services Dept.
Planning & Zoning

