



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: May 22, 2019

File No. 2019-165

Application Type: Class I Site Plan Modification

Applicant Willy McDaddy

Location: 601 W. Atlantic Avenue

PCN: 12-43-46-16-01-012-0020

Property Size: 4901 SF

FLUM: CC (Central Core)

Zoning: CBD (Central Business District)

Adjacent Zoning:

- (North) CBD
- (West) CBD
- (South) CBD
- (East) CF (Community Facilities)

Existing Land Use: Market



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 west elevation of the building.

Recommendation:

Review and consideration of the Class I Site Plan Modification - Mural for 601 W. Atlantic Avenue along the West Atlantic corridors.

Background:

The subject property is located on the north side of West Atlantic Avenue on the corner of W. Atlantic and NW 6th Avenue, described as TOWN OF DELRAY E 126 FT OF N 120 FT OF S 140 FT OF BLK 12 located in the Central Business District (CBD) in the West Atlantic Sub District known as "The Set". The property includes a 4,901-sq. ft. market.

Now before the board is approval of a mural on the west elevation.

This is the second of a group of murals proposed in the West Atlantic Sub District. A third is proposed at 105 NW 5th Avenue which is in the West Settlers Historic District and will go before the Historic Preservation Board in June. The artist group is led by Delray Beach artist Glayson LeRoy who oversees finding local and renowned international artist to paint the murals. The Site Plan Review and Appearance Board approved the first of the murals February 13, 2019 at 524, W. Atlantic Avenue, The Bearded Rooster.

Project Description:

- West elevation in vibrant blues, greens, yellow and pink.

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:

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.

Project Planner:

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

Review Dates:

SPRAB Board 5/22/19

Attachments:

1. Mural drawings



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 be visible to traffic traveling east on Atlantic Avenue on the side interior of the building. The definition of "art" is a diverse range of human activities in creating visual, auditory or performing artifacts – artworks, expressing the author's imaginative or technical skill, intended to be appreciated for their beauty or emotional power. Pineapple Grove is designated as our Arts District in Delray Beach, but murals have been approved throughout Delray Beach to connect people together. The proposed elevation changes are compatible and harmonious with the surrounding properties and an enhancement to the area. Based upon the above, positive findings are made about the criteria listed in LDR Section 4.6.18(E).

Reviewed by Others:

On May 13, 2019, the Downtown Development Authority (DDA) reviewed the mural.

Alternative Actions:

- A. Continue with direction.
- B. Move approval of the request for a Class I site plan modification, and elevation changes for **601 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 **601 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