



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: June 12, 2019

File No. 2019-180

Application Type: Class I Site Plan Modification

Agent: Delray Beach Community Redevelopment Agency (CRA)

Address: 313 NE 3rd Street

Location: North Side of NE 3rd Street, East of NE 3rd Avenue.

PCN: 12-43-46-16-01-089-0380

Property Size: 0.44 Acres

FLUM: CC (Central Core)

Zoning: CBD (Central Business District)

Adjacent Zoning:

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

Existing Land Use: Arts Warehouse/Studio



Item before the Board:

Consideration of a Class I Site Plan Modification associated with architectural elevation changes to paint a mural on the east elevation of the existing building.

Optional Board Motions for Action Item:

1. Move to continue with direction.
2. Move approval of the Class I (2019-180) Site Plan Modification for architectural elevations changes at 313 NE 3rd Street, as amended, 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 Sections 2.4.5(G), 2.4.5(I)(5), 4.6.18(E), and Chapter 3 of the Land Development Regulations.
3. Move denial of the Class I (2019-180) Site Plan Modification for architectural elevations changes at 313 NE 3rd Street, 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 Sections 2.4.5(G), 2.4.5(I)(5), 4.6.18(E), and Chapter 3 of the Land Development Regulations.

Background:

The subject 0.44 acre property is located at the northeast corner of 3rd Street and Artists Alley. The property is located in the Central Business District (CBD) within the Railroad Corridor (CBD-RC) sub-district and has a Central Core Future Land Use Map (FLUM) designation. The property is described as Town of Delray Lots 38 through 44 Block 89 as recorded in Plat Book 4 Page 55 of the Palm Beach County Public Records. The two-story, 11,376 sf. building was constructed in 1972. The existing land use is an arts warehouse (arts incubator and arts studio).

Assessment:

The proposed mural will be an improvement to the existing property, in general it will contribute to the image of the City, and it will be architecturally harmonious with the surrounding areas. The criteria set forth in Section 4.6.18(E) is met.

Project Planner:

Debora Slaski; SlaskiD@mydelraybeach.com,
561-243-7040

Review Dates:

SPRAB Board 6/12/19

Attachments:

1. Proposed Renderings



Project Description:

- Introduction of a mural (artwork) on the east elevation.

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 proposed mural (artwork) will be located on the east elevation of the existing building. The subject blank wall faces the railroad tracks. Per LDR Section 4.4.13(B)(4)(2)(c), design treatments to blank walls, such as murals, are recommended in the CBD to increase pedestrian comfort and create visual interest. The proposed mural displays an abstract image using white, navy blue and turquoise colors. The inspiration for the subject mural composition is “water”. The mural will be mainly displayed on the two-story high wall, but the composition will also include portions of the one-story wall adjacent to the south; it is stated in the submittal package that: “[the] design will bleed from the shorter wall onto the large wall”. The artwork will be painted by Brenda Zappitell, who is a local artist with more than 10 years of experience in the arts industry. The content of the proposed mural is neutral and does not appear to be offensive or serve as advertisement/signage for the commercial establishment where it is located.

Review by Others:

The proposed mural is scheduled to be reviewed by the Downtown Development Authority (DDA) on June 10th, 2019. The recommendation provided by the DDA Board will be reported to the SPRAB at its meeting.