



Legislation Details (With Text)

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Title: REPORT OF APPEALABLE LAND USE ITEMS FROM APRIL 3, 2017 THROUGH APRIL 21, 2017

Sponsors: Planning and Zoning Board

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Palm Trail Townhomes, 3. Schumacher Automotive Delray, 4. 4 East Atlantic Avenue Color Change, 5. 4 East Atlantic Avenue Sign Program

Date	Ver.	Action By	Action	Result
5/16/2017	1	City Commission	approved	

TO: Mayor and Commissioners
FROM: Timothy Stillings, Planning, Zoning and Building Director
THROUGH: Neal de Jesus, Interim City Manager
DATE: May 16, 2017

REPORT OF APPEALABLE LAND USE ITEMS FROM APRIL 3, 2017 THROUGH APRIL 21, 2017

Recommended Action:

By motion, receive and file this report.

Background:

Section 2.4.7(E), Appeals, of the Land Development Regulations applies. This is the method of informing the City Commission of the land use actions which may be appealed to the City Commission. After this meeting, the Commission’s appeal opportunity shall expire. An appeal by an aggrieved party must be made within 10 working days of the action. To appeal:

- The item must be raised by a Commission member.
- By motion, an affirmative action must be taken to place the item on the next available meeting of the Commission as an appealed item.

During the specified period, the Site Plan Review and Appearance Board and the Historic Preservation Board considered the projects noted below. For the items below, a project report including the Board Staff Report is attached. No other Boards took action on any appealable applications during this period.

SITE PLAN REVIEW AND APPEARANCE BOARD

ITEM A. PALM TRAIL TOWNHOMES, 912 Palm Trail

Request: Class V Site Plan, Landscape Plan and Architectural Elevations for the construction of 2 buildings containing 5 townhomes each (10 dwelling units).

Board Action: Approved with conditions on a 6 to 0, the Class V Site Plan, Landscape Plan and Architectural Elevation Plan. Additionally a waiver to LDR Section 4.6.14(B)(1) to allow the sight visibility triangles located on Palm Trail and McKee Lane and the north Parcel of Palm Trail and Witherspoon Lane to exist at 25' x 25' whereas 40' is required.

ITEM B. SCHUMACHER AUTOMOTIVE DELRAY, 1835 Old Dixie Highway

Request: Class V Site Plan, Landscape Plan, and Architectural Elevations for a new one-story building, reconfiguration of parking areas, and modification of an existing building to create additional office space.

Board Action: Approved with conditions the Class V Site Plan, Landscape Plan and Architectural Elevations on a 6 to 0 vote.

HISTORIC PRESERVATION BOARD

ITEM C. 4 EAST ATLANTIC AVENUE

The Board took considered two requests for this property.

1. Request: Consideration of a color change to a contributing structure, located within the Old School Square Historic Arts District.

Board Action: Approved the color change on a 5 to 0 vote (Bill Bathurst and John Klein absent).

2. Request: Consideration of an amendment to the Blanket Sign Program for 4 East Atlantic Avenue.

Board Action: Approved on a 5 to 0 vote (Bill Bathurst and John Klein, absent). Concurrently the Board recommended approval on a 5 to 0 vote, of a sign waiver to allow signage on the east elevation which does not face a dedicated right-of-way.

Attachments:

Location Map

- Palm Trail Townhomes
- Schumacher Automotive Delray
- 4 East Atlantic Avenue

City Attorney Review:

Approved as to form and legal sufficiency.

Finance Department Review:

N/A

Funding Source:

N/A

Timing of Request:

Action must be taken by the City Commission at the next available meeting following the Board's actions.