



Legislation Details (With Text)

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Title: APPEAL OF THE JANUARY 11, 2017 SITE PLAN REVIEW AND APPEARANCE BOARD (SPRAB) APPROVAL FOR THE SITE PLAN, LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS ASSOCIATED WITH WITH PATIO DELRAY LOCATED AT 303 GLEASON STREET (QUASI-JUDICIAL).

Sponsors: Planning & Zoning Department

Indexes:

Code sections:

Attachments: 1. City Commission Board Order, 2. 15074 PatioBeach SP.2 site details 11.11.16, 3. 15074 PatioBeach A.2 elevations 11.10.16, 4. 15074 PatioBeach A.1 floor plans 11.10.16, 5. SurveyPatioBeach, 6. Patio Delray L01-LAND 11-9-2016, 7. 15074 PatioBeach SP.1 site plan 11.10.16, 8. Patio Beach Delray - 01-11-17 - SPRAB - Report

Date	Ver.	Action By	Action	Result
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TO: Mayor and Commissioners
FROM: Timothy Stillings, Director of Planning, Zoning & Building
THROUGH: Chief Neal de Jesus, Interim City Manager
DATE: February 21, 2017

APPEAL OF THE JANUARY 11, 2017 SITE PLAN REVIEW AND APPEARANCE BOARD (SPRAB) APPROVAL FOR THE SITE PLAN, LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS ASSOCIATED WITH WITH PATIO DELRAY LOCATED AT 303 GLEASON STREET (QUASI-JUDICIAL).

Recommended Action:

Motion to Approve the Class III Site Plan, Landscape Plan and Architectural Elevations for Patio Delray located at 303 Gleason Street as requested.

Background:

The subject property contains 0.53 acre and currently contains an existing 10-unit 1-story condominium development which was constructed in 1950. It is zoned RM (Multiple Family Residential). The proposal is to construct a 2nd story building addition for 1 additional unit (#6) within an existing 1-story 10-unit condominium development. which includes upper level floor plans for additional bedroom and bathroom serving the unit, construct 1 additional parking space added to the existing 8-space parking row along Gleason and architectural elevation changes for affected condominium (Unit #6).

At its meeting of February 7, 2017, the City Commission voted 4 to 0 to appeal the SPRAB approval.

This appeal is being processed pursuant to LDR Section 2.4.7(E), Appeals; an appeal is a request for a review and reversal of any action which if not appealed would be final. An appeal shall be conducted as a new evidentiary hearing via de novo review in accordance with the City's quasi-judicial procedures and shall not be limited to the record below.

At its meeting of January 11, 2017, SPRAB considered a Class III Site Plan Modification, Landscape Plan, and Architectural Elevations located at 303 Gleason Street. SPRAB approved the Site Plan (6-0 with Fred Kaub absent) with conditions and the landscape plan and architectural elevations with no conditions. The conditions on the site plan are to relocate a proposed parking space on Gleason Street to the westerly side which is Bay Street and the 8 existing parking spaces are to be restriped to current land development regulation standards providing one handicap space. The applicant's proposal is to add 3 standard parking spaces to northern side of the existing parking lot that currently consist of 8 parking spaces.

Pursuant to LDR Section 4.6.9(C)(2)(c), two or more bedroom dwelling units shall provide 2 spaces per unit and one-half a space of guest parking. There are a total of 10 residential units and 16 parking spaces exists which back out onto the adjacent rights-of-way. With the proposed improvements, the parking requirement for the site is 19 spaces. Nineteen parking spaces are proposed. The development proposes to restripe an existing 8-space parking row to add 3 additional parking spaces. Therefore, the applicant has met the parking requirement.

City Attorney Review:

Approved as to form and legal sufficiency.

Finance Department Review:

Finance recommends approval.

Funding Source:

N/A

Timing of Request: