



## SITE PLAN REVIEW AND APPEARANCE BOARD MEMORANDUM STAFF REPORT



**Applicant:** Raul J. Rodriguez, MD.  
**Project Name:** Performance Fitness Juice Bar  
**Project Location:** 403 SE 1<sup>st</sup> Street

### ITEM BEFORE THE BOARD

The item before the Board is approval of architectural elevation changes associated with a Class I site plan modification for **Performance Fitness Juice Bar**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a). The subject property is located at the northeast corner of SE 1<sup>st</sup> Street and SE 4th Avenue.

### BACKGROUND/PROJECT DESCRIPTION

The property is located on the northeast corner of SE 1st Street and SE 4th Avenue in the Central Business District (CBD). The subject property is a 4,000 square foot multi-tenant medical building and gym.

The development proposal before the Board involves minor renovations which includes a walk up window and the installation of an awning. The building was previously approved for a color change July 8, 2015.

### 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 architectural elevation change includes the addition of a slate grey awning along the storefront (west elevation). The fabric awning will be cantilevered and project 5' feet from the face of the structure and is 16' wide, while maintaining a clearance height of 7'6". The proposed awning encroaches 5' into the right of way and will require a hold harmless agreement. This is



listed as a condition of approval. The existing window, below the proposed awning will be replaced with an aluminum tube mullion slider window. This will serve as a walk up window for the internal juice bar within the existing kitchen.

The proposed architectural modifications are in good design and taste. The awning will offer shade and cover to the patrons and will not adversely affect the surrounding area or materially depreciate the neighboring areas. Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E), subject to the following condition:

1. That a Hold Harmless agreement be submitted to the City

#### ALTERNATIVE ACTION

- A. Board Discretion
- B. Move approval of the request for the architectural elevation changes associated with a Class I site plan modification for **Performance Fitness Juice Bar** located at 403 SE 1<sup>st</sup> Street, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with and meets criteria set forth in Section 4.6.18(E) subject to a condition of approval.
- C. Move denial of the request for a Class I site plan modification, for elevation changes for **Performance Juice Bar** located at 403 SE 1<sup>st</sup> 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 Section 4.6.18(E) of the Land Development Regulations.

#### RECOMMENDATION

Move approval of the request for the architectural elevation changes associated with a Class I site plan modification for **Performance Fitness Juice Bar** located at 403 SE 1<sup>st</sup> Street, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with and meets criteria set forth in Section 4.6.18(E) subject to the following condition:

1. That a Hold Harmless agreement be submitted to the City

Prepared by: Jennifer Buce, Assistant Planner

Attachment:

- Survey
- Site Plan
- Awning Description
- Site location map
- photos