



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** Dr. Doodles

**Project Location:** 418 E. Atlantic Avenue

**Request:** Class I Site Plan Modification

**Board:** Site Plan Review and Appearance Board

**Meeting Date:** October 11, 2017

**Board Action:**

Class I Site Plan Modification

Approved 6-0

**Project Description:**

The subject 0.55 acre property contains a mix of retail and restaurant uses within a one story building constructed in 1955. The property is located in the Central Business District (CBD) within the Central Core (CC) sub-district. The subject tenant space was most recently occupied by an ice cream shop known as Orange Leaf.

The proposed modifications to the existing south and north elevations include the introduction of new windows and openings, new light fixtures, addition of new awnings, and change in façade colors. The storefront frontage type will be incorporated on the ground floor level as this area of Atlantic Avenue is designated to integrate required retail frontage design to uses located within sidewalk level stories.

**Board Comments:**

The Board approved the proposal with the following conditions:

- A recorded Canopy Hold Harmless agreement be submitted to the City prior to issuance of a building permit; and,
- The front parapet wall along the subject tenant's space (north) be painted the same color as the proposed front wall color.

**Public Comments:**

No public input

**Associated Actions:**

No actions

**Next Action:**

The SPRAB action is final unless appealed by the City Commission.

# SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

**MEETING DATE:** October 11, 2017

**ITEM:** **Dr. Doodles (2017-210):** Class I Site Plan Modification associated with architectural elevation changes to the north and south elevations to accommodate a new tenant.

**RECOMMENDATION:** Approval of the Class I Site Plan Modification.

## GENERAL DATA:

Applicant..... Ames International Architecture

Owner..... JHB Florida Properties

Location..... 418 E. Atlantic Ave. – South side  
of E. Atlantic Ave. just west of SE 4<sup>th</sup>  
Avenue

Property Size..... 0.55 acres

Future Land Use Map.... Commercial Core (CC)

Current Zoning..... Central Business District (CBD)

Adjacent Zoning. North: CBD  
East: CBD  
South: CBD  
West: CBD

Existing Land Use..... Mix of Retail and Restaurant Uses

Proposed Land Use.... Mix of Retail and Restaurant Uses

Water Service..... Existing on site

Sewer Service..... Existing on site



## ITEM BEFORE THE BOARD

The item before the Board is approval of architectural elevation changes associated with a Class I Site Plan Modification for **Dr. Doodles**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a). The subject property is located at 418 E. Atlantic Ave. on the south side of E. Atlantic Ave. just west of SE 4<sup>th</sup> Ave.

## BACKGROUND

The subject 0.55 acre property contains a mix of retail and restaurant uses within a one story building constructed in 1955. The property is located in the Central Business District (CBD) within the Central Core (CC) sub-district. The subject tenant space was most recently occupied by an ice cream shop known as Orange Leaf.

Now before the Board is a Class I Site Plan Modification associated with architectural elevation changes to introduce modifications to the north and south elevations to accommodate a new tenant.

## SITE PLAN ANALYSIS

### Lighting:

The chart below demonstrates compliance with the maximum and minimum acceptable standards for lighting of building entrance pursuant to LDR Section 4.6.8(B)(3)(c):

Entrance	Required		Provided	
	Maximum (fc)	Minimum (fc)	Maximum (fc)	Minimum (fc)
North Building Entrance (Atlantic Ave.)	10.0	1.0	9.5	1.2
South Building Entrance (Alley Way)	10.0	1.0	3.0	1.1

## ARCHITECTURAL ELEVATIONS 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 modifications to the existing south and north elevations of the one-story building include the introduction of new windows and openings, addition of new awnings, and change in façade colors. The storefront frontage type will be incorporated on the ground floor level as this

area of Atlantic Avenue is designated to integrate required retail frontage design to uses located within sidewalk level stories, per LDR Section 4.4.13(E). As shown on the chart below, the proposed modifications comply with the dimensional requirements for Storefront Frontage Type per LDR Section 4.4.13(E):

Storefront Frontage Type	Dimensional Requirements		Provided
	Minimum	Maximum	East Atlantic Avenue
Storefront Width	N/A	75'	22'
Storefront Base	9"	3'	3'
Glazing Height	8'	---	10'
Required Openings	80%	---	94%
Awning Projection	3'	---	10'

Along the north façade facing Atlantic Avenue, the proposed storefront windows will have a decorative three foot base measured from the sidewalk grade. The proposed windows will extend seven feet from the decorative base. Two bay windows are proposed to be introduced: 1) the east bay window will be used to display merchandises, and; 2) the west bay window will be used as a pick-up/service window. Underneath the proposed storefront awning, a decorative fascia displaying doughnuts is proposed. The storefront awning will be dark green gable style and is proposed to encroach three feet within the public right-of-way. The awning will be cantilevered and project 12'-9" on the westernmost side and 13' on the easternmost side of the façade, while maintaining a height of 10' along the lowest point and 13' along the highest peak. Pursuant to LDR Section 4.3.4 (H)(4)(o), canopies, marquees and covered walkways may extend into the public right-of-way when approved by the Chief Building Official through approval of an applicable agreement with the City. This is noted as a condition of approval.

Along the south (rear) elevation, a dark green gable and standard style awning and a pick-up/service bay window are proposed. The awning will be 13 feet wide and project five feet from the building, while maintaining a clearance height of seven feet six inches. The existing service door will be maintained. The existing roof equipment will be covered by a beige metal screen enclosure to match the existing parapet color beyond the rear facade. A decorative fascia displaying doughnuts is proposed just below the roof line. The proposed façade colors are pearly white, turquoise, and beige with copper decorative crown moldings and brackets along the base. A screen enclosure is proposed to cover the roof equipment. New light sconces will be introduced along the south and north façade. Screen Enclosure

The proposed architectural elevation changes will not adversely affect the surrounding area and will not materially depreciate the neighboring areas. Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E).

#### REVIEW BY OTHERS

At its meeting of August 14, 2017 the **Downtown Development Authority (DDA)** reviewed the development proposal and recommended approval.

#### ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the request for a Class I site plan modification for elevation changes for the **Dr. Doodles (File 2017-210)** 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



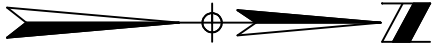
meets criteria set forth in Section 4.6.18(E) and 2.4.5(I)(5) of the Land Development Regulations.

- C. Move denial of the request for a Class I site plan modification, for elevation changes for the **Dr. Doodles (File 2017-210)** 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) and 2.4.5(I)(5) of the Land Development Regulations.

<b>STAFF RECOMMENDATION</b>
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Move approval of the Class I Site Plan Modification and architectural elevations for the **Dr. Doodles (File 2017-210)**, 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 Section 4.6.18(E) and 2.4.5(I)(5) of the Land Development Regulations, subject to the condition that a recorded Hold Harmless agreement be submitted to the City prior to issuance of a building permit.

Staff Report Prepared by: Debora Slaski, Assistant Planner  
Attachments: Survey, Elevation, Streetscape Photos.



$\mathcal{C}$  = CENTERLINE

CONC. = CONCRETE

N.D. = MAIL & DISK #LB 353

N.D. = NAIL &amp; DISK #LB 333

— · — = OVERHEAD UTILITY LINES

FLOOD ZONE: X

PARCEL ZONED: CENTRAL BUSINESS DISTRICT (CBD),

**DESCRIPTION:**

LOTS 3 AND 4, THE NORTH 90 FEET OF LOT 5, THE NORTH 90 FEET OF THE WEST 1/4 FEET OF LOT 6, THE SOUTH 40 FEET OF THE NORTH 90 FEET OF THE EAST 36.3 FEET OF LOT 6, AND THE SOUTH 50 FEET OF LOTS 5 AND 6, ALL IN BLOCK 31, TOWN OF LANTON (NOW CITY OF DELRAY BEACH), FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WEST 1/3 FEET OF THE EAST 36.3 FEET OF THE NORTH 90 FEET OF LOT 6, AND LESS THE EAST 10 FEET OF SAID PROPERTY

## TITLE NOTES

PARCEL SUBJECT TO AGREEMENT AS RECORDED IN O.R.B.  
21936, PAGE 498. (IN-LIEU PARKING FEE AGREEMENT)  
(NOT PLOTTABLE)

(NOT PLOTTABLE)

NOTE: THIS SURVEY SHOWS ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN ON STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. C-9912-2948715 DATED SEPTEMBER 29, 2009 AS THEY MAY AFFECT PARCEL "A" OF EXHIBIT "A."

CERTIFIED TO:

FIRST NATIONAL BANK OF SOUTH MAINE, N.A., ISAOA/ATIMA

JHB FLORIDA PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

STEWART TITLE GUARANTY COMPANY

ALL AMERICAN TITLE & ABSTRACT, LLC

ROBERT ALLEN LAM

## ENCROACHMENT NOTES:

1. ADJACENT 2 STORY BUILDING AT N.W. CORNER OF PARCEL IN QUESTIONS ENCROACHES BY 0.1'

☐ IN QUESTIONS ENCROACHES BY 0.1"

2. 2 CANOPIES ALONG THE NORTH SIDE OF THE BUILDING

WEST CANOPY BY 0.1" AT MOST AND EAST CANOPY BY

0.4' AT MOST.

3. EAST SIDE OF BUILDING ENROACHES ON TO THE ADJACE

ENCROACHES ONTO THE ROAD RIGHT OF WAY BY 4.0' AT

— 6 —

5. THE EAST SIDE OF THE BUILDING ENCROACHES ONTO THE ROAD RIGHT OF WAY IN 2 SPOTS. THE NORTH ONE BY 0.1' AND THE SOUTH ONE BY 0.2'.

# MAP OF BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6107-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

PAUL D. ENGLE  
SURVEYOR & MAPPER #5708

O'BRIEN, SUITER &amp; O'BRIEN, INC.

LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION #LB353  
SUPERVISOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D ENGLISH

955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33444  
 (404) 276-1504 FAX 276-0700

(30) 2/0-400	102-02/3	1AA 2/0-2050
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REVIS'D: 9/15/09 - ADDED CERT. TO SCALE: 1" =

REVISED: 10/6/09 - GENERAL NOTES

REVISID: 10/21/09 - GENERAL NOTES	PAGE NO.	BROOK
ORDER NO.:		





Product information for D-Series Size 1 LED Wall Luminaires, including specifications, mounting options, and accessories.

Table with 10 columns: Luminaire, Height, Width, Depth, Weight, Power, and other technical specifications for various luminaire models.

Technical diagrams and specifications for Flatlite 1X4 luminaires, including beam spread, footcandle distribution, and mounting options.

Product information for Flatlite 1X4 luminaires, including specifications, mounting options, and accessories.

Photometric report for Flatlite 1X4 luminaire, showing beam spread, footcandle distribution, and other lighting metrics.

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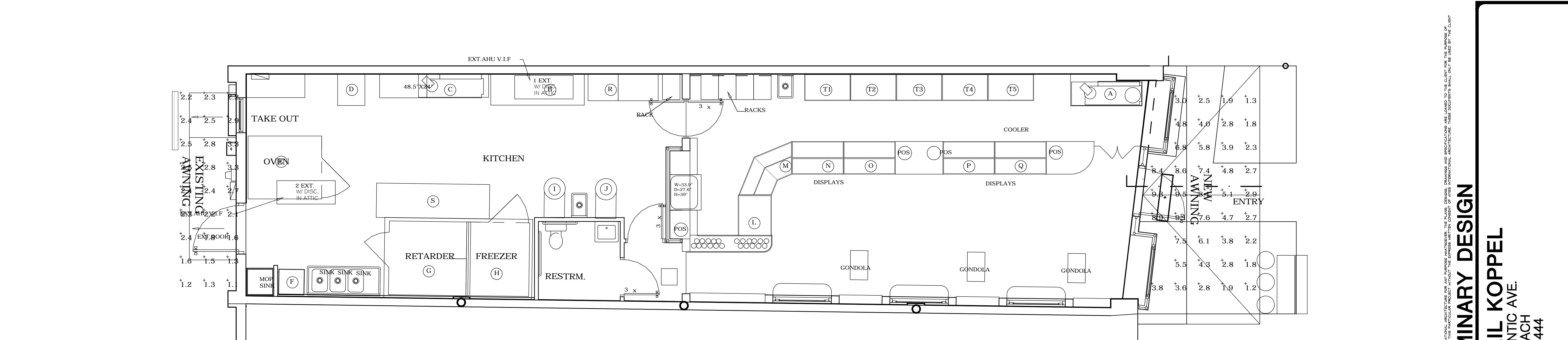
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Photometric report for Flatlite 1X4 luminaire, showing beam spread, footcandle distribution, and other lighting metrics.

Photometric plan showing the layout of the Flatlite 1X4 luminaires and the resulting light distribution.



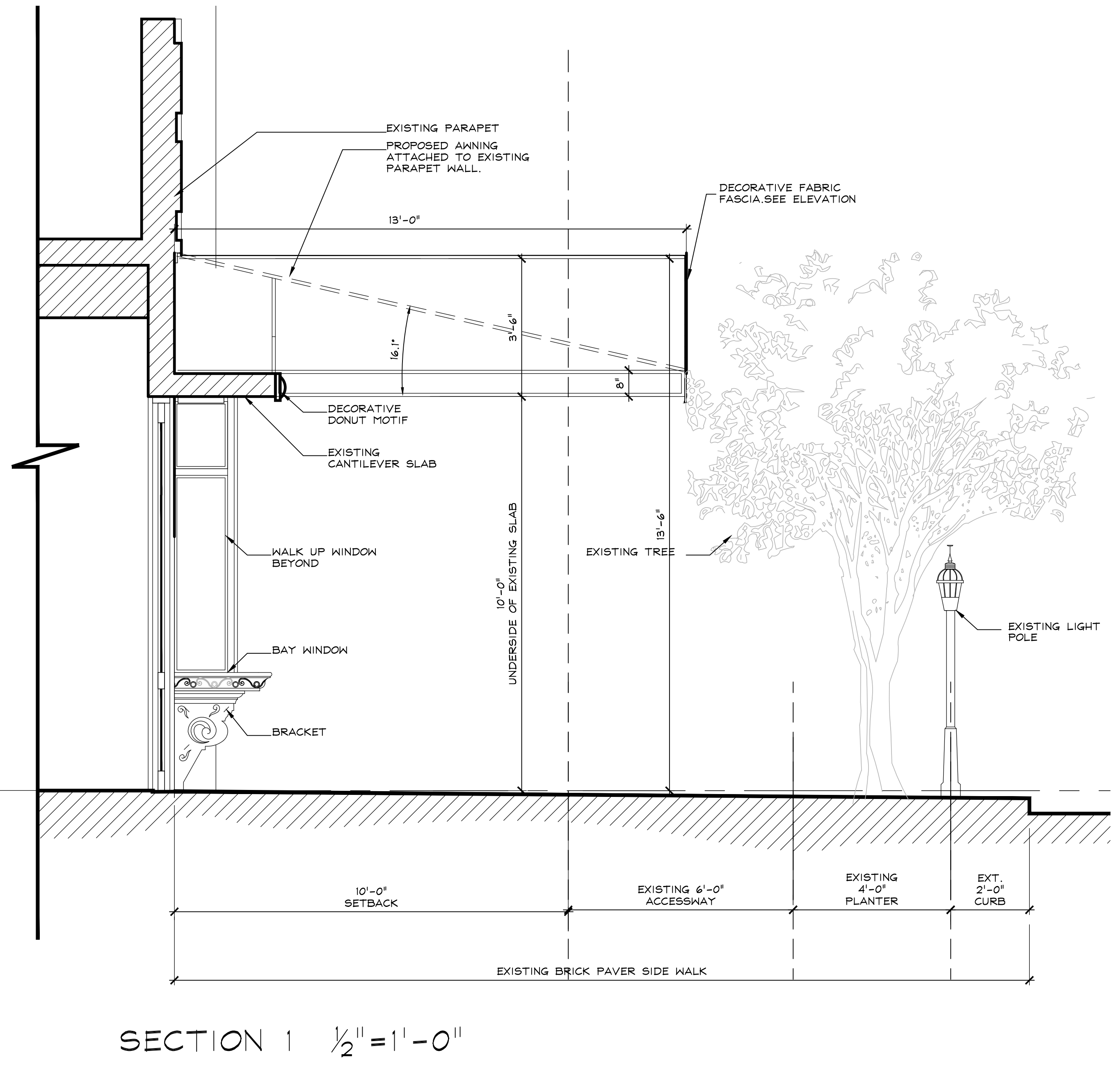
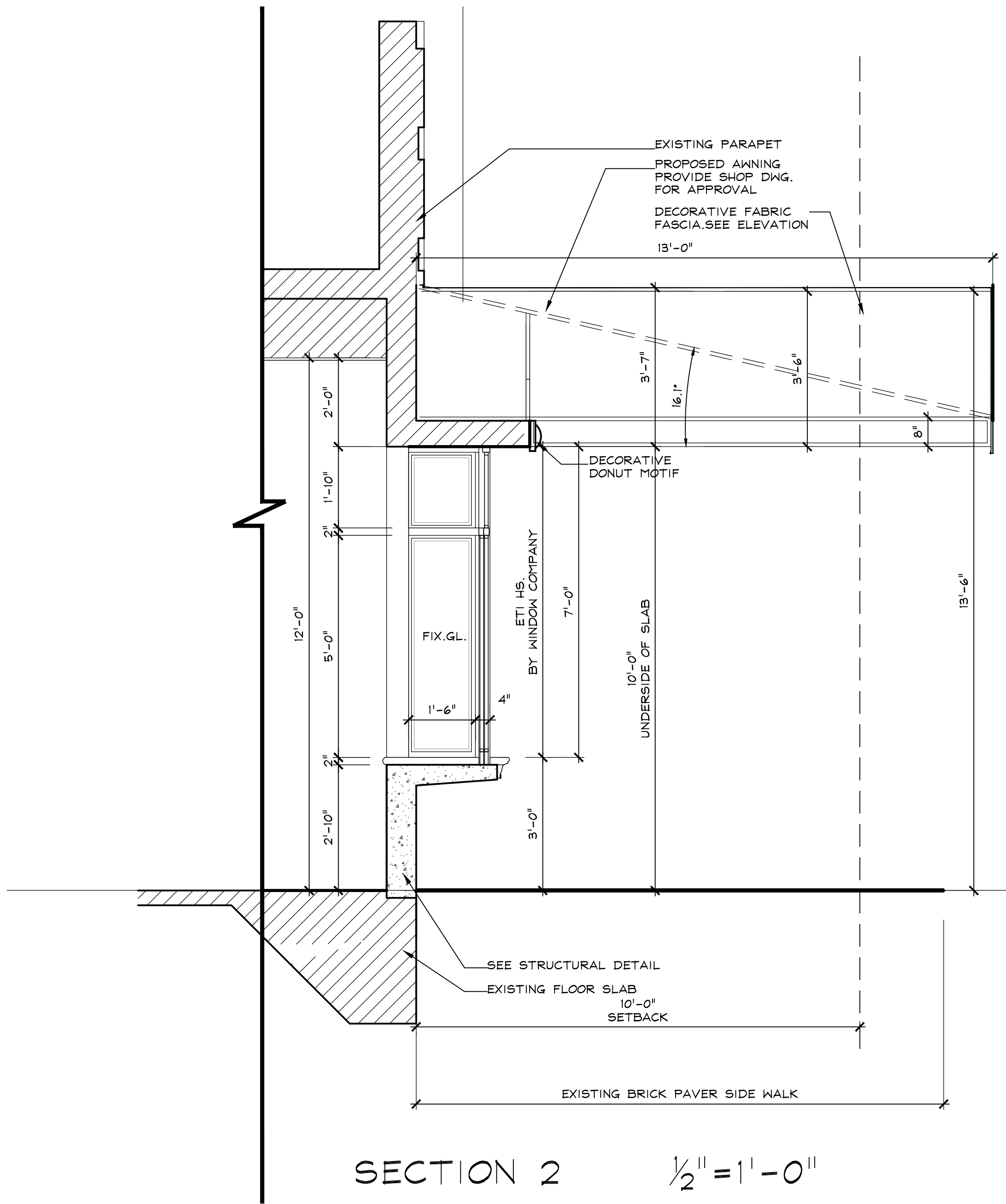
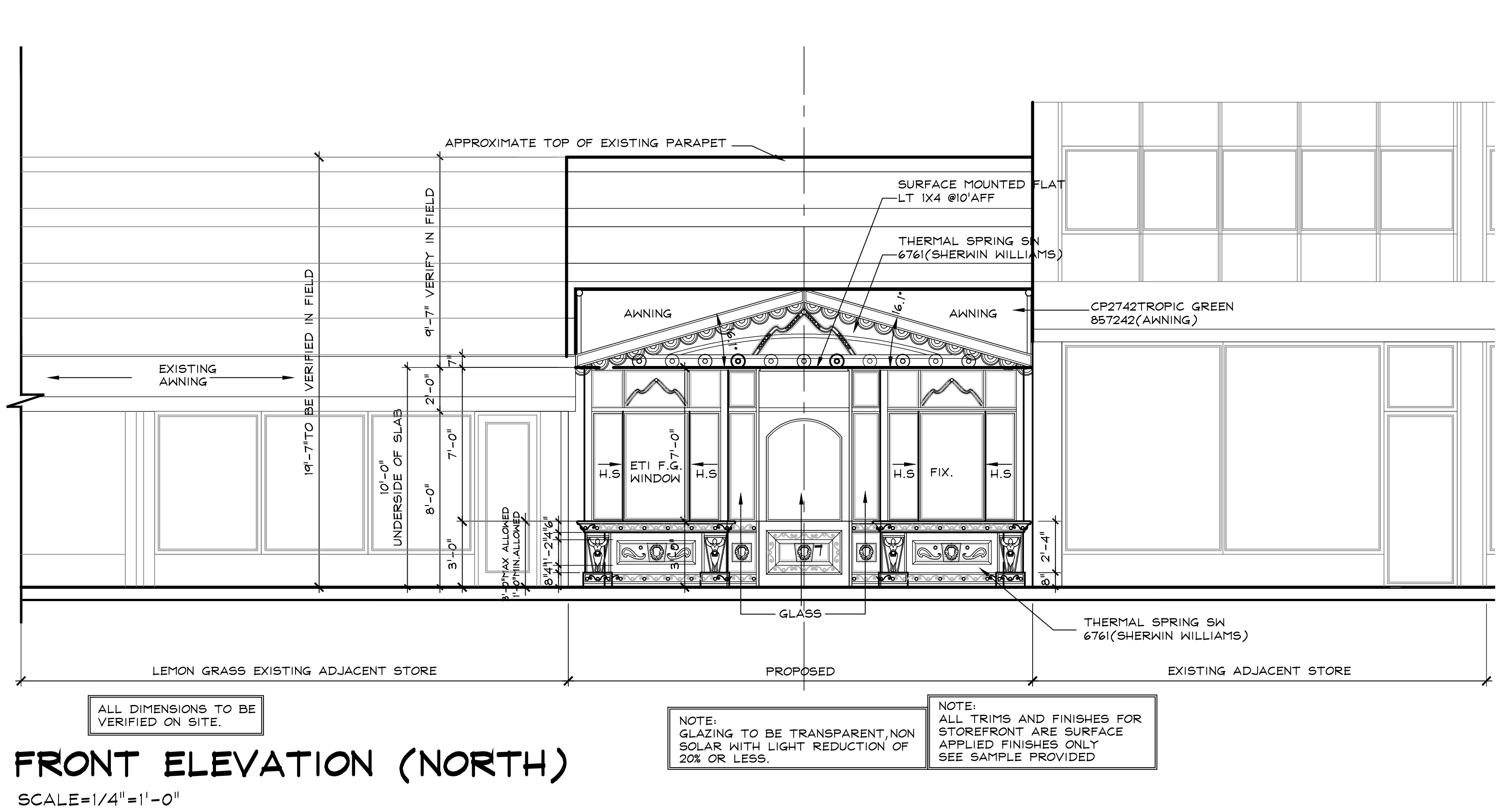
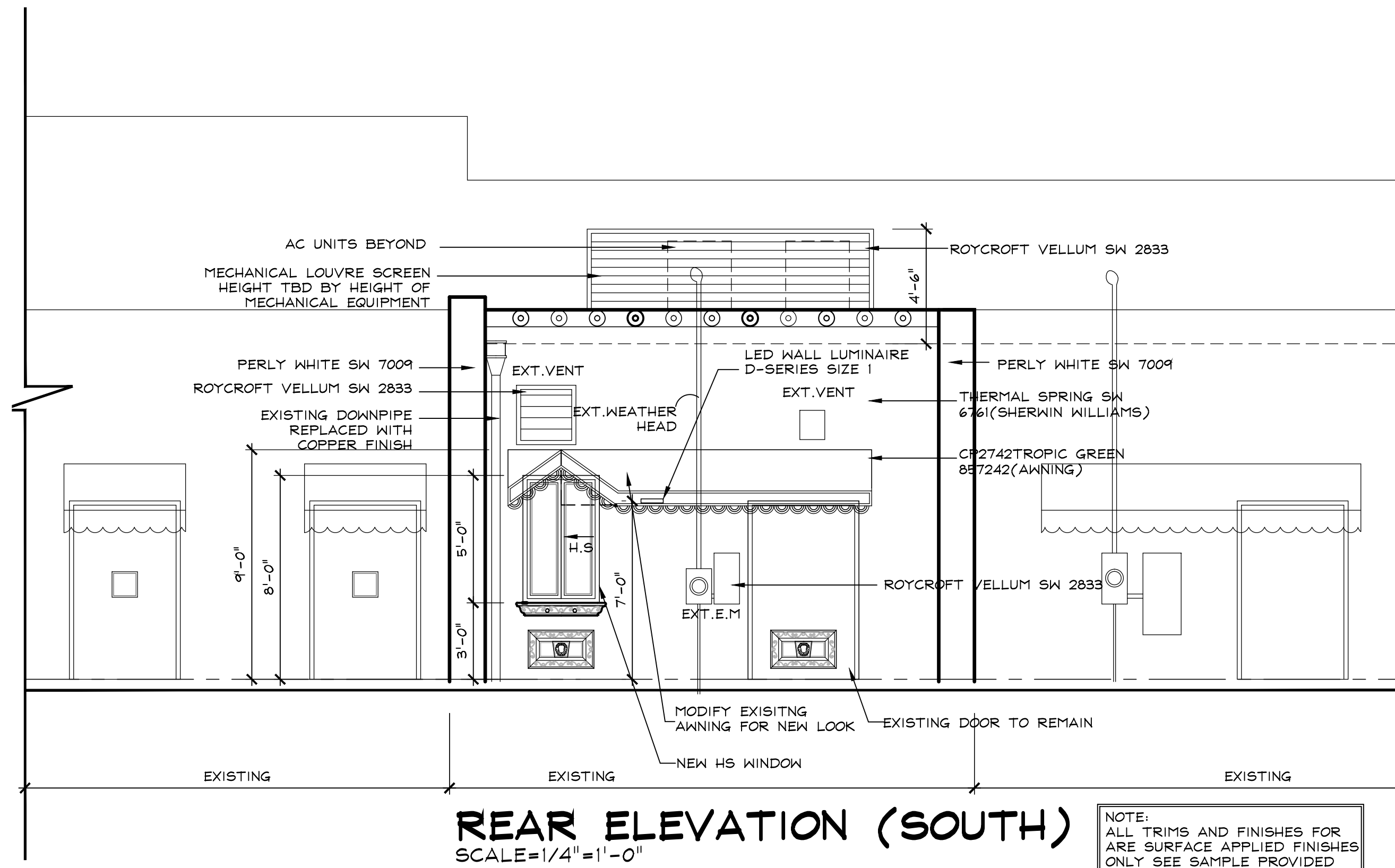
PRELIMINARY DESIGN information for MR. NEIL KOPPEL, 418 E. ATLANTIC AVE., DELRAY BEACH, FLORIDA 33444.

Table with 2 columns: REVISIONS and BY, showing revision history for the design.

Ames International Architecture logo and contact information, including address and phone number.

PHOTOMETRIC PLAN information, including date, scale, and sheet number.





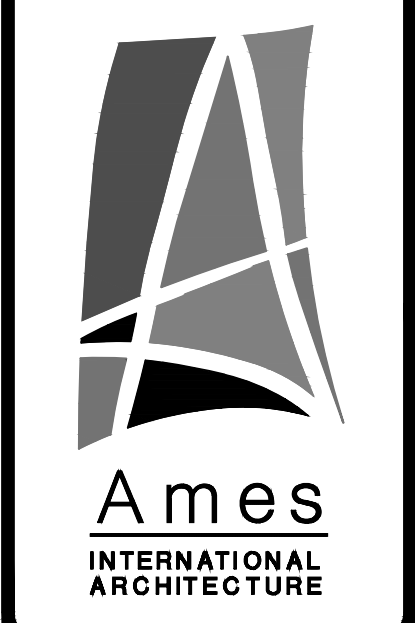
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**PRELIMINARY DESIGN**

**MR. NEIL KOPPEL**  
418 E. ATLANTIC AVE.  
DELRAY BEACH  
FLORIDA 33444

REVISIONS		BY
1	4/26/2017 START PRELIM.	A.G.

Shane Ames - Architect



**BUILDING ELEVATIONS**

DRAWN A.G. CHECKED
DATE 8/23/2017
SCALE 1/4" = 1'-0"
JOB NO. 17-4634
SHEET <b>A07</b>
OF XX SHEETS

ADDRESS - HISTORIC DEL-DA PARK, PROFESSIONAL DISTRICT, 203 DINE BOULEVARD, DELRAY BEACH, FLORIDA, 33444. PHONE - (561) 274-8444, FAX - (561) 274-6448. Linc - AAD002807 ARCHES - A0702001





INTERIOR RENOVATION  
(DR. DOODLES)  
418 EAST ATLANTIC AVE.  
FLORIDA 33483





INTERIOR RENOVATION  
(DR. DOODLES)  
418 EAST ATLANTIC AVE.  
FLORIDA 33483