



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

CITY ADVISORY BOARD MEMO

298 E. Atlantic Avenue

A Class IV Site plan modification application (2022-080) has been submitted for the referenced property, which includes:

The incorporation of the south .11-acre parcel into the subject property and the subsequent modification of the proposed site plan to expand the footprint of the previously approved building to extend into the recently acquired land. The architectural design and proposed use makeup is remaining consistent with the prior approval, however the square footage devoted to each specific use (restaurant/retail/office) is being modified. The amount of required parking is changing given the increased building square footage.

The application also includes a waiver for the western setback, a waiver to allow an arcade to extend vertically up to three stories, and a request for payment in lieu of parking.

Location Map

**Application Type:**

Class IV Site Plan

Address/Location:

298 E Atlantic Avenue

Zoning District/ Overlay:

CBD – Central Business District / Railroad Corridor

FLUM:

CC – Commercial Core

Agent:

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Project Planner:

Julian Gdaniec, Senior Planner,
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Advisory Board Review Date(s):

CRA Board: Yes

DDA Board: Yes

Final Action Review Date:

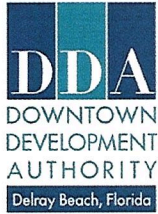
SPRAB: TBD

Electronic Plan Link:

[Click here for digital access to plans](#)

Attachments: Architectural Plans

NOTE: This item is under review and is subject to changes upon further analysis based on comments made by Staff according to the City's Land Development Regulations (LDR) and other department technical reviews. Any comments or objections shall be presented to the approving body during the scheduled meeting or discussed with the project planner in advance



DowntownDelrayBeach.com

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MEMO TO: Development Services
DATE: August 8, 2022

ITEM – 298 E. Atlantic Avenue – Class IV Site Plan

Dear Board Members:

This concerns the Planning & Zoning item 298 E. Atlantic Avenue - Class IV Site Plan, which came before the Delray Beach Downtown Development Authority at the August 8, 2022 board meeting.

The DDA board members reviewed the site plan modifications as presented by the applicant. With the addition of the newly acquired .11 acre parcel, the expansion of the restaurant/retail space to 7,189 sq. ft., increasing the two floors of office space by close to 2,000 square feet each there is an increase in impact to the downtown core. The boards large concerns were with the parking with this large increase in square footage.

While the calculations are in alignment with the city regulations and the in-lieu parking request is under 30%, there is still a need to ensure the employees of these retail and restaurant locations have parking options as it will overlap with the office use. There is also the concern with the parking agreement with the Truist Bank and View optical who are currently parking in that location. The board requested to understand how that number is included in the calculation. Based on the discussion, the DDA Board did move forward with a recommendation to approve.

ACTION – Motion to approve the 298 E. Atlantic Avenue – Class IV Site Plan as presented.

Motion: J. Conde **2nd:** F. Frione. **Motion carried 4-2. Rocco Mangel not present.**

Please take the DDA's review into consideration on final review and trust that we send this information to assist you in making your decisions as they affect the DDA District of Downtown Delray Beach.

Sincerely,



Laura Simon,
DDA Exec. Director

Mayor and City Commission
City of Delray Beach Development Services Department
DDA Board of Directors, Laura Simon, Executive Director