



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING
CITY ADVISORY BOARD MEMO

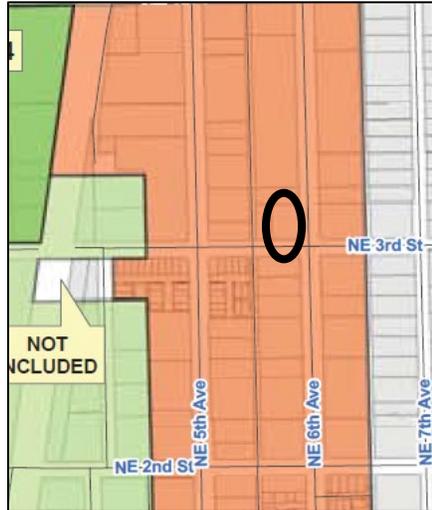
302 NE 6th Avenue

An In-lieu application has been submitted for Subculture Coffee located at 302 NE 6th Avenue.

The request is for five in lieu spaces. The square footage of the coffee shop is 2,205 square feet. Currently, the approved use on site is office. The applicant is proposing a change of use to restaurant. The change of use requires thirteen parking spaces. The parking requirement is 6/1,000 for restaurant at this location. There are currently eight spaces on site (survey provided).

The in-lieu request is in Area 1. The cost of each space is \$23,660. (5 spaces x \$23,660 = \$118,300).

The applicant is not proposing any exterior changes at this time; therefore, a site plan is not included.



Application Type:
In lieu Parking request

Address/Location:
302 NE 6th Avenue

Zoning District/ Overlay:
CBD – Central Business District (Central Core)
FLUM:
CC – Commercial Core

Applicant: Rodney Mayo
r@subculturegroup.com

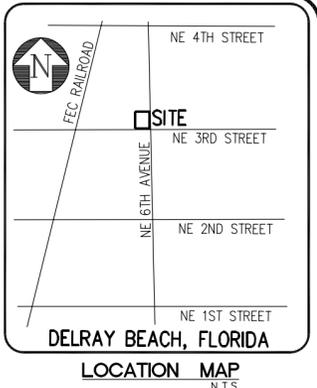
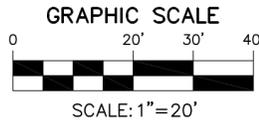
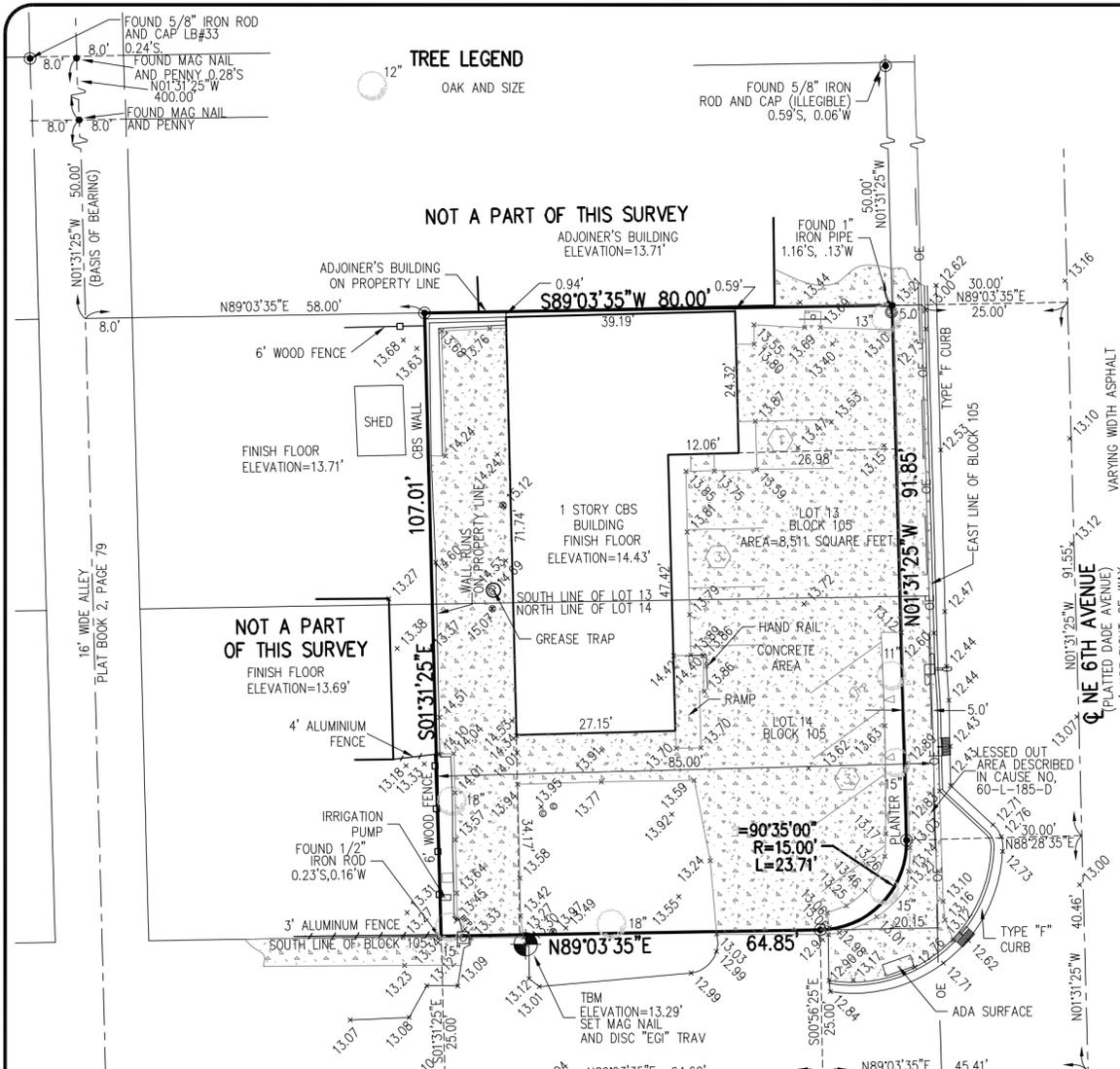
Project Planner:
Jennifer Buce, Planner
buce@mydelraybeach.com

Advisory Board Review Date(s):
CRA Board: Yes
DDA Board: March 13, 2023
PMAB: March 28, 2023

Final Action Review Date:
City Commission TBA

Attachments: Survey

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



LEGAL DESCRIPTION

THE EAST 85.0 FEET OF LOTS 13 AND 14, BLOCK 105, HIGHLAND PARK AND ADDITION TO THE CITY OF DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAVE AND EXCEPT THE PORTION OF SUCH LAND CONDEMNED BY PALM BEACH COUNTY FLORIDA, FOR HIGHWAY PURPOSES IN CAUSE NO. 60-L-185-D STYLED PALM BEACH COUNTY, FLORIDA V.C.P. MAGER, ET AL IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL DISTRICT COURT, PALM BEACH COUNTY, FLORIDA AREA=8,511 SQUARE FEET

SURVEYOR'S REPORT

1. THE SURVEY DEPICTED HEREON IS CLASSIFIED AS A BOUNDARY, TOPOGRAPHIC AND TREE SURVEY AND IS IN COMPLIANCE WITH CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.
2. ENGENUITY GROUP, INC. AND THE CERTIFYING SURVEYOR ACCEPT NO RESPONSIBILITY FOR RIGHT-OF-WAYS, EASEMENTS RESTRICTIONS OR OTHER MATTERS AFFECTING TITLE TO THE LANDS SURVEYED OTHER THAN THOSE RECITED IN THE CURRENT DEED AND/OR OTHER INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.
3. UNDERGROUND UTILITIES WERE NOT SEARCHED FOR OR LOCATED BY ENGENUITY GROUP, INC.
4. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
5. LAST DATE OF FIELD SURVEY: 08-27-2021.
6. ALL DISTANCES SHOWN HEREON ARE IN U.S. FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. ACCURACY STATEMENT: A FIELD SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES FOR TOPOGRAPHIC SURVEYS. THE ACCURACY OF CONTROL DATA WAS VERIFIED BY REDUNDANT MEASUREMENTS OF TRAVERSE CLOSURES AND EXCEEDS COMMERCIAL/HIGH RISK: LINEAR: 1 FOOT IN 10,000 FEET.
9. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1:240 OR SMALLER.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
11. ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
12. BEARINGS SHOWN HEREON ARE BASED ON A MEASURED BEARING OF N01°31'25"W ALONG THE CENTERLINE OF THE 16' WIDE ALLEY AS RECORDED IN PLAT BOOK 2 PAGE 79, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
13. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND REFERENCE THE FOLLOWING BENCHMARK:
Z233 ELEVATION= 16.020 NAVD 1988
14. ALL RECORDING INFORMATION REFERENCES PLAT BOOK 2, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS SHOWN OTHERWISE.
15. PARKING SPACE PAINT IS FADED OR NONEXISTENT AND ARE DRAWN BASED ON THE APPROXIMATE LOCATION OF CURB STOPS.

- LEGEND**
- MEASURED ELEVATION
 - CONCRETE
 - CURB INLET
 - TEMPORARY BENCHMARK
 - STORM MANHOLE
 - PARKING SPACES
 - CLEANOUT
 - GREASE TRAP
 - SET 5/8" IRON ROD & CAP LB #6603
 - SET PK NAIL AND DISC LB #6603
 - WATER METER
 - WOOD FENCE
 - ALUMINUM FENCE
 - OVERHEAD ELECTRIC
 - INFORMATIONAL SIGN (SINGLE POST)
 - CONCRETE POWER POLE WITH LIGHT
 - HANDICAP PARKING

- ABBREVIATIONS**
- C CENTERLINE
 - LB LICENSED BUSINESS
 - Δ DELTA
 - R RADIUS
 - L LENGTH
 - CBS CONCRETE BLOCK STRUCTURE
 - ADA AMERICANS WITH DISABILITIES ACT

NO	REVISIONS	BY	DATE
1	UPDATE SURVEY	D-RAY	1-13-23

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

FOR: **302 NE 6TH AVENUE, DELRAY BEACH, FL**

SCALE: 1"=20'
DRAWN BY: EGI STAFF
CAD FILE: 21114.01
CHECKED BY: J. MALIN



DATE: 9-10-2021
FIELD BOOK NO:
JOB NO: 21114.01
SHEET: 1 OF 1

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