

Planning & Zoning Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Brighton Beach Bagel & Bakery
Project Location: 14587 S. Military Trail
Request: Approval of architectural elevation changes associated with a Class I Site Plan Modification which involves minor renovations including the painting of the building and the replacement of the awning.
Board: SPRAB
Meeting Date: March 23, 2016

Board Action:

Approved 6 to 0 (Jose Aguila absent) a Class I Site Plan Modification for Architectural Elevation changes.

Project Description

The subject property is located at the northwest corner of Military Trail and Atlantic Avenue. The property consists of approximately 240,789 square feet of retail space and is located on 30.27 acres zoned Planned Commercial (PC) with eight outparcel buildings. The subject property is known as the "Marketplace at Delray".

The development proposal before the Board involves minor renovations which include the painting of the building and the replacement of the awning. Repainting of the façade in Trusty Tan and the cornice white is proposed. The maroon awning will be removed and replaced with an eggshell finish and green accent stripes along the storefront. The fabric awning will be cantilevered and project eight (8') feet from the face of the structure and is 51' wide, while maintaining a clearance height of 7'10".

Staff expressed concerns as there are only a few existing awnings with the consistent color of maroon. Additionally, the applicant has applied for signage that includes a full color logo and three primary colors (red, blue, and yellow). The introduction of two awning colors and the potential of three wall sign colors may adversely affect the surrounding areas, and board discretion was recommended.

Board comments:

The board recommended approval 6 to 0 for the Class I Site Plan Modification for the Architectural Elevation changes.

Public Comments

There were no public comments.

Associated Actions:

There were no associated actions.

Appealable Item Report

Next Action:

There are no next actions.

Attachments:

- SPRAB Report
- Site Plan
- Survey
- Awning Description



SITE PLAN REVIEW AND APPEARANCE BOARD MEMORANDUM STAFF REPORT



Applicant: Brighton Beach Bagel & Bakery, LLC.

Project Name: Brighton Beach Bagel & Bakery, LLC.

Project Location: 14587 S. Military Trail

ITEM BEFORE THE BOARD

The item before the Board is approval of architectural elevation changes associated with a Class I site plan modification for **Brighton Beach Bagel & Bakery, LLC.**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a). The subject property is located at the northwest corner of Military Trail and Atlantic Avenue.

BACKGROUND/PROJECT DESCRIPTION

The subject property is located at the northwest corner of Military Trail and Atlantic Avenue and is known as the "Marketplace at Delray". The property consists of approximately 240,789 square feet of retail space and is located on 30.27 acres with eight outparcel buildings and is zoned Planned Commercial (PC). The applicant is moving into a 4,004 square foot vacant tenant space.

The development proposal before the Board involves minor renovations which includes the painting of the building and the replacement of the awning. The subject property is also before the board for an amendment to the Master Sign Program for the use of their corporate colors and increase in the height of their flat wall sign.

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 changes include the repainting of the façade in Trusty Tan and the cornice white. The maroon awning will be removed and replaced with an eggshell finish and green accent stripes along the storefront (west elevation). The fabric awning will be cantilevered and project eight (8') feet from the face of the structure and is 51' wide, while maintaining a clearance height of 7'10".

The awning will offer shade for the storefront and will not adversely affect the surrounding area or materially depreciate the neighboring areas. Throughout the plaza there are only a few existing awnings with the consistent color of maroon. The awnings are located at the Dollar Tree, Bealls Outlet and the subject property. The Anchor tenant Winn Dixie does have a tin shed awning over their liquor store that is a shade of green. Additionally, the applicant has applied for signage that includes a full color logo and three primary colors in their sign (red, blue, and yellow). The introduction of two awning colors and the potential of three wall sign colors may adversely affect the surrounding areas.

Based on the above, staff is recommending board discretion to make positive findings with respect to LDR Section 4.6.18(E).

ALTERNATIVE ACTION

- A. Board Discretion
- B. Move approval of the request for a Class I site plan modification for elevation changes for **Brighton Beach Bagel & Bakery** located at 14587 S. Military Trail, 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) of the Land Development Regulations.
- C. Move denial of the request for a Class I site plan modification, for elevation changes for **Brighton Bagel & Bakery** located at 14587 S. Military Trail, 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.

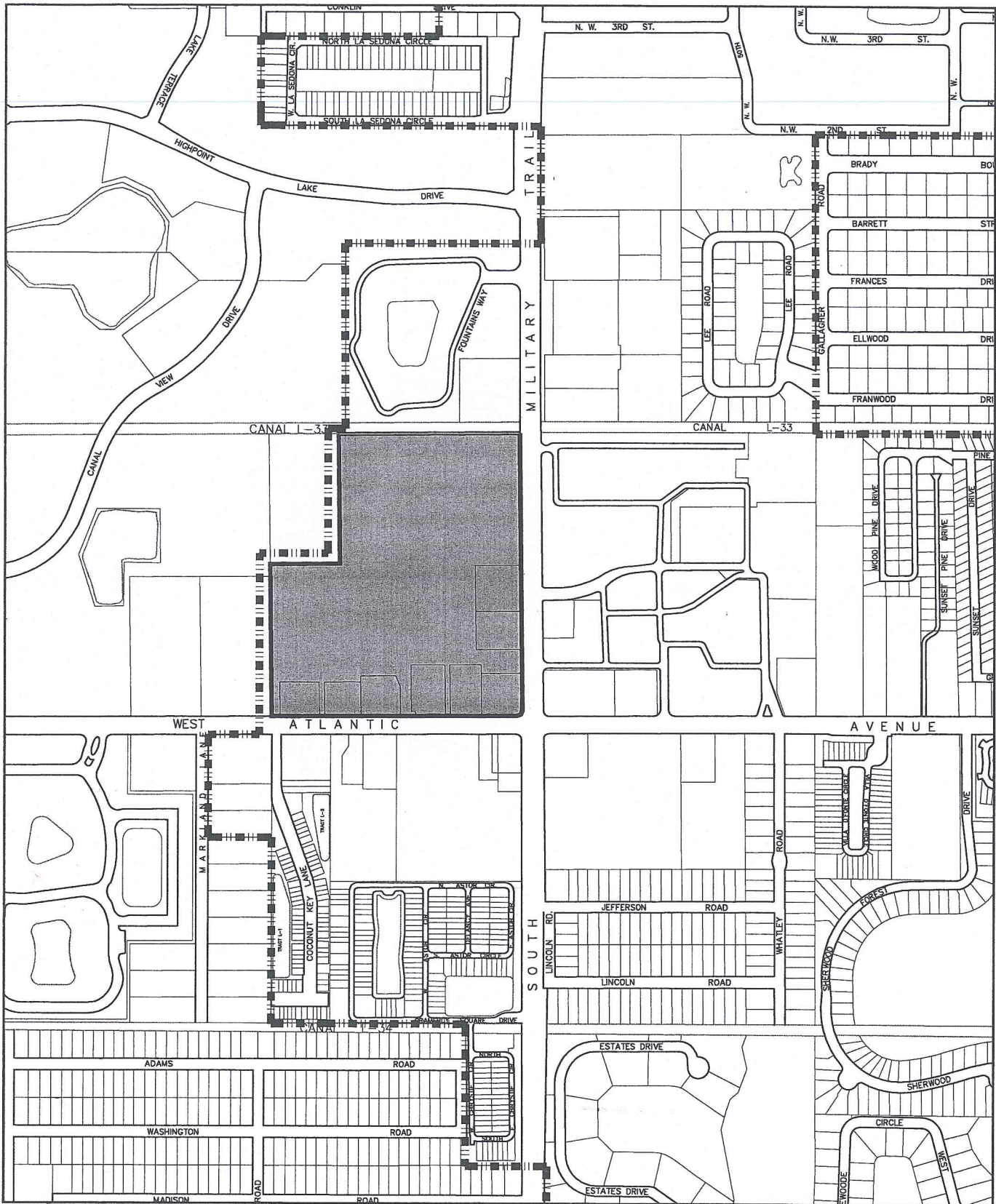
RECOMMENDATION

Board Discretion

Prepared by: Jennifer Buce, Assistant Planner

Attachment:

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




N
 PLANNING AND ZONING
 DEPARTMENT

SUBJECT PROPERTY


MARKETPLACE AT DELRAY

LOCATION MAP

-- DIGITAL BASE MAP SYSTEM --

MAP REF: S:\Planning & Zoning\DBMS\File-Cob\Z-LM 1001-1500\LM1190A_Marketplace of Delray



02-14-2016

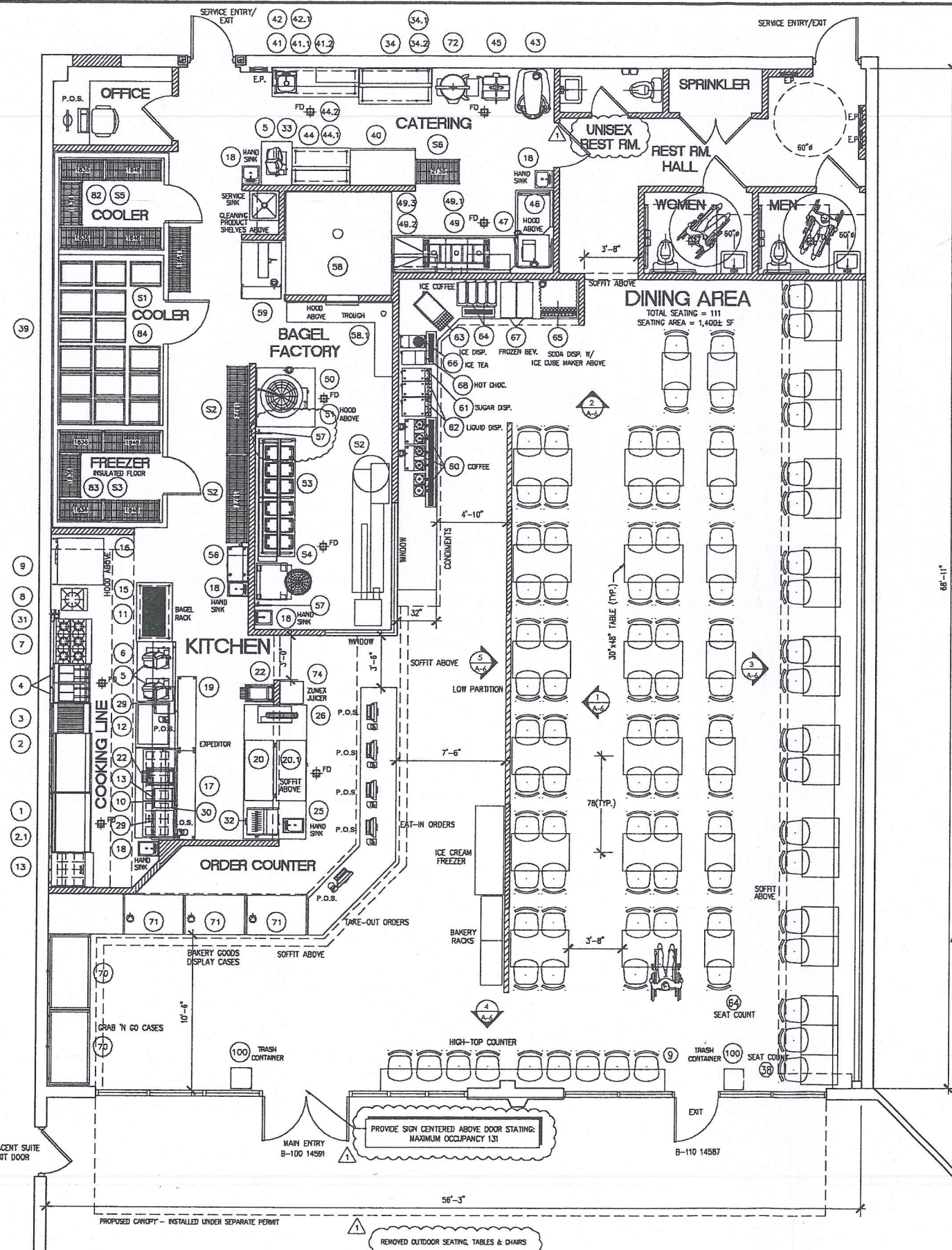
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FURNITURE/
EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"

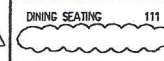
ADJACENT SUITE
WINN DIXIE
MERCANTILE USE - M

ADJACENT SUITE
EXIT DOOR



ADJACENT SUITE
BEALLS OUTLET
MERCANTILE USE - M

SEATING



OCCUPANCY

INDOOR	
DINING SEATING	111
ORDER AREA	440 SF/5-88
EMPLOYEES	20
TOTAL OCCUPANCY	219

EQUIPMENT SCHEDULE

Item No	Qty	Equipment Category	Equipment Remarks
1	2	Griddle, Gas	
2	1	Refrigerated Equipment Stand	
2.1	1	Refrigerated Equipment Stand	
3	1	Broiler, Under-Fired/Gas	
4	2	Fryer, Deep Fat, Gas	
5	3	Slicer, Food	
6	1	Freezer, Undercounter	
7	1	Range, Restaurant, Gas	
8	1	Slave, Stock Pot	
9	1	Oven, Convection, Gas	
10	1	Refrigerator, Sandwich/Salad Prep	
11	1	Table, Work	
12	1	Steamer	
13	1	Refrigerator, Sandwich/Salad Prep	
15	1	Bagel Display	
16	1	Hood System	See Shop Drawings
17	1	Cabinet, Dish	
18	5	Sink, Hand, Wall Mount	
19	1	Cabinet, Dish	
20	1	Back Bar Cooler	
20.1	1	Back Bar Cooler	
22	1	Toaster, Conveyor	Mounted On Wall
22.1	1	Toaster, Conveyor	Mounted on Overshelf
25	1	Sink, Drop-In	
26	1	Bagel Cutter	
29	2	Oven, Microwave	Mounted on Overshelf
30	1	Double Overshelf	
31	1	Filler, Kettle & Pot	
32	1	Slicer, Bread	
33	1	Rack, Can	
34	1	Table, Work	
34.1	1	Shelf, Wall Mount	
34.2	1	Shelf, Wall Mount	
39	1	Walk-In Coolers & Freezer	See Shop Drawings
40	1	Refrigerator, Reach-In	
41	1	Table, Work	
41.1	1	Shelf, Wall Mount	
41.2	1	Shelf, Wall Mount	
42	1	Sink, Drop-In	
42.1	1	Faucet, Deck Mount	
43	1	Mixer, Floor	
44	1	Table, Work	
44.1	1	Shelf, Wall Mount	
44.2	1	Shelf, Wall Mount	
45	1	Dough Divider/Rounder	
46	1	Dietable, Straight	
47	1	Washer, Door Type, Low Temp	
48	1	Sink, Scullery, 3 Compartments	
49.1	1	Pre-Rinse Faucet, Wall Mount	
49.2	1	Shelf, Wall Mount	
49.3	2	Shelf, Wall Mount	
50	1	Hood	8" Flue Outlet
51	1	Kettle	
52	1	Bagel Divider - Farmer	Card & Plug provided by Electrician
53	1	Table, Baker's, Flat	
54	1	Mixer, Spiral	Card & Plug provided by Electrician
56	1	Water Chiller	
57	2	Faucet, Pot Filler, Wall Mount	
58	1	Trough	8" Flue Outlet
58.1	1	Trough	
59	1	Proof Box	
60	2	Coffee Maker, Automatic	
61	1	Sugar Dispenser	
62	2	Liquid Dispenser	
63	1	Dispenser, Ice	
64	2	Ice Coffee	
65	1	Ice Maker w/o Bin	
66	1	Ice Tea Brewer	
67	2	Dispenser, Frozen Beverage	
68	1	Dispenser, Hot Powdered Drink	
70	2	Display Case, Refrigerated	
71	3	Non-Refrigerated Service Case	
74	1	Juicer	
75	1	Ice Cream Freezer	
80	3	Condenser Remote, Air-Cooled	See Shop Drawings to Confirm
82	1	Evaporator Coil, Cooler	See Shop Drawings to Confirm
83	1	Evaporator Coil Freezer	See Shop Drawings to Confirm
84	1	Evaporator Coil, Cooler	See Shop Drawings to Confirm
100	3	Trash Can	
S1	16	Rack, Pan	
S2	1	Shelving, Wire	
S3	1	Shelving, Wire Lot	
S5	1	Shelving, Wire Lot	
S6	1	Shelving, Wire	

DWG. NO.
A-1

Brighton Beach Bagel + Bakery
14587-01 SOUTH MILITARY TRAIL DELRAY BEACH, FL 33484

DRAWING TITLE:
FURNITURE / EQUIPMENT PLAN

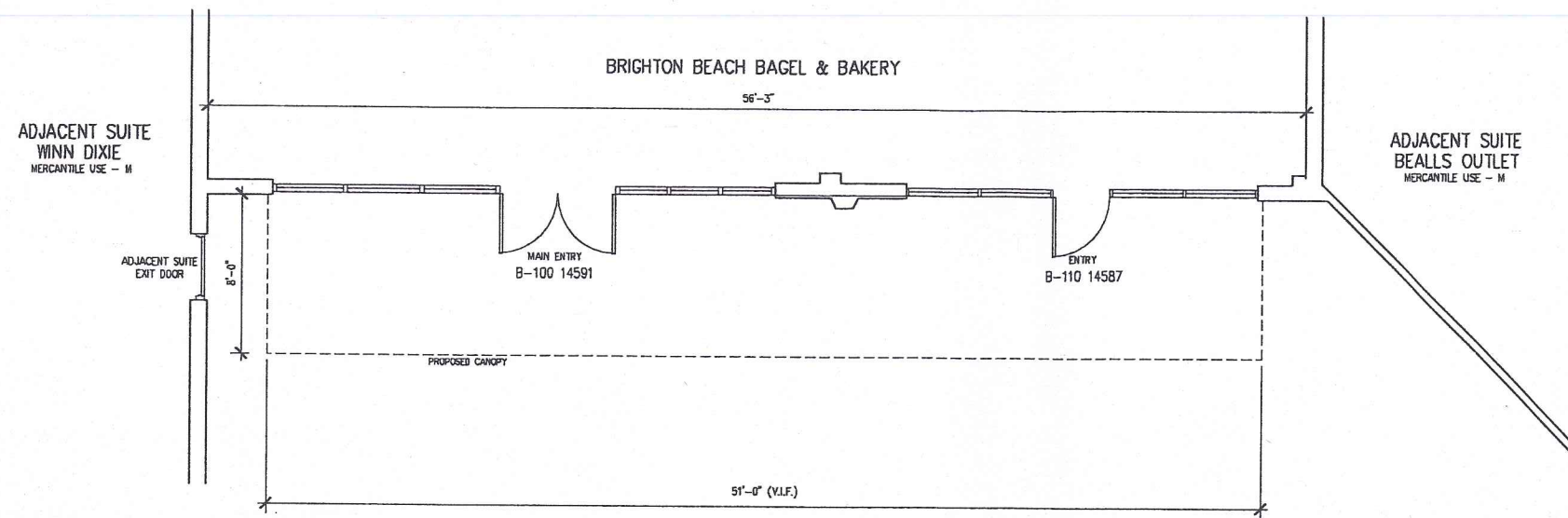
2/15/16 BUILDING & P&Z DEPARTMENT COMMENTS.
REV. DATE DESCRIPTION
DATE: DEC. 10, 2015
SCALE: 1/4" = 1'-0"
DRAWN BY: SLG

Stephen Griss Associates
architecture
11055 Blue Caye Drive, Boca Raton, FL 33498, PH 561-315-0018
FL #A140001513, CT #A140000508, E-Mail Address: sg@ssacof@aol.com

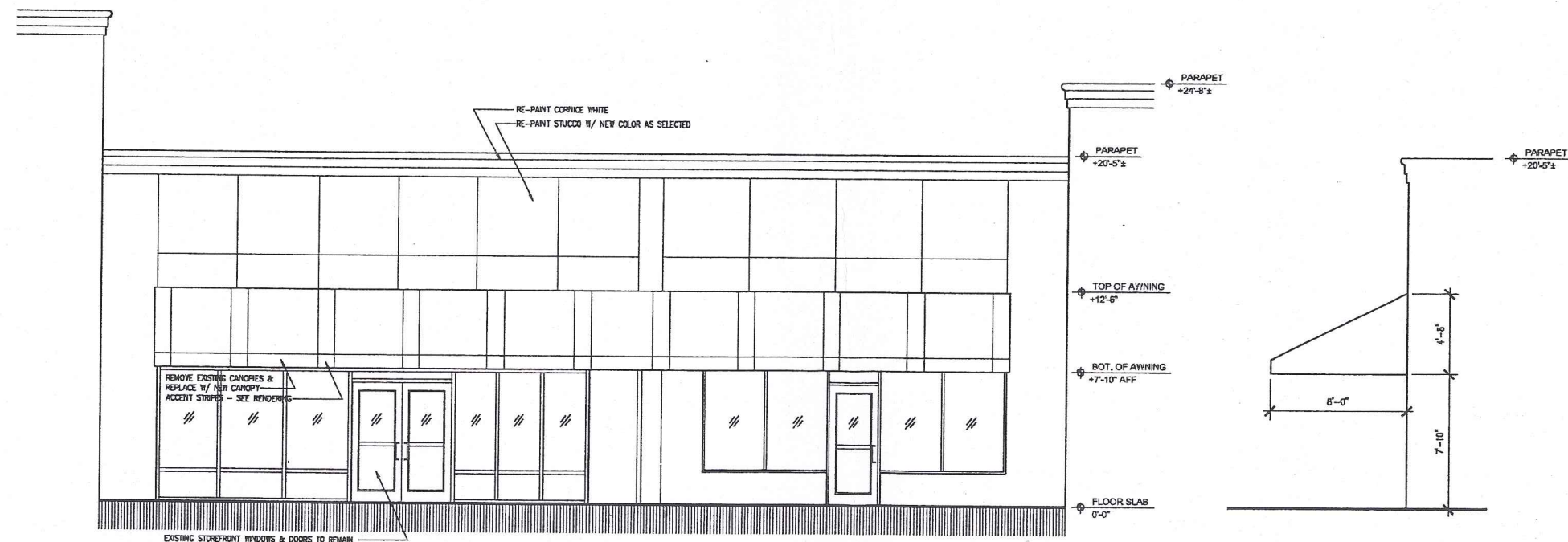


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**Partial
Floor Plan**



East Elevation

SCALE: 1/4" = 1'-0"

Section

SCALE: 1/4" = 1'-0"



Stephen Griss Associates
architects
11055 Blue Coral Drive, Boca Raton, FL 33498, PH 561-218-0018
FL #1426001513, CT #H10005028, E-Mail Address: sgriss@stephengriss.com



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REV.	DATE	DESCRIPTION
1	2/15/18	PLANNING & ZONING DEPT. COMMENTS - DELETED OUTDOOR SEATING
DATE:	DEC. 10, 2016	
SCALE:	1/4" = 1'-0"	
DRAWN BY:	S.G.	

Brighton Beach Bagel + Bakery
14587-91 SOUTH MILITARY TRAIL, DELRAY BEACH, FL 33484

**EAST ELEVATION &
PARTIAL FLOOR PLAN**

EXT

Stephen L. Griss, AIA, NCARB
FL License # AR0014213