

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

RECOMMENDATION: APPROVAL
MEETING March 23, 2016

DATE:

ITEM: Cut 432 (418 E. Atlantic Avenue): Class I Site Plan Modification associated with architectural elevation changes (Awning) to the adjacent property.

GENERAL DATA:

Agent..... Delray Awning

Location..... South side of E. Atlantic Avenue,
west of SE 5th Avenue.

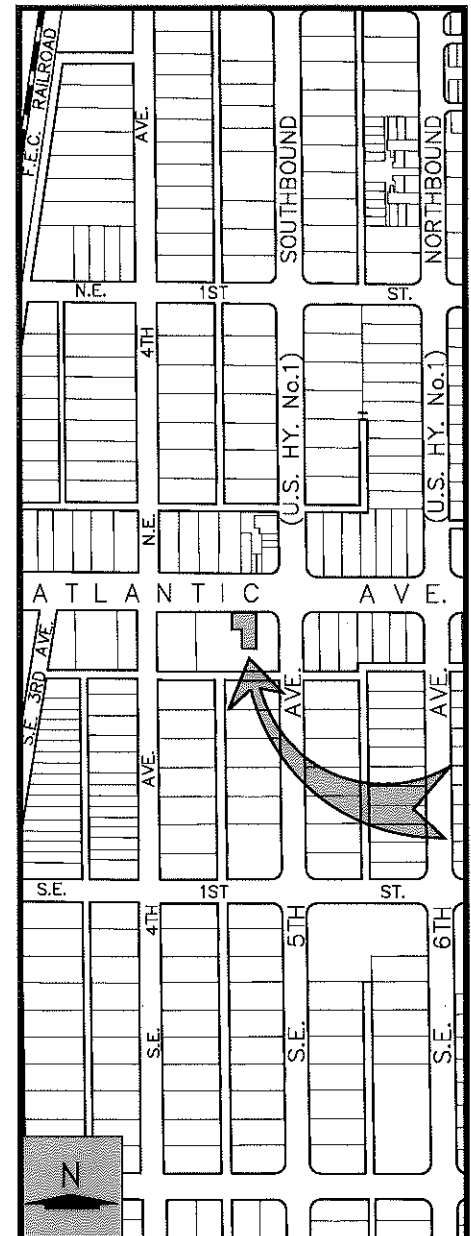
Property Size..... 0.55 acres

Existing FLUM..... GC (General Commercial)

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

Adjacent Zoning.....North: CBD (Central Business District)
East: CBD (Central Business District)
South: CBD (Central Business District)
West: CBD (Central Business District)

Existing Land Use..... Restaurant



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

Applicant: Delray Awning
Project Name: Cut 432
Project Location: 432 E. Atlantic Avenue

ITEM BEFORE THE BOARD

The item before the Board is approval of architectural elevation changes associated with a Class I site plan modification for **Cut 432**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a). The subject property is located on the south side of East Atlantic Avenue just west of NE 5th Avenue.

BACKGROUND ANALYSIS

The Cut 432 Steakhouse and Wine Bar is to be located at 432 East Atlantic Avenue within a building containing several commercial uses consisting of retail, restaurant and services. The building was constructed in 1955 and exists on a property that is 0.55 acres located within the Central Core (CC) of the Central Business District (CBD) west of the southwest corner of East Atlantic Avenue and SE 5th Avenue.

At its meeting of January 10, 2008, the Site Plan Review and Appearance Board (SPRAB) approved modifications to the storefront and the extension of the existing awning.

Before the Board for consideration is a Class I Site Plan Modification associated with the installation of a storefront awning on the adjacent property.

PROJECT DESCRIPTION

The development proposal consists of the following:

- Expanding outside dining area by installing a white storefront awning on the adjacent property.

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 architectural elevation change involves the installation of a new fabric awning with roof liner in white color. Recently, **Cut 432** leased the adjacent property to the west, formally Gigi's Jewelry, and has been using it as an administrative office with no public access. The proposed project consists of expanding **Cut 432's** outside dining area into this recently leased storefront.

The awning will be cantilevered and project 11' feet from the building, while maintaining a height of 8'-6", with a 16" truss and a 19 feet width. The awning will be structurally supported by pipe supports attached on the upper façade and sealed to the building. It is important to maintain uniformity in the use of the colors and dimensions for a single property. The proposed awning color (white) matches with the existing white structure on the **Cut 432** building, and it extends outward lining up with the existing red awning above **Cut 432**. The introduction of a new awning will blend and be consistent with the existing awnings on Atlantic Avenue. The awning will not contain any signage, as it will be a uniform addition to the current outside dining area.

The proposed awning encroaches into the public right-of-way. Pursuant to LDR Section 4.3.4, 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 listed as a condition of approval. In accord with Board instruction, we have included images of the proposed structure location.

The proposed changes to the architectural elevations will not be compatible and harmonious with the surrounding properties. Based upon the above, positive findings can be made with regard to the criteria listed in LDR Section 4.6.18(E), subject to the following condition:

1. Right-of-way encroachment agreement be submitted to the City.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Class I site plan modification and architectural elevations for **Cut 432**, based upon positive findings with respect to the Land Development Regulations.
- C. Deny the Class I site plan modification, and architectural elevation for **Cut 432**, based upon a failure to make positive findings with respect to the Land Development Regulations.

STAFF RECOMMENDATION

Move approval of the Class I Site Plan Modification and architectural elevations for **Cut 432**, 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 the criteria set forth in Section 4.6.18(E) of the Land Development Regulations subject to the following condition:

1. Right-of-way encroachment agreement be submitted to the City, and approved by the Chief Building Official prior to certification of the site plan,

Report Prepared by: Michael Vinci, Planner

Attachments:

- Architectural Elevations
- Awning Detail