



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Studio 404 Frozen Daiquiri Bar and Café (2016-212)

Project Location: 404 West Atlantic Avenue

Request: Class III Site Plan Modification

Board: Site Plan Review and Appearance Board

Meeting Date: November 8, 2017

Board Action:

Site Plan

Approved (6-0) with conditions.

Architectural Elevations

Approved (6-0) with conditions.

Project Description:

The subject property, a 5,902 mixed use development known as the Wideman Building, is located at 400 and 404 W. Atlantic Avenue on the southwest corner of West Atlantic Avenue and SW 4th Avenue in the Central Business District (CBD) specifically in the West Atlantic Neighborhood Sub-district. The site consists of a 4,652 sq.ft. two-story building built in 1959 and a 1,250 sq.ft one-story building built in 1955. The subject tenant space is located in the one-story building and was most recently occupied by a barber shop/commercial use.

The applicant is seeking approval of a Class III Site Plan Modification to modify the existing elevations, to convert 1,250 square feet of commercial use space to restaurant use, and to introduce a 300 sq. ft. outdoor dining area. The proposed restaurant use will total 1,550 sq.ft including indoor and outdoor areas.

Board Comments:

The Board approved the proposal with the following conditions:

1. Plans be revised prior to certification of site plan to graphically provide the same measurements for the proposed outdoor dining area;
2. The plans be revised to provide the location for the proposed dumpster and recycling containers. The proposed location shall be screened per LDR Section 4.6.6(C)(1) and as directed by Staff. This condition shall be addressed prior to certification of plans.
3. The photometric plan be revised to apply the proposed illumination levels to the outside entrances per LDR Section 4.8.6. This condition shall be addressed prior to certification of plans.
4. A manufacturer' cut sheet for the proposed planters be provided prior to certification of the plans, and that the proposed landscape material to be installed within the planters be reviewed and approved per the direction of the Senior Landscape Planner.
5. A revised traffic statement be provided prior to issuance of a building permit based on the total proposed 1,550 sq.ft. restaurant use.
6. A letter be provided from the Palm Beach County Traffic Division indicating that the project meets the Traffic Performance Standards of Palm Beach County prior to issuance of a building permit.
7. Signed and sealed plans be provided addressing all the conditions of approval prior to certification of plans.

8. Plans be revised prior to site plan certification to provide the dimensions of the decorative shutter encroachment into the right-of-way;
9. A Canopy Hold Harmless Agreement for the Bahama shutters encroaching into the right-of-way be executed and recorded prior to issuance of a building permit;
10. The proposed hood vent be painted the same color as the rear wall. This condition shall be addressed prior to certification of plans;
11. A manufacturer's cut sheet be provided for the proposed hood vent prior to certification of plans.

Public Comments:

Several residents spoke in support of the proposal, its location and use.

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: November 8, 2017

ITEM: **Studio 404 Frozen Daiquiri Bar and Café (2016-212):** Class III Site Plan Modification and architectural elevation changes for a use conversion from retail to restaurant.

RECOMMENDATION: Approval of the Class III Site Plan Modification and architectural elevations changes for **Studio 404 Frozen Daiquiri Bar and Café**.

GENERAL DATA:

Agent..... Studio 404, LLC

Location..... 400 and 404 West Atlantic Avenue on the southwest corner of West Atlantic Avenue and SW 4th Avenue

Property Size..... 0.16 Acres

Future Land Use Map. Central Core

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

Adjacent Zoning....North: CBD

East: Community Facilities (CF)

South: CBD

West: CBD

Existing Land Use..... Retail

Proposed Land Use... Restaurant

Water Service..... Existing on site

Sewer Service..... Existing on site



ITEM BEFORE THE BOARD

The item before the Board is the approval of a Class III Site Plan Modification associated with a request for architectural elevation changes and use conversion for **Studio 404 Frozen Daiquiri Bar and Café**, located at 404 W. Atlantic Avenue, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(c).

BACKGROUND

The subject property, a 5,902 mixed use development known as the Wideman Building, is located at 400 and 404 W. Atlantic Avenue on the southwest corner of West Atlantic Avenue and SW 4th Avenue in the Central Business District (CBD) specifically in the West Atlantic Neighborhood Sub-district. The site consists of a 4,652 sq.ft. two-story building built in 1959 and a 1,250 sq.ft one-story building built in 1955. The subject tenant space is located in the one-story building and was most recently occupied by a barber shop/commercial use.

The applicant is seeking approval of a Class III Site Plan Modification to modify the existing elevations, to convert 1,250 square feet of commercial use space to restaurant use, and to introduce a 300 sq. ft. outdoor dining area. The proposed restaurant use will total 1,550 sq.ft including indoor and outdoor areas.

PROJECT DESCRIPTION

The development proposal includes the following:

- Conversion of a 1,250 sq.ft. commercial use to restaurant use;
- Addition of a 300 sq.ft. outside dinning seating;
- Introduction of decorative Bahama shutters; and,
- Architectural elevation changes to accommodate the proposed use.

SITE PLAN ANALYSIS

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

LDR Section 4.4.13 (D) – Central Business District Design Guidelines:

The following table indicates that the development proposal meets the requirement as they pertain to the West Atlantic Neighborhood sub-district of the CBD District. Pursuant to **Figure 4.4.13-6 (West Atlantic Neighborhood Sub-district Regulating Plan)**, West Atlantic Avenue is classified as a Primary Street. All development standards will apply to primary streets.

	West Atlantic Avenue (Primary/Front)	
	Front Requirement	Provided
Setbacks	10' min./ 15' max.	0'*
Building Frontage Required on Primary Streets	75% min./ 100%max	55%*

*Existing non-conformity

Minimum Streetscape Width:

Pursuant to **LDR Section 4.4.13(E)(2)(a)**, the combination of public sidewalk (located within the right-of-way) and hardscape (located in front setback areas) is required to provide a minimum streetscape area no less than 15' in width, measured from the back of curb. The streetscape area shall be organized as follows:

Street Standards	Minimum Standard	Proposed
Curb Zone	4'0"	4'0"
Pedestrian Zone	6'0"	6'0"
Remaining Front Setback Area	5'0"	0'0"*
Total Streetscape Width	15'0"	10*

*Existing non-conformity

Storefront and Glazing Area:

Per LDR Section 4.4.13(E), 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. Storefront Dimensions Table 1 provides the dimensional requirements for all elements contained in a storefront as indicated in the chart below:

Commercial Storefronts	Dimensional Requirements		Proposed West Atlantic Avenue
	Minimum	Maximum	
Building Setback	10 ft.	15 ft.	0'*
Storefront Width	N/A	75'	25'
Storefront Base	9"	3'	12"
Glazing Height	8 ft.	---	7'-6"*
Required Openings	80%	---	76%*
Awning Projection	3'	-	-

*Existing non-conformity

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 Entrance (W. Atlantic Ave.)	10.0	1.0	9.5	3.0
South Entrance (Building Rear)	10.0	1.0	9.5	1.2

Parking:

The following table illustrates the minimum number of parking spaces required for the existing (and most recent) uses pursuant to LDR Section 4.4.13(L).

Commercial Uses	Requirement	Existing Sq. Ft.	Min. number of spaces required
Business and Professional Offices	1 space / 500 sq.ft.	3,956 sq.ft.	7.91
Retail and Commercial Uses	1 space / 500 sq.ft.	1,946 sq.ft.	3.89
Total			12 (11.8. rounded up to 12)

Pursuant to LDR Section 4.6.9(C)(8)(a), when a building or combination of buildings on a unified site contains a mix of uses as shown in the table above, the minimum total number of required parking spaces shall be determined based on shared parking method. The following table illustrates the shared parking requirement for the development before the proposed use conversion:

		Weekday			Weekend		
Commercial Uses	Required	Night 12AM -6AM	Day 9AM – 4PM	Evening 6PM - 12PM	Day 9AM- 4PM	Evening 6PM- 12PM	
Office	7.91	5% 0.39	100% 7.91	10% 0.79	10% 0.79	5% 0.39	
Retail/ Commercial	3.89	5% 0.19	70% 2.72	90% 3.5	100% 3.89	70% 2.72	
Total	12	1	11	4	5	3	

According to the shared parking method shown above, the minimum number of required parking spaces for the subject development, before the proposed use conversion, is 11 spaces. Therefore, the existing 5,902 sq.ft. development is currently vested for a total of 11 spaces.

The proposed 1,550 sq.ft. restaurant use (conversion of a 1,250 sq. ft. commercial use and the addition of 300 sq.ft. outside dining area) will increase the parking required (before shared parking method is applied) to 19 spaces as shown below:

Commercial Uses	Requirement	Existing Sq. Ft.	Min. number of spaces required
Business and Professional Offices	1 space / 500 sq.ft	3,956 sq.ft.	7.91
Retail and Commercial Uses	1 space / 500 sq.ft.	696 sq.ft.	1.39
Restaurants (not in the Atlantic Ave.)	6 spaces / 1,000 sq.ft.	1,550 sq.ft. (1,250 + 300)	9.3
Total			19 (18.6 rounded up to 19)

The following table illustrates the shared parking requirement for the development after the proposed use conversion:

		Weekday			Weekend		
Commercial Uses	Required	Night 12AM -6AM	Day 9AM – 4PM	Evening 6PM - 12PM	Day 9AM- 4PM	Evening 6PM- 12PM	
Office	7.91	5% 0.39	100% 7.91	10% 0.79	10% 0.79	5% 0.39	
Retail/ Commercial	1.39	5% 0.06	70% 0.97	90% 1.25	100% 1.39	70% 0.97	
Restaurant	9.3	10% 0.93	50% 4.65	100% 9.3	50% 4.65	100% 9.3	
Total	19	1	14	11	7	11	

According to the tables shown above, the minimum number of required parking spaces for the development after the proposed use conversion is 14 spaces. As the development is currently vested with 11 spaces, the proposal will require a minimum of three parking spaces (14 spaces required – 11 spaces vested = 3 spaces required).

Currently, the Planning, Zoning and Building Department is processing a City-initiated amendment to the Land Development Regulations. The amendment pertains to existing commercial buildings within the West Atlantic Neighborhood Sub-district of the CBD zoning district. The proposal seeks to amend Land Development Regulations Section 4.4.13(I)(2) CBD Parking Standards, Minimum Number of Off-street Parking Spaces, to not require additional parking for changes in use for existing commercial buildings within the West Atlantic

Neighborhood Sub-district of the CBD zoning district. Therefore, the parking spaces required for this proposal will be subject to the final action on the City-initiated amendment to the Land Development Regulations. If the amendment fails to be approved, the parking requirement will need to be addressed through a different option (i.e. In Lieu Fee, Off-Site Parking Agreement) prior to certification on the plans. This requirement is attached as a condition of approval.

Bicycle Parking:

Pursuant to LDR section 4.4.13(I)(4)(3), bicycle parking requirements are applied to new development, expansion of an existing use, and changes of use. The site contains no bicycle racks, which is an existing non-conformity. The requirement for the minimum number of bicycle parking spaces for retail, restaurant and commercial uses is two spaces per 1,000 sq. ft. of gross floor area. The existing space is required to provide three bicycle parking spaces ($1,250/1,000 \times 2 = 2.5$ rounded to 3 parking spaces). As this requirement is an existing non-conformity and is allowed to continue, the bicycle parking requirement is only applied to the additional 300 sq.ft. of proposed outdoor dining area. Thus, the conversion is required to provide one bicycle space ($300/1,000 \times 2 = 0.6$ rounded to 1 parking space), and a two space bike rack located on the west side of the building is proposed. Therefore, this requirement is met.

Refuse Disposal:

Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public right-of-way. Currently, the existing tenants use roll out bins to dispose waste. Given the nature of the proposed use and the estimate increase in the amount of waste it will produce (increase of 14.74 tons of solid waste per year from retail to restaurant use), the existing waste disposal condition would be insufficient for this proposal. Staff recommends that a new dumpster, recycling containers and similar service area be provided on site and screened per LDR Section 4.6.6(C)(1). This requirement is attached as a condition of approval.

Roof-Top Break Area and AC Mechanical Equipment:

An existing grease trap exists on site on the south side of the building. A hood vent is proposed to be mounted to the south elevation (rear). The proposed hood vent is required to be painted the same color as the wall. This requirement is listed as a condition of approval.

ARCHITECTURAL ELEVATIONS ANALYSIS

Pursuant to **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 improvements to the existing north, south and west elevations include introduction of new window and door openings, new light sconces and decorative shutters, and architectural modifications to accommodate the proposed use. The existing storefront entryway door will be replaced with a double door without modifying the existing opening and the existing windows will remain unaltered. The existing awnings will be removed and decorative turquoise metal Bahama shutters will be introduced above the openings. The proposed shutters will extend into the public right-of-way. 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. Therefore, the execution and recordation of a Canopy Hold Harmless Agreement prior to issuance of a building permit is listed as a condition of approval.

The proposed façade color is a white with a turquoise trim. New sconces will be introduced. The proposed sconces are not consistent with the architecture and the proposed color palette of the building. The Board may want to consider different sconces and/or color. In addition, new window and door openings are proposed on the west elevation which will serve to provide visibility and access to the proposed outside dining area. The proposed 300 sq.ft. outside dining area will be bounded by planters. No information regarding the planters or the landscape material to be installed within the planters was provided. It is listed as a condition of approval that a manufacturer' cut sheet for the proposed planters be provided prior to certification of the plans, and that the proposed landscape material to be installed within the planters be reviewed and approved per the direction of the Senior Landscape Planner.

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).

REQUIRED FINDINGS

Pursuant to **LDR Section 2.4.5(G)(1)(c), Class III Site Plan Modification**, a modification to a site plan which represents either a change in intensity of use, or which affects the spatial relationship among improvements on the land, requires partial review of Performance Standards found in LDR Sections 3.1.1, and 3.2.3, as well as required findings of LDR Section 2.4.5(G)(5).

Pursuant to **LDR Section 2.4.5(G)(5)**, a finding that the proposed changes do not significantly affect the originally approved plan must be made concurrent with approval of a Class III modification.

The development proposal involves a 1,250 sq.ft. use conversion from commercial use to restaurant, an addition of a 300 sq. ft. outdoor dining area, and minor modifications to the existing building elevations. Pursuant to LDR Section 2.4.5(G)(5), this modification does not significantly impact the existing site. The proposed use and modifications comply with respect to the CBD and other applicable and Land Development Regulations.

Pursuant to **LDR Section 3.1.1 (Required Findings)**, prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This

may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following areas:

LDR Section 3.1.1(A) - Future Land Use Map: The subject property has a Future Land Use Map (FLUM) designation of Commercial Core (CC), and Zoning District Map designation of Central Business District (CBD). Pursuant to LDR Section 4.4.13(C), within the CBD zoning district, restaurants are permitted as a principal use. Therefore, it is appropriate to make a positive finding with respect to consistency with the Future Land Use Map designation.

LDR Section 3.1.1(B) - Concurrency: As described in Appendix "A", a positive finding of concurrency can be made as it relates to water and sewer, streets and traffic, drainage, and solid waste.

Section 3.1.1 (C) - Consistency (Standards for Site Plan Actions): As described in Appendix B, a positive finding of consistency can be made as it relates to Standards for Site Plan Actions.

LDR Section 3.1.1(D) - Compliance with the Land Development Regulations: As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDRs can be made.

Comprehensive Plan Policies: A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following objective is noted.

Future Land Use Element Objective A-1 - Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.

The property contains 5,902 sq. ft. of commercial space within a two-story building. The applicant is seeking to convert 1,250 sq.ft of commercial use into restaurant use and introduce 300 sq.ft. of outdoor dining area. Minor façade modifications to the existing structure are proposed to accommodate the new use and outdoor dining area. The proposed development changes will be complimentary with surrounding areas and commercial developments.

Pursuant to **LDR Section 2.4.5(G)(5)**, a finding that the proposed changes do not significantly affect the originally approved plan must be made concurrent with approval of a Class III modification.

The subject property is bordered to the north, south and west by Central Business District (CBD), and to the east Community Facilities (CF) zoned properties. The existing land uses are office, retail and restaurant and the City of Delray Beach Police Department. Compatibility with the adjacent uses is not a concern as they are all of similar intensity.

REVIEW BY OTHERS

At its meeting of October 26, 2017 the **Community Redevelopment Agency (CRA)** reviewed the proposed site plan and the consensus was to recommend approval of the Class III Site Plan Modification.

The proposal is scheduled to be reviewed by the West Atlantic Redevelopment Coalition (WARC) at its meeting of November 2, 2017. A memorandum and copies of the site plan, and architectural elevations were provided to the Downtown Development Agency (DDA).

Courtesy notices have been provided to the following homeowner's associations and agencies that have requested notice of developments in their areas:

- Lincoln Park
- Ebony of Delray
- Merritt Park
- West Side Heights
- Paradise Heights
- West Settlers Historic
- Chamber of Commerce

The final consensus from WARC will be provided at the SPRAB meeting. Letters of objection or support, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the request for a Class III Site Plan Modification (2016-212) for **Studio 404**, 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 LDR Section 2.4.5(G)(5), Chapter 3 and Section 4.6.18(B)(14).
- C. Move denial of the request for a Class III Site Plan Modification (2016-212) for **Studio 404**, 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 LDR Section 2.4.5(G)(5), Chapter 3 and Section 4.6.18(B)(14).

STAFF RECOMMENDATION

By Separate Motions:

Site Plan:

Move approval of the Class III Site Plan Modification (2016-212) for **Studio 404**, 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 Sections 2.4.5(G)(5) of the Land Development Regulations, subject to the following conditions:

1. The parking requirement be addressed through a different option (i.e. In Lieu Fee, Off-Site Parking Agreement) prior to certification of the plans, if the City-initiated text amendment fails to be approved;
2. Plans be revised prior to certification of site plan to graphically provide the same measurements for the proposed outdoor dining area;

3. The plans be revised to provide the location for the proposed dumpster and recycling containers. The proposed location shall be screened per LDR Section 4.6.6(C)(1) and as directed by Staff. This condition shall be addressed prior to certification of plans.
4. The photometric plan be revised to apply the proposed illumination levels to the outside entrances per LDR Section 4.8.6. This condition shall be addressed prior to certification of plans.
5. A manufacturer' cut sheet for the proposed planters be provided prior to certification of the plans, and that the proposed landscape material to be installed within the planters be reviewed and approved per the direction of the Senior Landscape Planner.
6. A revised traffic statement be provided prior to issuance of a building permit based on the total proposed 1,550 sq.ft. restaurant use.
7. A letter be provided from the Palm Beach County Traffic Division indicating that the project meets the Traffic Performance Standards of Palm Beach County prior to issuance of a building permit.
8. Signed and sealed plans be provided addressing all the conditions of approval prior to certification of plans;

Architectural Elevations:

Move approval of the Architectural Elevations (2016-212) for **Studio 404**, by adopting the findings of fact and law contained in the staff report, and finding that the request meets criteria set forth in Section 4.6.18(B)(14) of the Land Development Regulations, subject to the following conditions:

1. Plans be revised prior to site plan certification to provide the dimensions of the decorative shutter encroachment into the right-of-way;
2. A Canopy Hold Harmless Agreement for the Bahama shutters encroaching into the right-of-way be executed and recorded prior to issuance of a building permit;
3. The proposed hood vent be painted the same color as the rear wall. This condition shall be addressed prior to certification of plans;
4. A manufacturer's cut sheet be provided for the proposed hood vent prior to certification of plans.

*Staff Report Prepared by: Debora Slaski and Jennifer Buce, Assistant Planners
Attachments: Survey, Site Plan, Architectural Elevations*

*Appendix "A" – Concurrency Findings
Appendix "B" – Standards for Site Plan Actions*

APPENDIX "A"
CONCURRENCY FINDINGS

Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer:

Water and sewer services are existing on site. Water service is provided via a lateral connection to a 8" water main located along West Atlantic Avenue. Sewer service is provided via service lateral connection to the existing 4" sewer main along West Atlantic Avenue. Fire protection is provided via an existing fire hydrant located on the corner of NW 4th Avenue and NW 5th Avenue in between the subject tenant space.

Drainage:

Drainage exists on site and will not be impacted as this is an existing building with minor modifications.

Streets and Traffic:

The subject property is located within the City's Transportation Concurrency Exception Area (TCEA), which encompasses the CBD, CBD-RC, OSSHAD, and West Atlantic Avenue Business Corridor. The TCEA exempts the above-described areas from complying with the Palm Beach County Traffic Performance Standards Ordinance. Therefore, a traffic study is not required for concurrency purposes. However, a traffic statement is necessary to keep a record of trips approved in the TCEA and for calculation of traffic impact fees. A traffic statement has been provided which indicates that the proposed 1,250 sq.ft. use conversion to restaurant will generate 298 net new vehicle trips per day. Specifically, it will generate 31 AM net new peak hour trips and 20 PM net new peak hour trips. However, the applicant has revised his initial plans to propose a 300 sq.ft. outside dining area which requires that the traffic statement be revised prior to issuance of a building permit. In addition, a letter from the Palm Beach County Traffic Division confirming concurrency shall be provided prior to issuance of a building permit. These requirements are noted as a conditions of approval.

Solid Waste:

Previous Use:

Retail/ Commercial Spaces: 1,250 sq. ft. x 7.3 lbs. = 9,125 lbs. /2,000 = 4.56 tons per year

Proposed Use:

Retail/ Commercial Spaces: 1,550 sq. ft. x 24.9 lbs. = 38,595 lbs. /2,000 = 19.30 tons per year

The proposed use conversion from retail to restaurant present an increase of 14.74 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals till the year 2046.

APPENDIX "B"
STANDARDS FOR SITE PLAN ACTIONS

A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.

Not applicable X
Meets intent of standard _____
Does not meet intent _____

D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.

Not applicable X
Meets intent of standard _____
Does not meet intent _____

E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.

Not applicable X
Meets intent of standard _____
Does not meet intent _____

F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.

Not applicable X
Meets intent of standard _____
Does not meet intent _____

H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

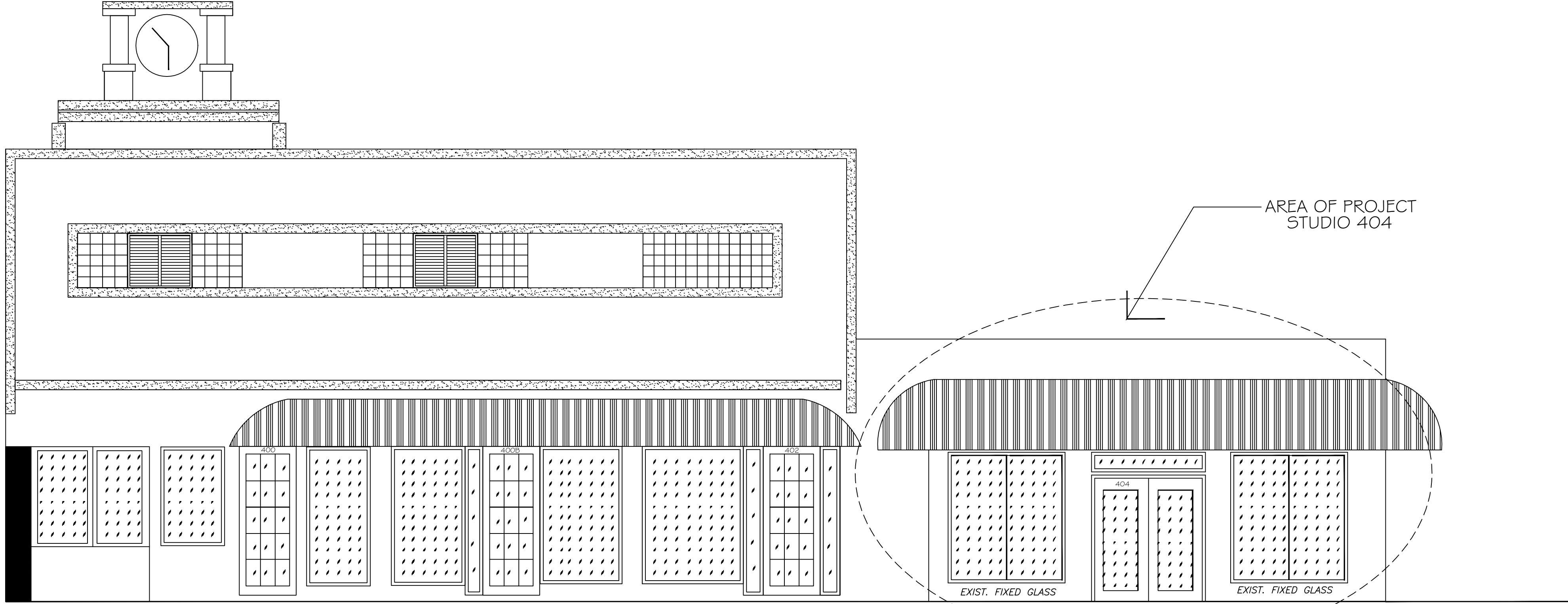
Not applicable _____
Meets intent of standard X
Does not meet intent _____

I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

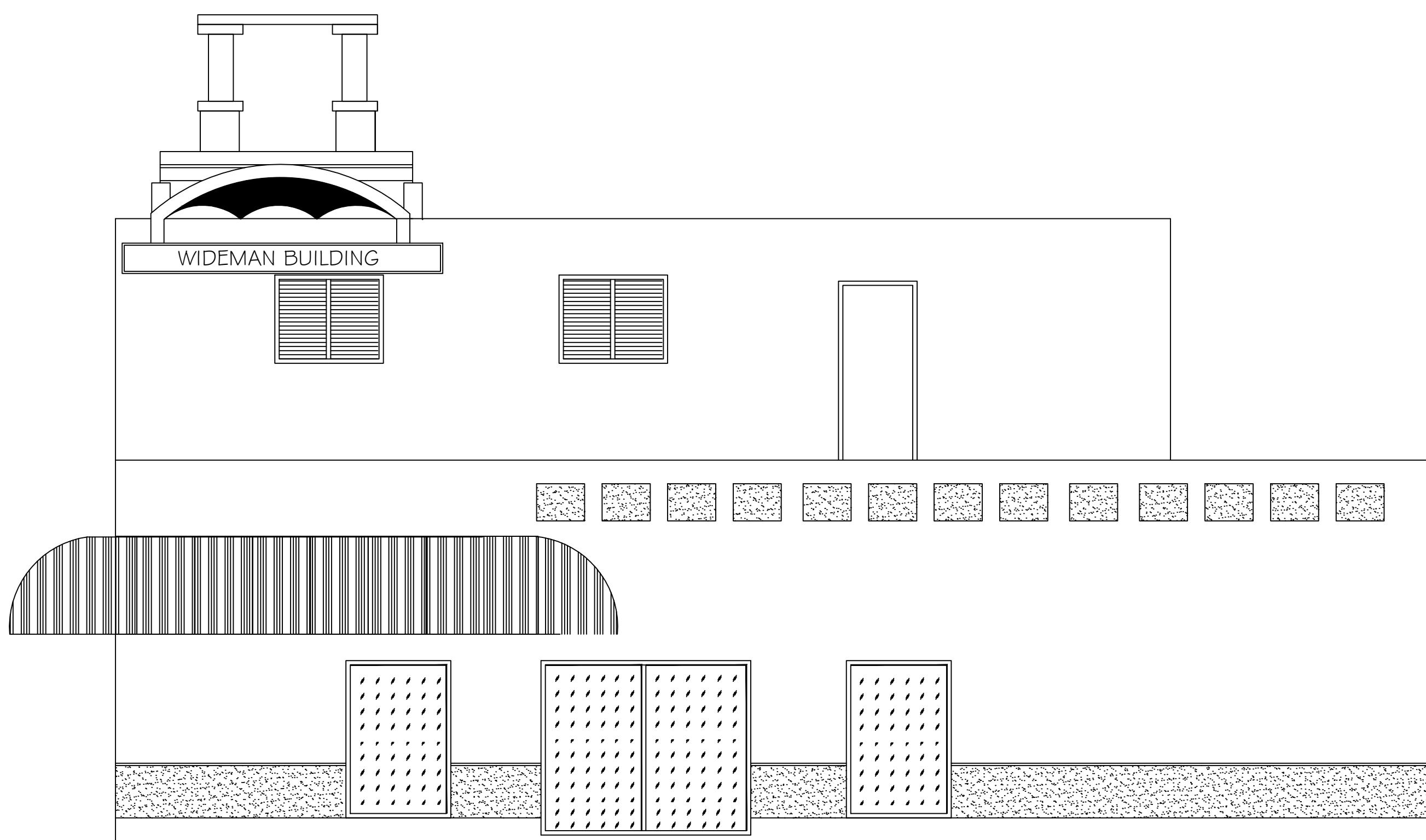
J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

Not applicable X
Meets intent of standard _____
Does not meet intent _____



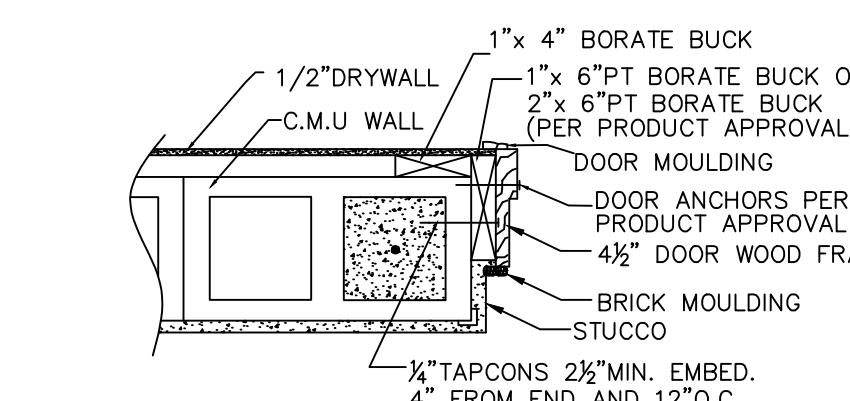
FRONT VIEW OVERALL PLAN OF THE BUILDING.

scale: $1/4'' = 1'-0''$



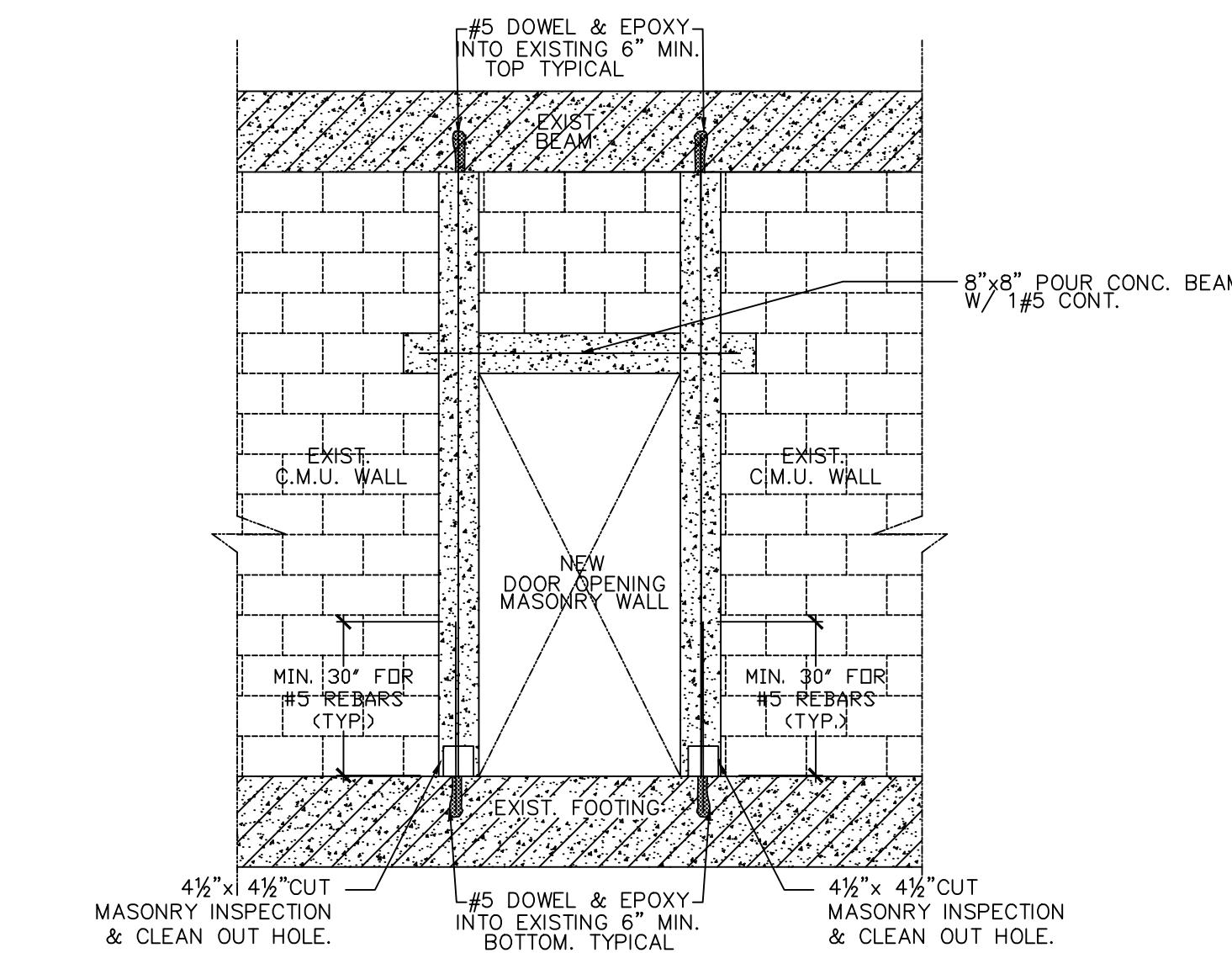
RIGHT VIEW OVERALL PLAN OF THE BUILDING.

scale: $1/4'' = 1'-0''$



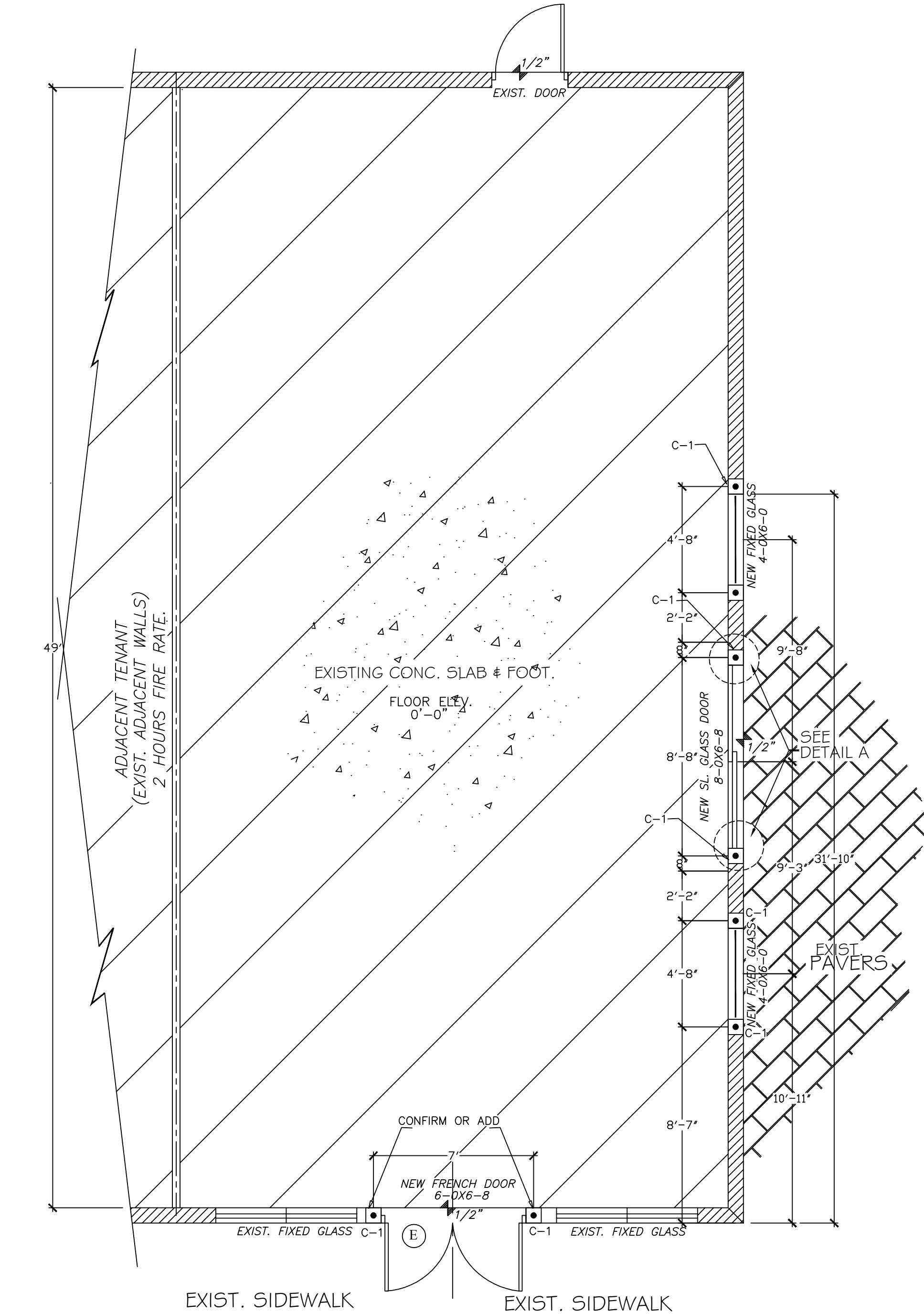
DOOR ANCHOR DETAIL

SCALE: N.T.



DETAIL "A"

T.S.

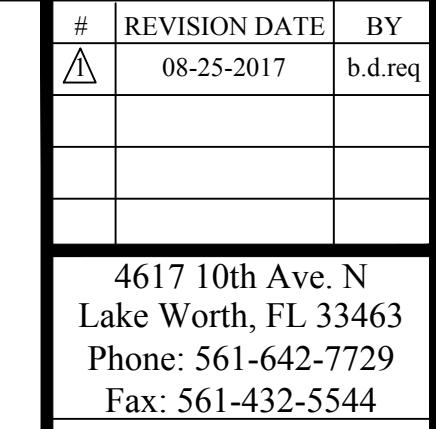


NEW FOUNDATION PLAN

scale: $1/4'' = 1'-0''$

CONCRETE COLUMNS SCHEDULE

1. CONCRETE MASONRY WALL REINFORCEMENT SHALL BE DOWELED FROM FOUNDATION THROUGH FILLED BLOCK CELLS AND HOOKED AT BEAM TOP BARS. REINFORCEMENT SPLICES SHALL BE 48 BAR DIAMETERS. DOWELS SHALL BE SAME SIZE AND NUMBER AS VERTICAL REINF. FOR HORIZONTAL JOINT REINFORCEMENT REFER TO STRUCTURAL NOTES.
2. FOR DIMENSIONS AND LOCATION OF MASONRY OPENINGS REFER TO ARCHITECTURAL DRAWINGS.
3. MASONRY WALL SHALL BE REINF. WITH #5 @ 48" o.c. U.N.O. IN GROUTED CELL. AT ALL CORNERS INTERSECTIONS, END OF WALL & EA. SIDE OTHERWISE.



NEW BAR. STUDIO 404 404 WEST ATLANTIC AVE. DELRAY BEACH, FL 33444		DATE: 03/23/16	SCALE: 1/4"=1'	PROJECT #: 1603CJCF	DRAWING by: C. AROCHA
		STATE REG. No. 56969	9180 SILVER GLEN WAY LAKE WORTH, FL. 33467 (561) 632-5185		
RODERICK MYRICK, PE SIGN & SEAL.					

**SHEET
S.3**

3 OF 3 SHEETS

