

**ITEM # A:**

**Project Name:** Wood and Fire Restaurant  
**Project Location:** 5199 West Atlantic Avenue  
**Request:** Class III Site Plan Modification  
**Board:** Site Plan Review and Appearance Board (SPRAB)  
**Meeting Date:** 01/27/2016

**Board Action:**

Approved 7-0 = Site Plan  
Approved 7-0 = Landscape Plan  
Approved 7-0 = Architectural Elevations

**Project Description-noting staff concerns:**

The project is located in an outparcel which fronts on Atlantic Avenue, at the northwest corner of Military Trail and Atlantic Avenue within the Marketplace at Delray Shopping Center. The property consists of a 4,455 sq. ft. building constructed in 1986, located within the Four Corners Overlay District.

The proposal involves interior and exterior renovations associated with retrofitting an existing restaurant outbuilding within a shopping center for new owners/tenants. Changes include provision of new landscaped area, conversion of existing landscape area to outdoor dining fronting on Atlantic Avenue and creation of a rear dining courtyard interior to the shopping plaza.

The staff raised the following concerns: cross access easement to allow shared parking between the shopping center and the outparcel.

The Board supported staff and required the cross access easement as a condition of approval.

**Board comments:**

- Lighting plan was inaccurate and needs to be redrawn/revisited entirely.
- Landscape plan misclassified “Green Island Ficus” as a Florida native vegetation, when it is “Florida friendly”, but not native. Other misrepresentations and miscalculations noted, requiring correction.
- Projection screen proposed on an outdoor wall to potentially offer movie viewing to outdoor dining customers.
- No chimney for wood burning pizza oven
- No pedestrian access to rear patio. Only accessible through overhead door.
- Beige façade color is not vibrant enough. However, red awnings provide contrast.

**Board offered additional conditions of approval as follows:**

- Site Plan - Staff’s recommended 3 conditions. Plus 4<sup>th</sup> condition to correct lighting and landscape plan deficiencies and discrepancies.

## Appealable Item Report

- Landscape Plan – No conditions by staff or Board.
- Architectural Elevations – No conditions by staff or Board.

### **Public Input:**

No members of the public spoke in opposition to or in support of the development proposal.

**Associated Actions:** None.

**Next Action:** The SPRAB action is final unless appealed by the City Commission.