



## ***Planning & Zoning Department***

### **BOARD ACTION REPORT – APPEALABLE ITEM**

**Project Name:** 640 East Atlantic Avenue  
**Project Location:** 640 East Atlantic Avenue  
**Request:** Class III Site Plan Modification consisting of the site plan, architectural elevations, and landscape plan.

**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** February 10, 2016

#### **Board Actions:**

- Site Plan: Approved with conditions (6-0, Andrew Youngross stepped down)
- Architectural Elevations: Approved with conditions (6-0, Andrew Youngross stepped down)
- Landscape Plan: Approved (6-0, Andrew Youngross stepped down)

#### **Project Description:**

The project is located at 640 East Atlantic Avenue. The property consists of a 7,176 square foot building constructed in 1975, located within the Central Business District (CBD).

The proposal involves the conversion of the retail space to restaurant and enclosure of the front entry to combine for a new restaurant totaling 6,300 square feet; the balance of the building contains a stand-alone bar (Hurricane's). The building's existing elevations will be modified to accommodate the new restaurant with new storefront openings and a trellis on the front façade, the parking area will be restriped, and landscaping improvements will be provided throughout.

#### **Staff Recommendation:**

Staff recommended approval of the request with no conditions of approval.

#### **Board comments:**

The Board inquired about the amount of seating relevant to the traffic study, whether there was consideration for a sidewalk along SE 7<sup>th</sup> Avenue adjacent to the building, removal of trees, trellis material, compliance with CBD Frontage Type requirements, location of “back of house” details such as the can wash area, and bike rack location at the front. The Board was supportive of the request and praised the proposal.

The Board added the following conditions:

- Site Plan: 1. That all “back of house” activities” be contained on the interior of the building; 2. That the bike rack in front of the tower feature be relocated to the rear of the property; 3. That the rooftop machinery is properly screened.
- Architectural Elevations: That the trellis is made of wood (cypress), as depicted on the plans.

#### **Public Comment:**

Sandy Zeller, President of the Marina Historic District Homeowner's Association, noted that he did not receive a notice regarding the proposal, but heard about the item from another resident. Mr. Zeller is concerned with traffic impacts on the historic district, and suggested that the TCEA should be updated.

**Associated Actions:**

None

**Next Action:**

The SPRAB action is final unless appealed by the City Commission.

**Attachments:**

- SPRAB Staff Report with proposed plans and elevations

# SITE PLAN REVIEW AND APPEARANCE BOARD

## CITY OF DELRAY BEACH

## ---STAFF REPORT---

**RECOMMENDATION:** Approve  
**MEETING DATE:** February 10, 2016

**ITEM:** Class III Site Plan Modification, Architectural Elevations, and Landscape Plan (2015-269) for an addition, building alterations, site improvements, and change of use from retail to restaurant at the property located at **640 East Atlantic Avenue**.

### GENERAL DATA:

Owner/Applicant..... PR-RE I, LLC

Agent..... Covelli Design Associates, Inc.  
Mike Covelli

Location..... Southwest corner of SE 7<sup>th</sup> Avenue  
and East Atlantic Avenue

Parcel Size..... 0.61 acres

Building Size/Use Area 8,339 square feet

Future Land Use Map.... Commercial Core (CC)

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

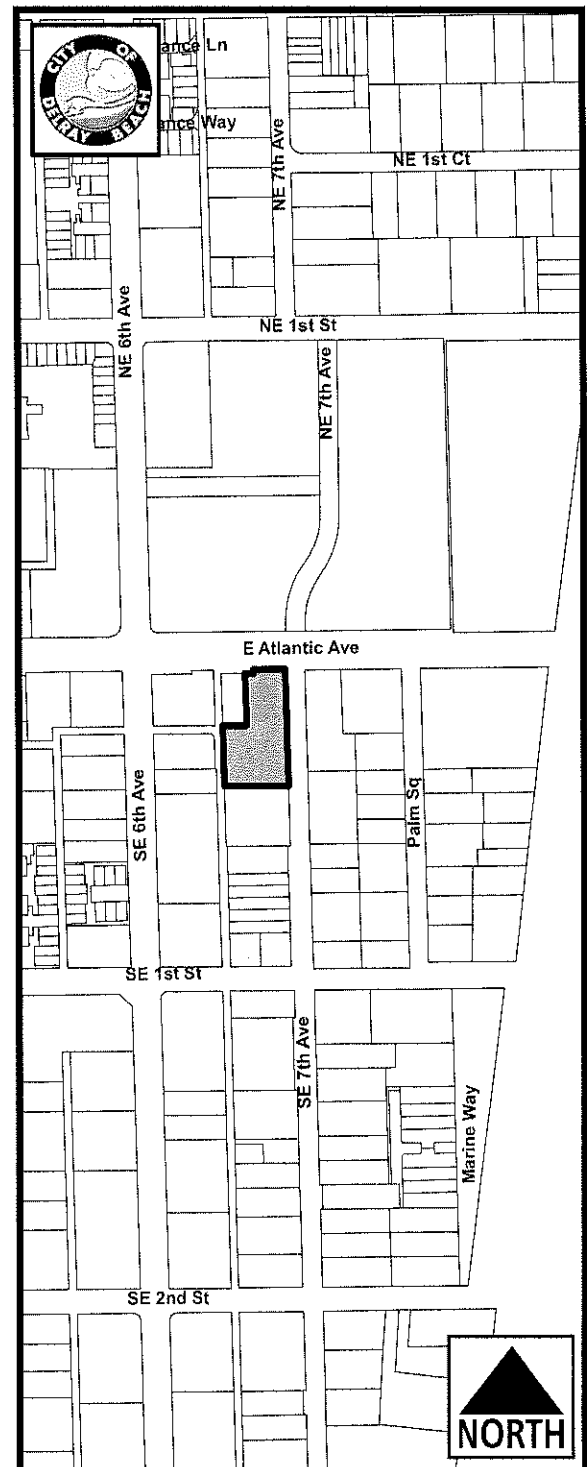
Adjacent Zoning...North: CBD  
East: CBD  
South: RM  
(Multi-Family Residential-Medium  
Density)  
West: CBD

Existing Land Uses..... Stand-alone Bar (Hurricane Bar &  
Lounge), Restaurant (Vacant), Retail  
(Vacant)

Proposed Land Use..... Stand-alone Bar (Hurricane Bar &  
Lounge) & 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 for the property located at **640 East Atlantic Avenue**, pursuant to LDR Section 2.4.5(G)(1)(c). The request includes the following:

- Site Plan;
- Architectural Elevations;
- Photometric Plan; and,
- Landscape Plan

## BACKGROUND & PROJECT DESCRIPTION

The subject property is located on the southwest corner of East Atlantic Avenue and SE 7<sup>th</sup> Avenue within the Central Business District (CBD). The property consists of an existing 7,176 square foot one-story commercial building constructed in 1975. The building most recently consisted of three tenant spaces which included a stand-alone bar (Hurricane Bar & Lounge), a consignment shop (A Blast From the Past), and a restaurant (Sonoma). Two of the three aforementioned tenants have vacated their spaces, while the stand-alone bar remains.

In anticipation of the subject request, an in-lieu of parking application was submitted in 2014. At its meeting of February 3, 2015, the City Commission approved the in-lieu of parking request for nine parking spaces.

The current request is to combine the previous restaurant and consignment spaces into one restaurant, and enclose the open entry space between the two, which presently leads into a courtyard. The existing courtyard will be converted into additional outdoor seating area for the restaurant. The front façade will be modified with new windows and doors, a corner tower feature, and a wood trellis with awning to cover the proposed outdoor dining area along East Atlantic Avenue. The side and rear facades will also be improved to be consist with the overall building renovation.

The rear parking area will be repaved and striped to meet the present City standards which will increase the amount of spaces in the lot from 24 to 28. The existing landscape areas will be maintained and improved with additional installations.

The Class III Site Plan Modification is now before the Board for consideration.

## 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 partially meets the requirement as they pertain to the Central Core sub-district of the CBD District due to existing non-conformities that will not be increased. Pursuant to **Figure 4.4 13-5 (Central Core Regulating Plan)**, East Atlantic Avenue is classified as a Primary Street, and SE 7<sup>th</sup> Avenue is a Secondary Street.

	East Atlantic Avenue (Primary/Front)		SE 7 <sup>th</sup> Avenue (Secondary/Side Street)	
	Front Requirement	Provided	Side-Street Requirement	Provided
Setbacks	10' min./ 15' max.	18' (to added entry and corner feature)* 14' (to trellis column/supports)	10' min. / 15' max.	10' – 12'
Building Frontage Required on Primary Streets	75% min./ 100%max	61%**	N/A	N/A

\*Existing non-conformity to be decreased; primary wall plane is set back 29' from property line.

\*\*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) shall provide a minimum streetscape area no less than fifteen feet (15') in width, measured from the back of curb. The streetscape area shall be organized as follows:

Streetscape Standards	Minimum Standard	Proposed	
		East Atlantic Avenue	SE 7 <sup>th</sup> Avenue
Curb Zone	4'0"	4'0"	0*
Pedestrian Zone	6'0"	6'0"	
Remaining Front Setback Area	5'0"	5'0"	
<b>Total Streetscape Width</b>	<b>15'0"</b>	<b>15'</b>	<b>0'</b>

\*Existing non-conformity of Minimum Streetscape Width

The proposed improvements will provide the required dimensions to comply with the Minimum Streetscape Width along East Atlantic Avenue. The required dimensions, however, along SE 7<sup>th</sup> Avenue cannot be provided as the existing building setback measures approximately ten feet and consists of landscaping adjacent to the on-street parking. This is an existing non-conformity that is allowed to continue.

### Storefront and Glazing Area:

Pursuant to **LDR Section 4.4.13(E)(4)(e)** the storefront is a frontage type along the sidewalk level of the ground story, typically associated with commercial uses. 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	
	Minimum	Maximum	East Atlantic Avenue	SE 7 <sup>th</sup> Avenue
Building Setback	10 ft.	15 ft.	14'	10'-12'
Storefront Width	N/A	75'	72'6"	139'*
Storefront Base	9"	3'	1'-2'10"	0'*
Glazing Height**	8 ft.	---	8'6"	8'6"
Required Openings	80%	---	75%*	11%**
Awning Projection	3'	-	14' (Above trellis)	N/A

\*Existing non-conformity.

\*\*Decreasing existing non-conformity.

### Parking

The proposal involves the expansion of the overall square footage of the existing 2,922 square foot restaurant to include the 2,215 square foot retail space to restaurant use, and enclosure of the front entry consisting of 233 square feet. The courtyard, which consists of 930 square feet, will also be utilized as dining area. The total square footage will consist of 6,300 square feet.

The conversion from retail to restaurant requires a total of 5.91 spaces; the new restaurant use area requires a total of 6.978. Therefore, the proposal requires 13 (12.8) new parking spaces. The existing 24 space parking area at the rear of the property provided parking for the stand-alone bar, restaurant, and retail uses. A total of 37 parking spaces is required. With the restriping of the parking area, 28 parking spaces will be accommodated, including 5 compact spaces and two handicap spaces. The balance of the required parking (9 spaces) is provided for in the in-lieu of parking approval by the City Commission. Therefore, positive findings can be made with respect to the parking requirement.

It is noted that the asphalt area of the parking lot is not proposed to increase or be altered, and therefore, all existing non-conformities may be maintained. Any improvements which will increase or create a non-conformity will require relief.

The proposal also requires 2 bicycle parking spaces per 1,000 gross square feet. Therefore, a total of 13 bicycle parking spaces are required. The spaces have been accommodated both at the front of the property adjacent to the front covered entry, and to the rear at the southeast corner of the building. A total of 14 bicycle parking spaces have been accommodated, thereby meeting the subject requirement.

#### 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 additions and alterations to the circa 1975 building are in conformity with good taste and design and will contribute to the image of East Atlantic Avenue while adding interest and activity at a highly visible location. The surrounding area, which includes other CBD zoned properties, some of which are located within the Marina Historic District, will benefit from the proposed improvements.

The improvements to the front elevation include the installation of new, impact resistant nano doors on both sides of the new entry area to be accented by a new raised parapet. A new, cypress trellis will cover the new outdoor dining which will be separated from the pedestrian zone with a 36" aluminum rail. The trellis on the west side of the front elevation will be topped with a new canvas awning to provide additional coverage to diners. A new corner tower element will be installed at the northeast corner of the building to add interest and accentuate the corner. The exterior wall finish will be a sand finish stucco painted "Lightweight Beige" and "Sensational Sand" with a "Java" trim and doors. The new canvas awning is a clay red which will accent the terra cotta roof tiles on the decorative tower at the corner.

All new signage must be approved via a separate application and is not part of this report.

The proposed additions and alterations to the building and site are in good taste and attractive architectural design, and thus, there are no concerns noted with respect to the proposed building elevations as they are consistent with Section 4.6.18(B)(14) of the Land Development Regulations.

#### PHOTOMETRIC PLAN ANALYSIS

Pursuant to **LDR Section 4.6.8(A)(1), General Requirements, Luminaries Height**, the maximum height for luminaires on buildings and structures is 25' or eave overhang, whichever is lower, and 25' for a parking lot.

Pursuant to **LDR Section 4.6.8(A)(2), Cutoff Luminaire Required**, all perimeter exterior lighting shall be full cutoff luminaires to minimize spillover on adjacent properties. In order to decrease urban glow, no luminaires shall be directed upwards.

The proposed lighting includes three freestanding poles measuring 20' in height and located along the south property line facing into the parking area. The photometric plan illustrates that the spillover foot candles measure 0.0-0.1 foot candles which will not impact the multi-family building to the south. Additional fixtures include wall packs and sconces on the rear of the building and at the front entrance.

Pursuant to **LDR Section 4.6.8(A)(3), Illumination Standards**, the applicable illumination standards are as follows:

	Foot Candles		
	Max Permitted	Min. Permitted	Provided
Commercial Parking Lot	12	1.0	1.0-2.0
Building Entrance-Front	10	1.0	1.6-3.7

The provided lighting enhances the existing lighting conditions for the property, and provides sufficient lighting for the transition from CBD to the RM zoning to the south. In addition to the proposed lighting, there are existing street lights at the corner of SE 7<sup>th</sup> Avenue and East Atlantic Avenue, as well as a street light along SE 7<sup>th</sup> Avenue across from the property.

#### LANDSCAPE PLAN ANALYSIS

Pursuant to **LDR Section 4.6.16(A), Landscape Regulations, Purpose**, the objective of this article is to improve the appearance of setback and yard areas in conjunction with the development of commercial, industrial, and residential properties, including off-street vehicular parking and open-lot sales and service areas in the City, and to protect and preserve the appearance, character and value of the surrounding neighborhoods and thereby promote the general welfare by providing minimum standards for the installation and maintenance of landscaping.

The Landscape Plan has been reviewed and found to be in compliance inclusive of the existing non-conformities which will be maintained. Much of the existing trees will be maintained in place or relocated on site; 8 of the 35 existing trees will be removed. The new landscaping will enhance the side of the building and provide added interest to the side street elevation which faces SE 7<sup>th</sup> Avenue, while the landscaping at the rear of the property will create a more inviting entrance to the restaurant from the parking area, and provide enhance the green spaces around the perimeter.

## 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 the expansion of the existing restaurant use into the retail space, and addition of use area at the front. Pursuant to LDR Section 2.4.5(G)(5), this minor modification does not significantly impact the existing site, as there will be a decrease in existing non-conformities with respect to the CBD regulations and parking. Any other existing non-conformities, such as stacking or landscaping, will be maintained and not increased.

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.

**Section 2.4.5 (F)(5) - Compatibility (Site Plan Findings):** The approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

The subject property is bordered on the north, east, and west by CBD zoned properties and on the south by Multi-Family Residential, Medium Density (RM) zoned property. The existing land uses are retail and restaurant. Compatibility with the adjacent uses is not a concern as they are all of similar intensity as the proposed restaurant. The proposed improvements to both the building and the property will be an enhancement to and be harmonious with the adjacent and nearby properties.



**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 is fully developed and contains 7,409 square feet of commercial space in which the applicant is seeking an additional 233 square feet to the existing building space and utilization of the 930 square foot courtyard, while converting the existing retail to restaurant use. There are no special physical or environmental characteristics of the land that would be negatively impacted by the proposal. The development is complimentary with surrounding commercial developments.

**Housing Policy A-12.3:** In evaluating proposals for new development or redevelopment, 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.

The subject property is located in the commercial core of the City and surrounded by a mix of commercial uses (i.e. restaurant/bar, retail uses and offices.). The proposed improvements and restaurant use will not negatively impact the surrounding properties or adjacent neighborhood with respect to traffic, noise, odor, and dust. The neighborhood to the south of the property is zoned RM (Multi-Family Residential-Medium Density), and provides a transition area from the CBD into the single-family neighborhood further to the south (Marina Historic District). Given the location along East Atlantic Avenue, patrons traveling by vehicle are more apt to utilize Atlantic Avenue and Federal Highway when traveling to and from the location, thereby not impacting the neighborhood.

#### REVIEW BY OTHERS

At its meeting of November 5, 2015, the **Community Redevelopment Agency (CRA)** reviewed the development proposal and recommended approval with noted concerns regarding patron access from the parking area to the front entry. NOTE: Access has been clarified to be provided from the parking area at the rear of the building, as well as at the front of the restaurant along East Atlantic Avenue.

At its meeting of November 9, 2015, the **Downtown Development Authority (DDA)** reviewed the development proposal and recommended approval.

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

- Delray Citizens Coalition
- Chamber of Commerce
- Marina Historic District Homeowner's Association
- Palm Trail Homeowner's Association

Letters of objection or support, if any, will be presented at the meeting.

## ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the request for a Class III Site Plan Modification (2015-269) for the property located at **640 East Atlantic Avenue**, 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, Section 4.6.18(B)(14), and Section 4.6.16(A).
- C. Move denial of the request for a Class III Site Plan Modification (2015-269) for the property located at **640 East Atlantic Avenue**, 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, Section 4.6.18(B)(14), and Section 4.6.16(A).

## STAFF RECOMMENDATION

By Separate Motions:

### Site Plan

Move approval of the Class III Site Plan Modification (2015-269) for the property located at **640 East Atlantic Avenue**, 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.

### Architectural Elevations

Move approval of the Architectural Elevations (2015-269) for the property located at **640 East Atlantic Avenue**, 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.

### Landscape Plan

Move approval of the Landscape Plan (2015-269) for the property located at **640 East Atlantic Avenue**, by adopting the findings of fact and law contained in the staff report, and finding that the request meets criteria set forth in Section 4.6.16(A) of the Land Development Regulations.

**Staff Report Prepared by:** Amy E. Alvarez, AICP, Senior Planner

## 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 exist on site. Water service is provided via a lateral connection to the 12" water main located within SE 7<sup>th</sup> Avenue. Sanitary sewer service is provided via lateral connection to the existing 15" sewer main located within the north-south alley to the west of the property. Fire protection is provided via an existing fire hydrant located at the northeast corner of NE 7<sup>th</sup> Avenue and East Atlantic Avenue.

### **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. The submitted traffic statement indicates that there will be 10 fewer net daily trips as a result of the proposal due to the change of retail to restaurant.

### **Solid Waste:**

The existing tenant spaces generate approximately 63.06 tons of solid waste per year; with the change of use from retail to restaurant and small addition of restaurant space, the building will now generate 93.82 tons of solid waste per year for an increase of 30.77 tons. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals till the year 2048.

### **Drainage:**

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

<p style="text-align: center;"><b>APPENDIX B</b> <b>STANDARDS FOR SITE PLAN ACTIONS</b></p>
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- 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. Vacant property shall be developed 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   X  






Meets intent of standard \_\_\_\_\_

Does not meet intent \_\_\_\_\_

Does not meet intent

# COLOR SAMPLES/FINISHES SCHEDULE

Please note type of material proposed

	ATTACH SAMPLES		ATTACH SAMPLES
ROOF	Flat Roof On Main Building/ Terra Cotta Clay Tile on Decorative Tower	AWNINGS	
WALLS		RAILINGS & IRON GATES	Black
FASCIA & TRIM		DOORS	
WINDOWS	Aluminum - Medium Bronze Finish	SCREENING (PATIO/POOL)	
COLUMNS		OTHER	

INDICATE FINISH TYPE (Flat, Gloss etc): \_\_\_\_\_

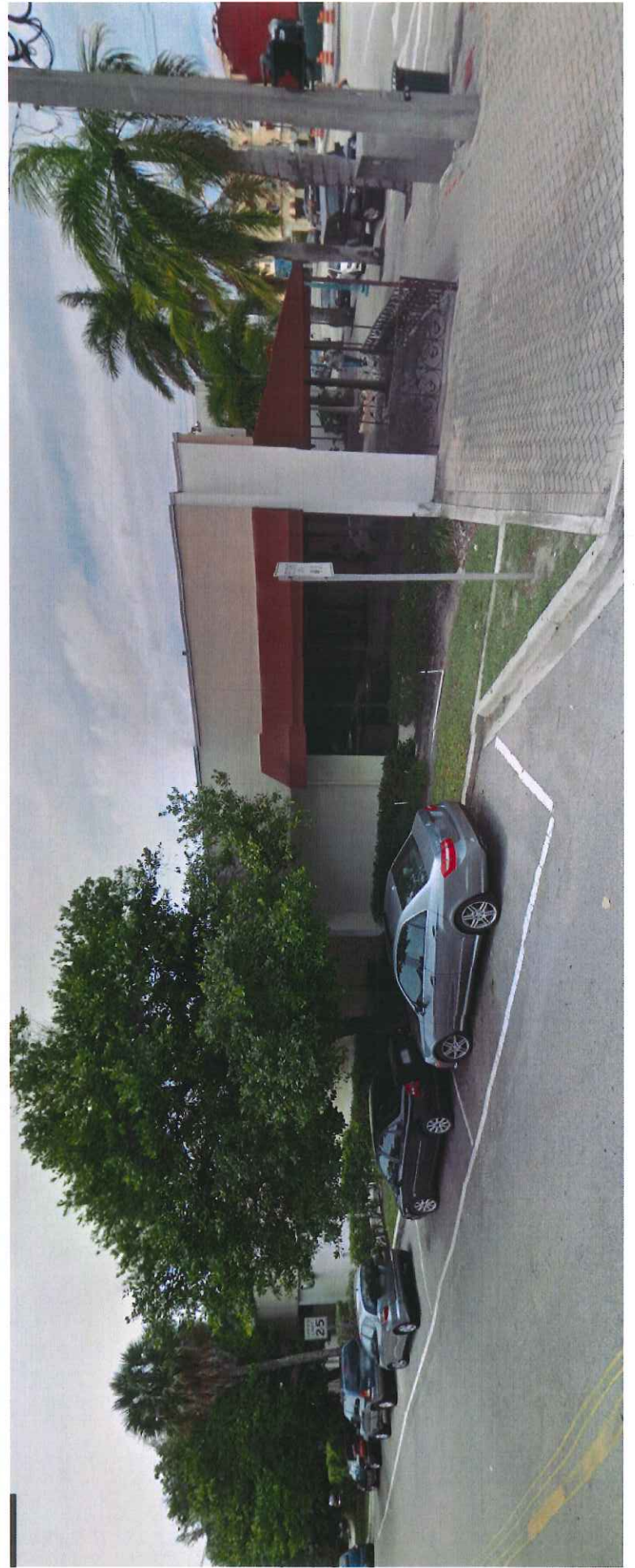
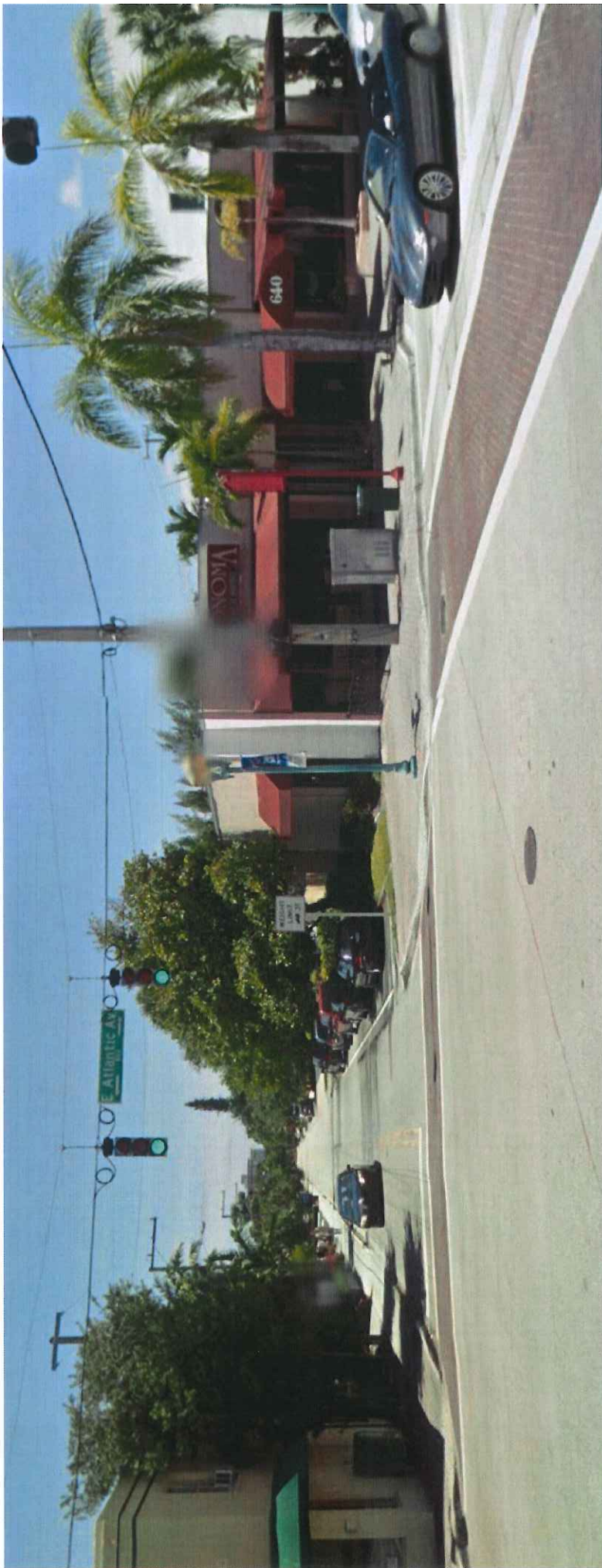
**SUBMIT EIGHT COPIES OF A PHOTOGRAPH(S) OF THE STREETScape VIEW(S) OF THE SUBJECT SITE AND THE BUILDINGS IMMEDIATELY ADJACENT TO IT.**

**AFFIX EIGHT COPIES OF A PHOTOGRAPH OF BUILDING WITH PROPOSED COLORS TO APPLICATION**















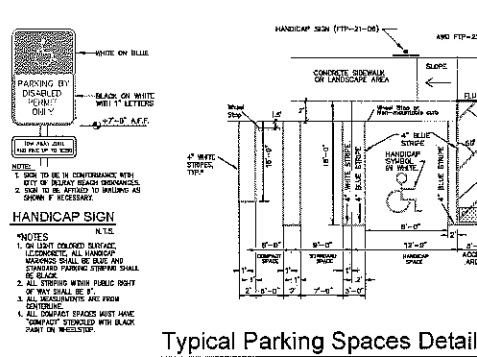
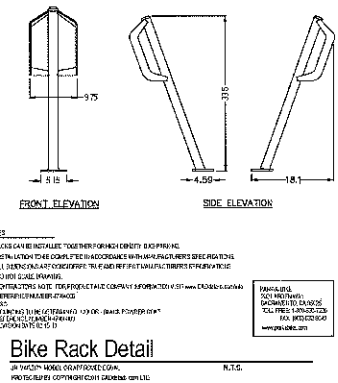




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DEC 2 2015

City of Delray Beach  
Planning & Zoning



#### Land Description

The east 17.5 feet of Lot 15 and all of Lots 16, 17 and 18, Block 117, Map of the TOWN OF LINTON (now known as Delray Beach), according to the Plat thereof as recorded in Plat Book 1, Page 3, Public Records of Palm Beach County, Florida.

Said lands situate in the City of Delray Beach, Palm Beach County, Florida and containing 26,578 square feet (0.61 acres) more or less.

#### Property Development Regulations

ZONING DISTRICT	MIN LOT SIZE (S.F.)	MIN LOT WIDTH (FT.)	MIN LOT DEPTH (FT.)	MIN LOT FRONTAGE (FT.)	FRONT SETBACK	SIDE STREET SETBACK	SIDE INTERIOR SETBACK	REAR SETBACK	MAXIMUM BUILDING HEIGHT (FT.)
REQUIRED	0	0	0	0	10'	10'	0'	10'	45'
PROVIDED	26,578 sf	85'	241.59'	85'	16'	10'	0'	71.7'	13'-8" (roof deck)

#### Parking Tabulations

Stand Alone Bar (2,039 sf)	1 space / 300sf	6.80
Ex. Restaurant (2,922 sf)	1 space / 300 sf	9.74
Convert Retail to Restaurant (2,215 sf)	6 spaces / 1,000 sf	13.29
New Restaurant Space (233 sf)	6 spaces / 1,000 sf	1.40
Outdoor Dining (930 sf)	6 spaces / 1,000 sf	5.58
TOTAL REQUIRED SPACES		36.81 = 37 spaces
TOTAL PARKING PROVIDED		28 spaces
IN-LIEU PARKING		9 spaces
(approved 02-03-2015)		
Bicycle Spaces		
Required 2 per 1,000 s.f. = 13 spaces 14 spaces provided		

#### Site Tabulations

Total Site Area	26,578 sf	0.61 ac	100%
Total Impervious Area	21,902 sf	0.502 ac	82.41%
Building area	7,409 sf		
Vehicle Use, Sidewalks, and Covered Areas	14,493 sf		
Total Pervious Area	4,676 sf	0.108 ac	17.59%

#### Site Notes

- Existing Land Use - CC (Commercial Core)
- Proposed Land Use - Same
- Existing Zoning - CBD (Central Business District)
- Proposed Zoning - Same
- Existing Use - Restaurant, Bar
- Proposed Use - Same
- All new utilities on site shall be placed underground
- Sewer - Existing at site
- Water - Existing at site
- Electric / Phone / Nat. Gas / Cable Television - Existing at site

Site Plan  
640 East Atlantic Avenue  
Delray Beach  
Florida

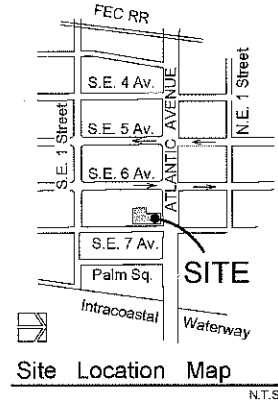
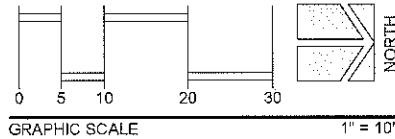
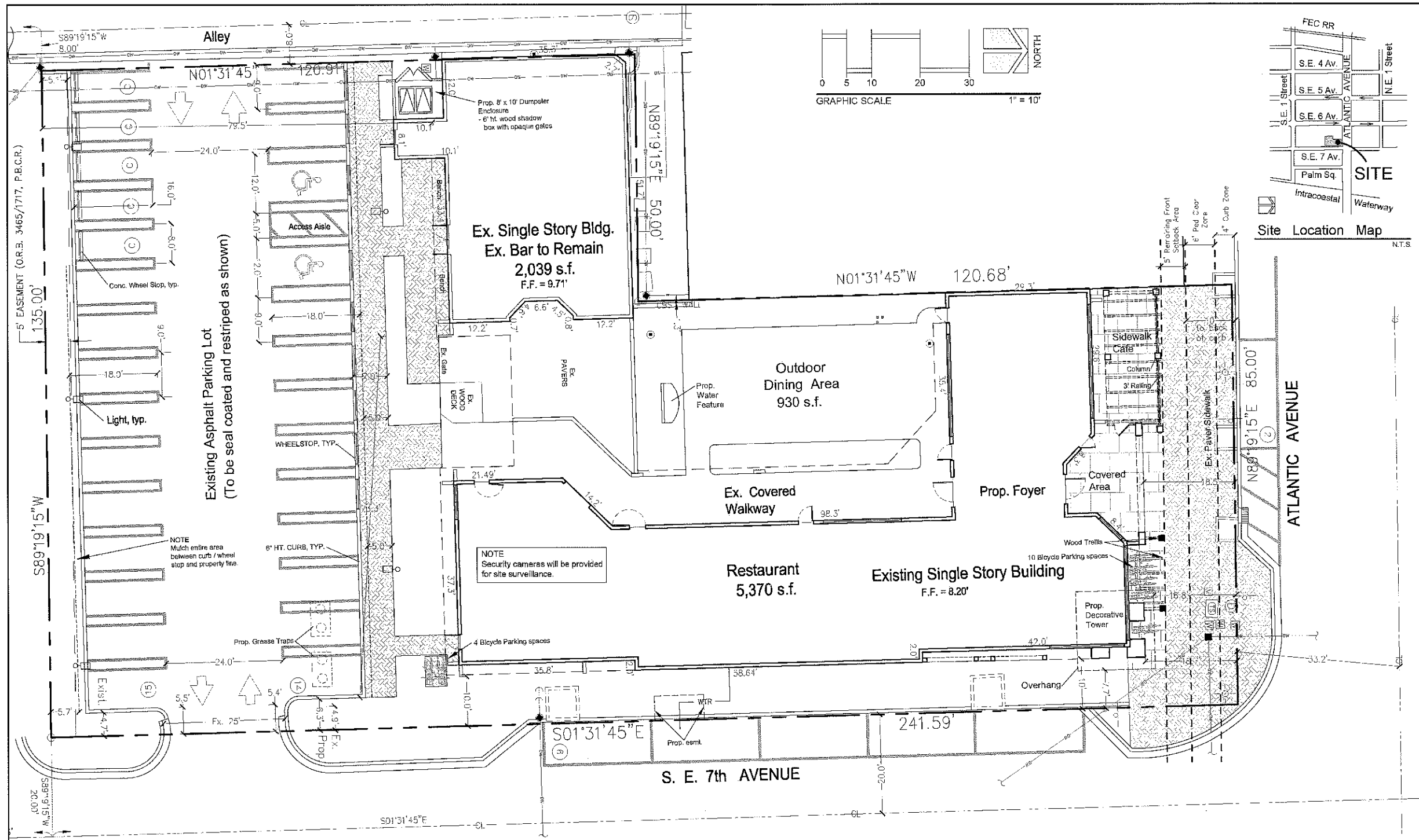
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Scale As Noted  
PN# 1147

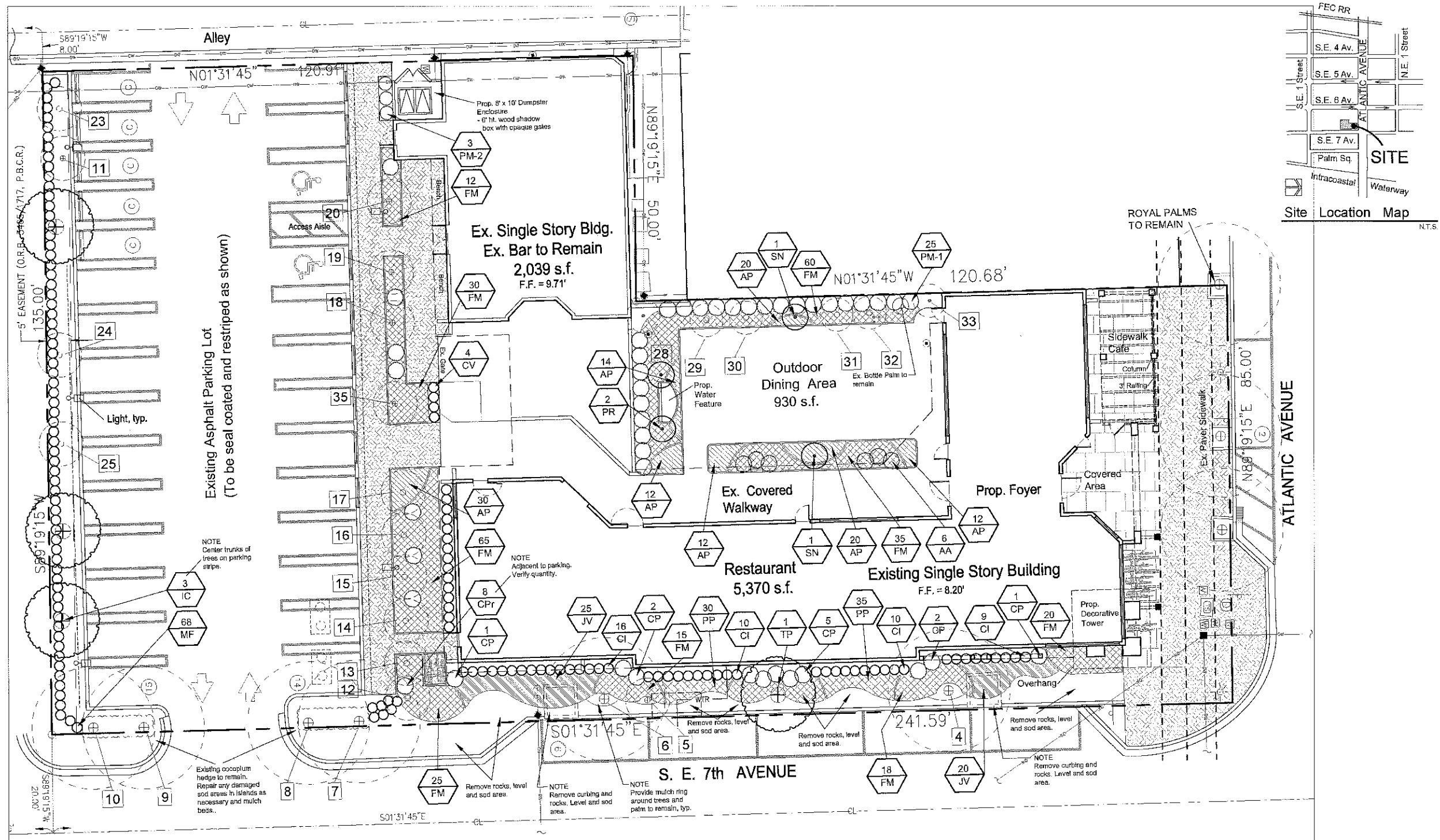
PREPARED BY  
Steven E. Tate, P.L.A.  
Landscape Architect #007  
State of Florida  
- for the firm -  
DATE

Drawing No.  
SP-1  
OF 1

Covelli Design Associates Inc.  
Urban Planning • Landscape Architecture  
2255 N.W. Corporate Blvd, Suite 213  
Boca Raton, Florida 33431  
561-910-0330  
LC 26000287  
covellidesign.com

Revisions	11-15-15
Revisions Permitted to PAC comments dated 10-28-15	BET





**Covelli Design Associates Inc.**  
Urban Planning • Landscape Architecture

2295 N.W. Corporate Blvd. Suite 213  
Boca Raton, Florida 33431  
561-910-0630  
LC 26000287  
covell@design.com

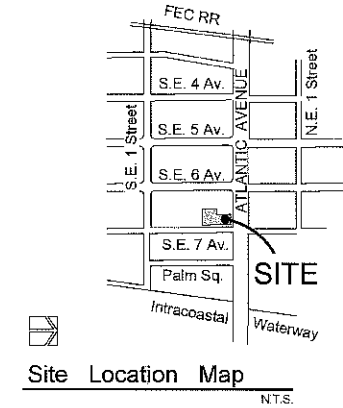
**Landscape Plan**  
**640 East Atlantic Avenue**  
Delray Beach, Florida

Date: 08-17-2015  
Scale: As Noted  
PN#: 1147

PREPARED BY:  
Steven E. Tate, RLA  
Landscape Architect #367  
State of Florida  
- for the firm -  
DATE:

Drawing No.  
**LP-1**  
OF 2

Drawing No.  
**LP-2**  
OF 2

[illegible]

**Covelli  
Design  
Associates Inc.**

2295 N.W. Corporate Blvd., Suite 213  
Boca Raton, Florida 33431  
561-470-0350

LC 2B002287  
covelldesign.com

Urban Planning • Landscape Architecture

Tree Preservation & Removal Plan  
640 East Atlantic Avenue  
Delray Beach Florida


Date	08-17-2015
Scale	As Noted
PN#	1147

PREPARED BY

Steven E. Tate, RLA  
Landscape Architect #967  
State of Florida  
- for the firm -

DATE

Drawing No.  
**TP-1**  
OF 1



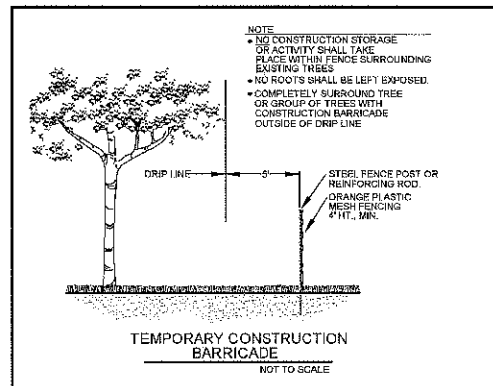
**Know what's below.  
Call before you dig.**

---

ALWAYS CALL TWO FULL BUSINESS DAYS BEFORE YOU DIG

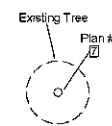
**CALL  
811**

[sunshine.811.com](http://sunshine.811.com)



Plan #	Common Name / Botanic Name
1	Sabal palmetto / Cabbage Palm
2	Wodyetia bifurcata / Foxtail Palm
3	Wodyetia bifurcata / Foxtail Palm
4	Calophyllum inophyllum / Brazilian Beauty Leaf
5	Sabal palmetto / Cabbage Palm
6	Calophyllum inophyllum / Brazilian Beauty Leaf
7	Quercus virginiana / Live Oak
8	Quercus virginiana / Live Oak
9	Quercus virginiana / Live Oak
10	Quercus virginiana / Live Oak
11	Sabal palmetto / Cabbage Palm
12	Wodyetia bifurcata / Foxtail Palm
13	Wodyetia bifurcata / Foxtail Palm
14	Wodyetia bifurcata / Foxtail Palm
15	Wodyetia bifurcata / Foxtail Palm
16	Wodyetia bifurcata / Foxtail Palm
17	Wodyetia bifurcata / Foxtail Palm
18	Wodyetia bifurcata / Foxtail Palm
19	Wodyetia bifurcata / Foxtail Palm
20	Veitchia merillii / Christmas Palm
21	Veitchia merillii / Christmas Palm
22	Veitchia merillii / Christmas Palm
23	Conocarpus erectus sericeus / Silver Buttonwood
24	Conocarpus erectus sericeus / Silver Buttonwood
25	Conocarpus erectus sericeus / Silver Buttonwood
26	Conocarpus erectus sericeus / Silver Buttonwood

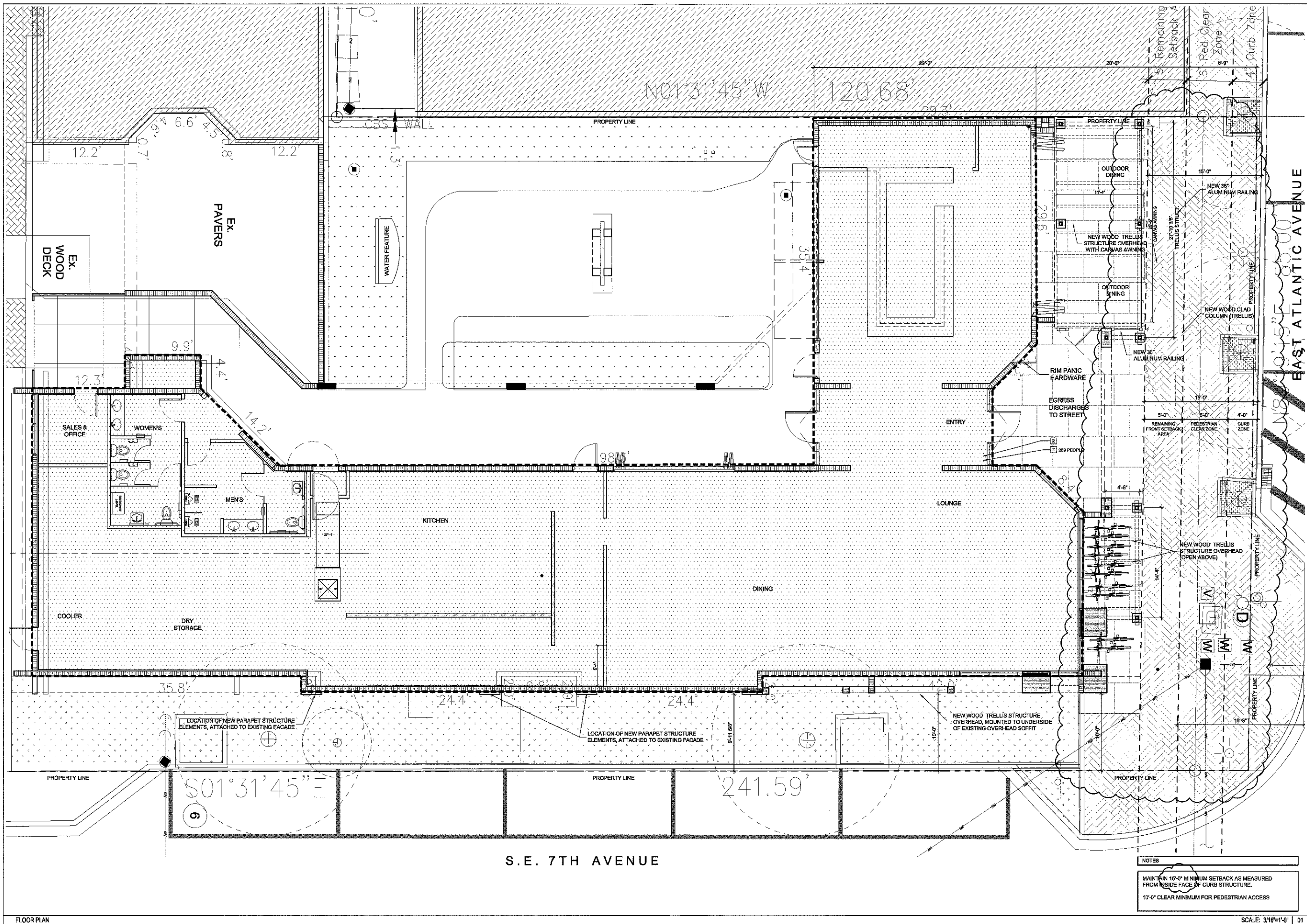
Plan #	Common Name / Botanic Name	Proposed Disposition
27	Phoenix roebelinii / Dwarf Date Palm	RE-MOVE
28	Dypsis lutescens / Areca Palm	Remain
29	Pythospermum elegans / Alexander Palm	RELOCAT
30	Pythospermum elegans / Alexander Palm	RELOCAT
31	Pythospermum elegans / Alexander Palm	RELOCAT
32	Pythospermum elegans / Alexander Palm	RELOCAT
33	Dypsis lutescens / Areca Palm	Remain
34	Phoenix roebelinii / Dwarf Date Palm	RE-MOVE
35	Caryota sp. / Fishtail Palm	Remain



**NOTE**

1. See tree barricade detail for trees to remain.
2. Trees & palms to remain shall be pruned pursuant to ANSI A300 remove dead, diseased or broken branches and suckers.

NOTE - Existing Trees to Remain  
Existing hardwood trees to remain shall be pruned by a Certified Arborist. This pruning shall consist of canopy thinning and structural pruning



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DESIGNER AND ARCHITECT  
IN FLORIDA

**INTERIOR RENOVATION**  
COCINA  
640 E. ATLANTIC AVE.  
DELRAY BEACH, FL 33483

**FLOOR PLAN**

Andrew Seidler, P.A.  
A10018528 (FL)

REVISIONS:	
#	DATE
1	07/27/15
2	07/27/15
3	07/27/15

DRAWN BY: AFS  
CHECKED BY: AFS  
DATE: JULY 15, 2015

**NOTES**

MAINTAIN 15'-0" MINIMUM SETBACK AS MEASURED FROM INSIDE FACE OF CURB STRUCTURE.  
10'-0" CLEAR MINIMUM FOR PEDESTRIAN ACCESS

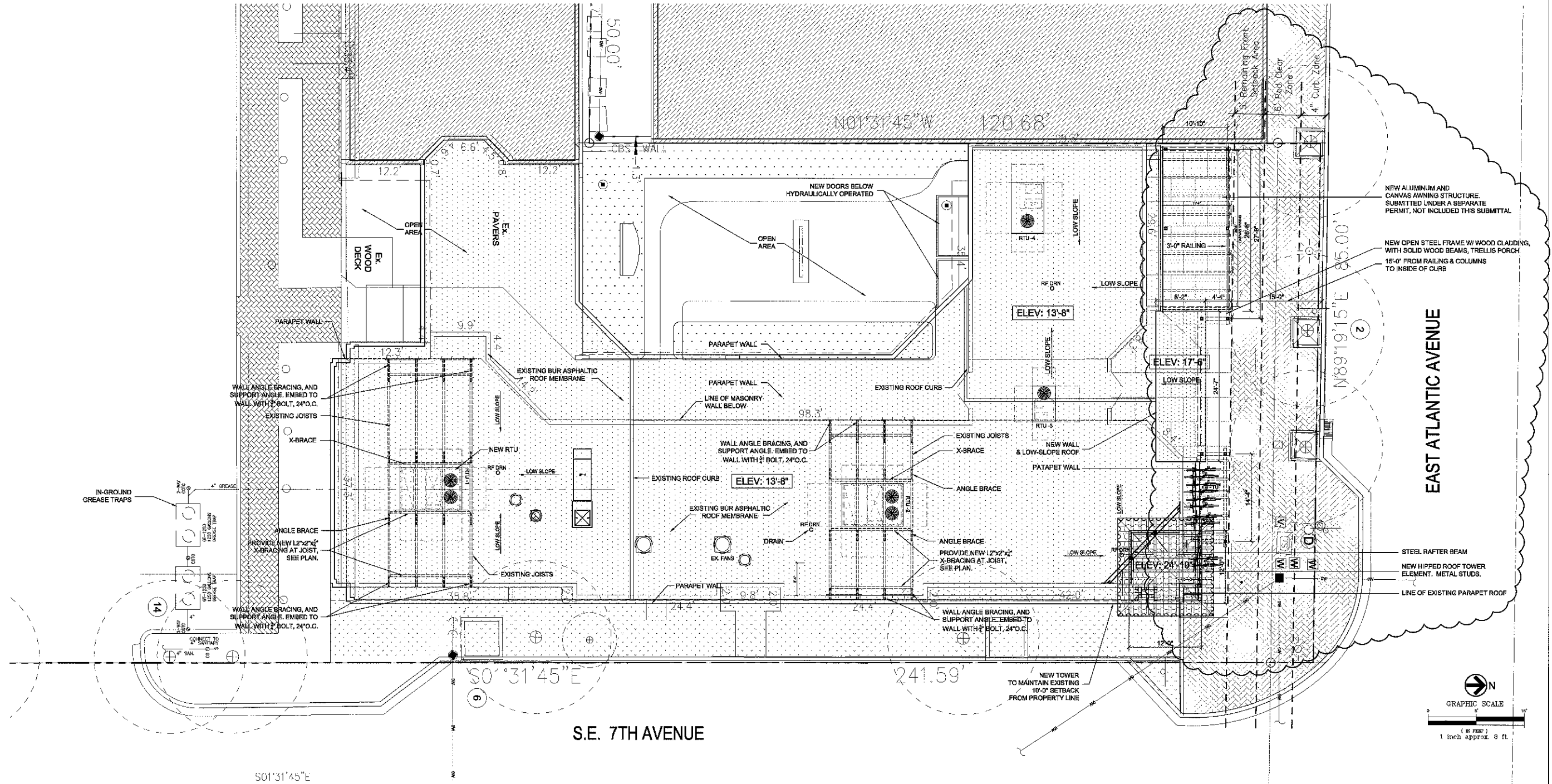
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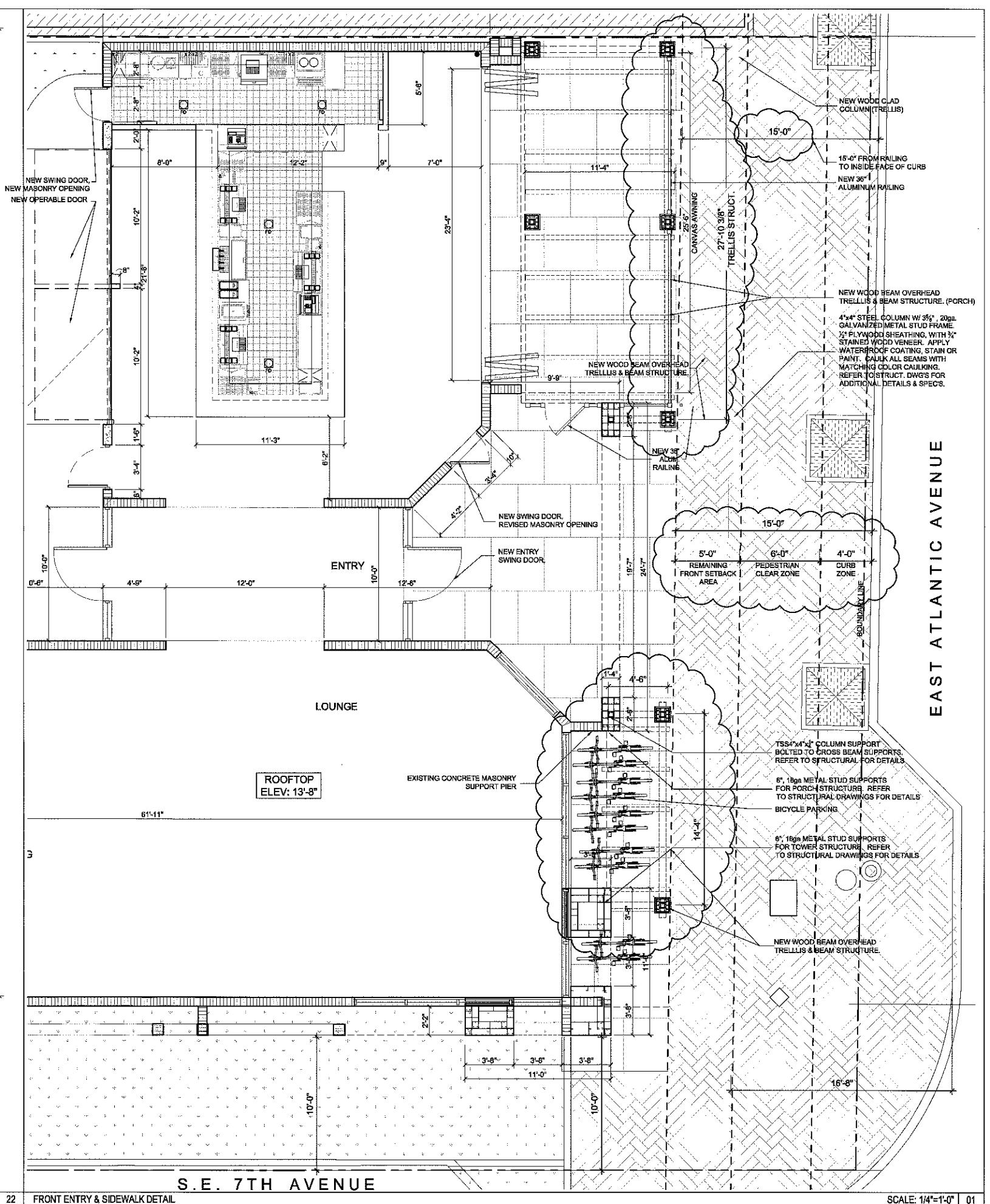
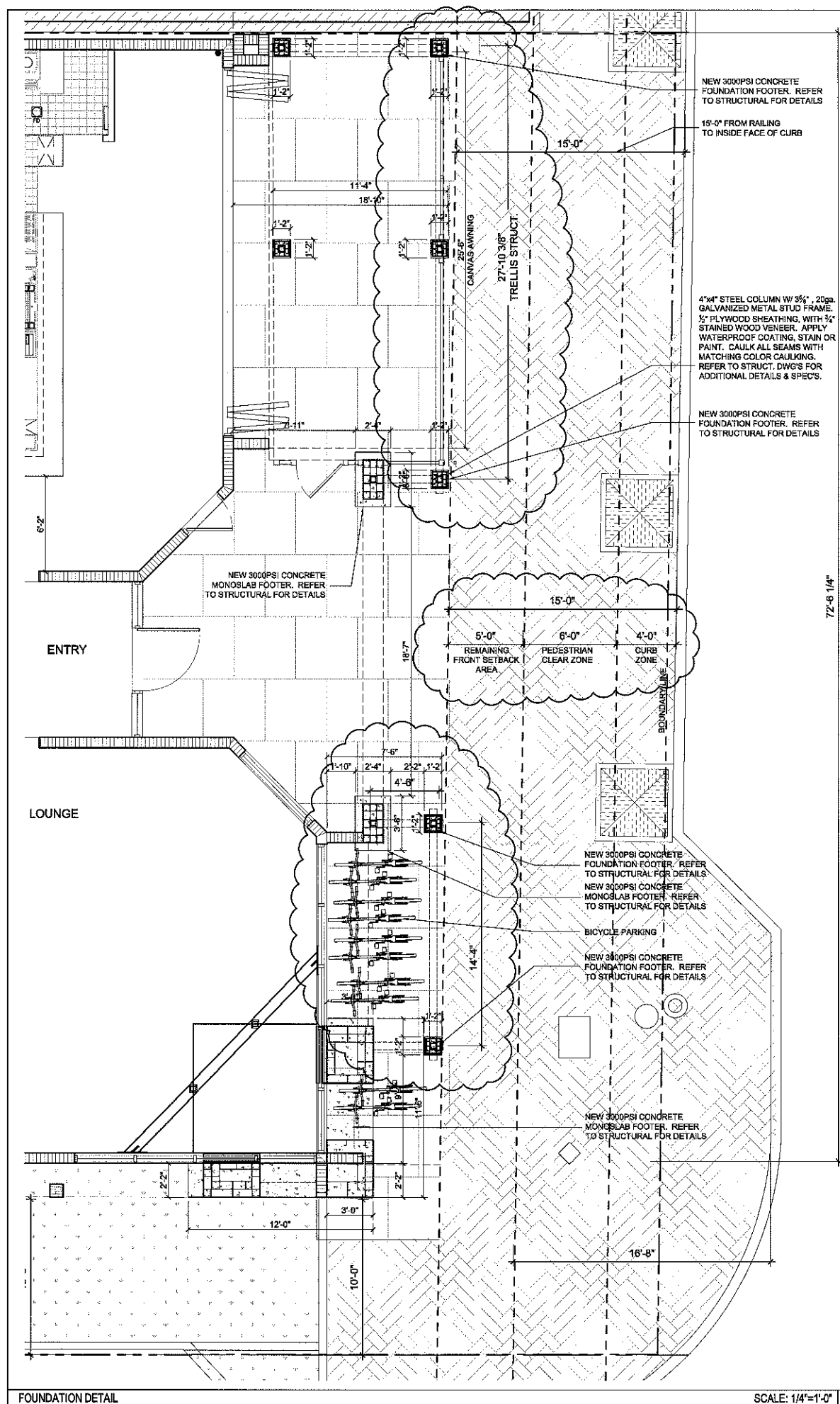
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2	07/15/14	SUBMIT
3	11/04/14	RESUBMIT

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CHECKED BY: AFS  
DATE: JULY 15, 2015

SHEET:  
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102-A  
Elite Universal, Inc. No. 00000



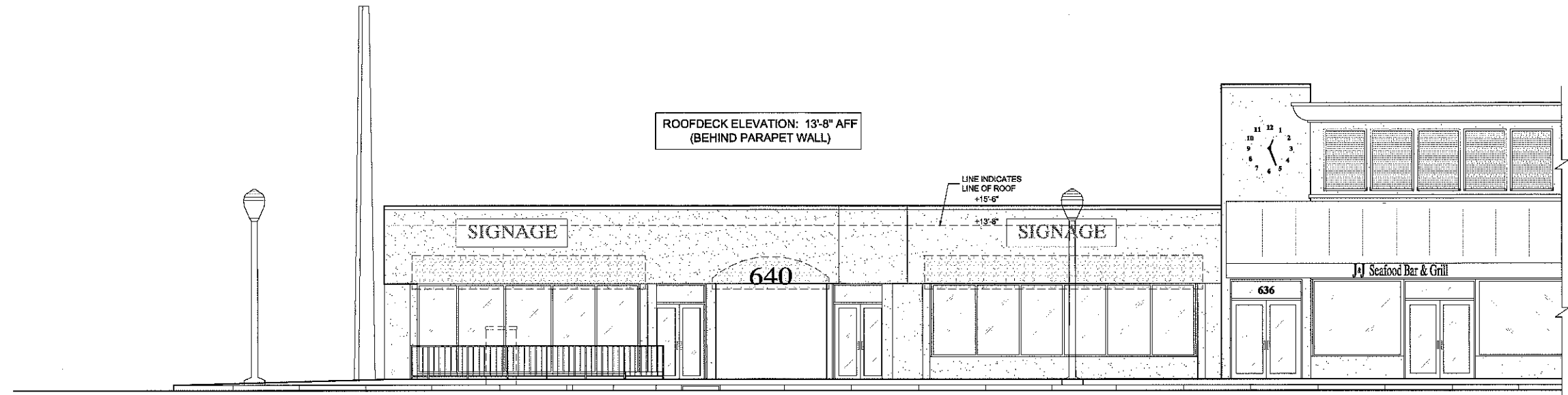




REVISIONS:	
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2	DATE: 07/22/2015 DESCRIPTION: SUBMIT
3	DATE: 11/24/2015 DESCRIPTION: REDESIGN

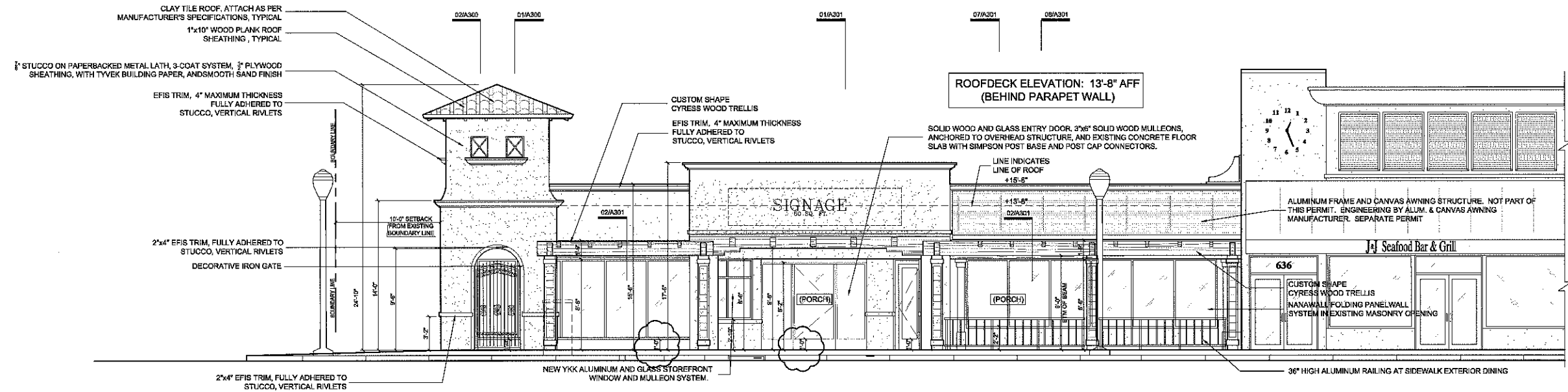
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DATE: JULY 16, 2015

SHEET:  
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201-A  
Elite Universal Job No.  
00009



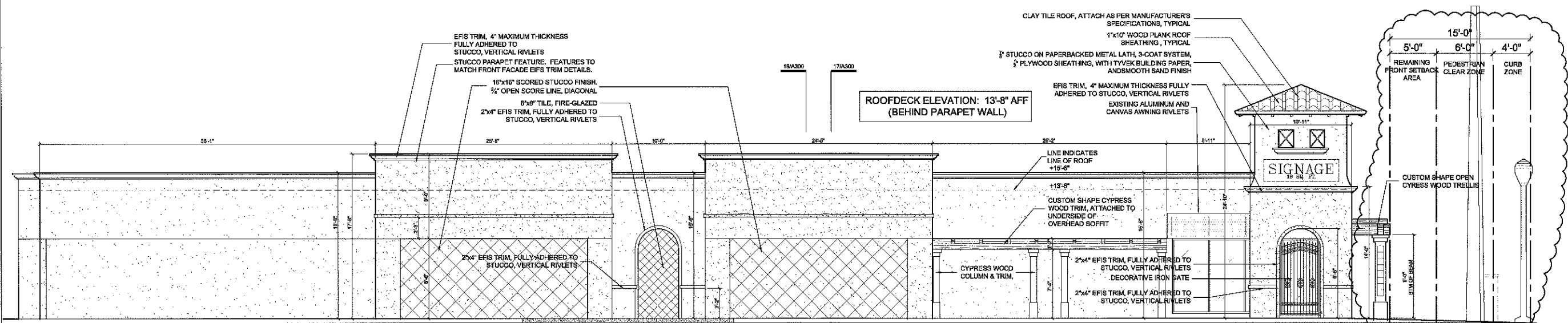
EXISTING BUILDING ELEVATION

SCALE: 3/16"=1'-0" 03



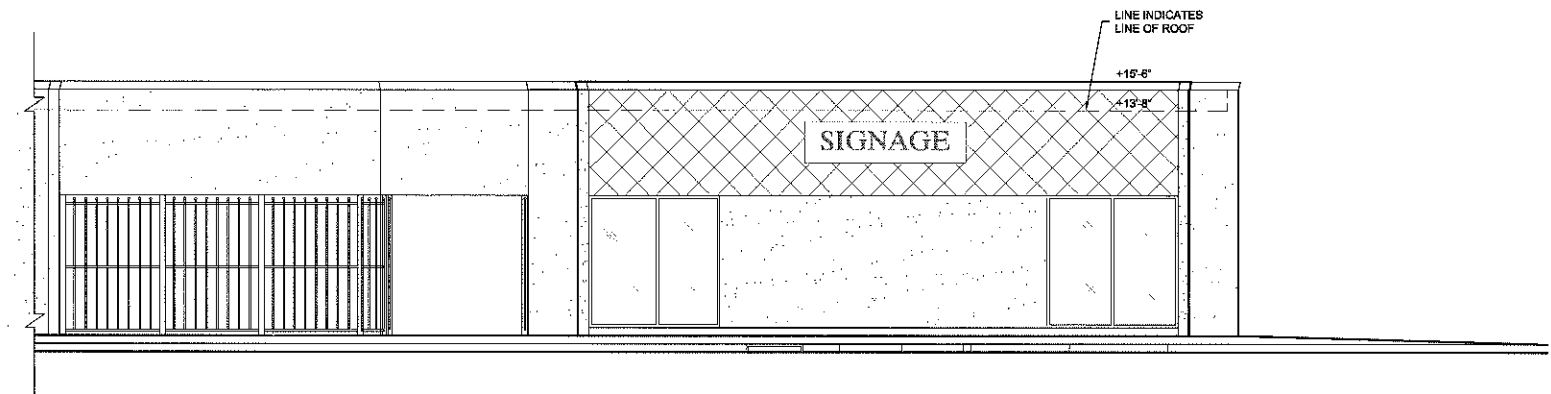
RENOVATED NORTH - BUILDING ELEVATION

SCALE: 3/16"=1'-0" 02



RENOVATED EAST - BUILDING ELEVATION

SCALE: 3/16"=1'-0" 01



NOT USED

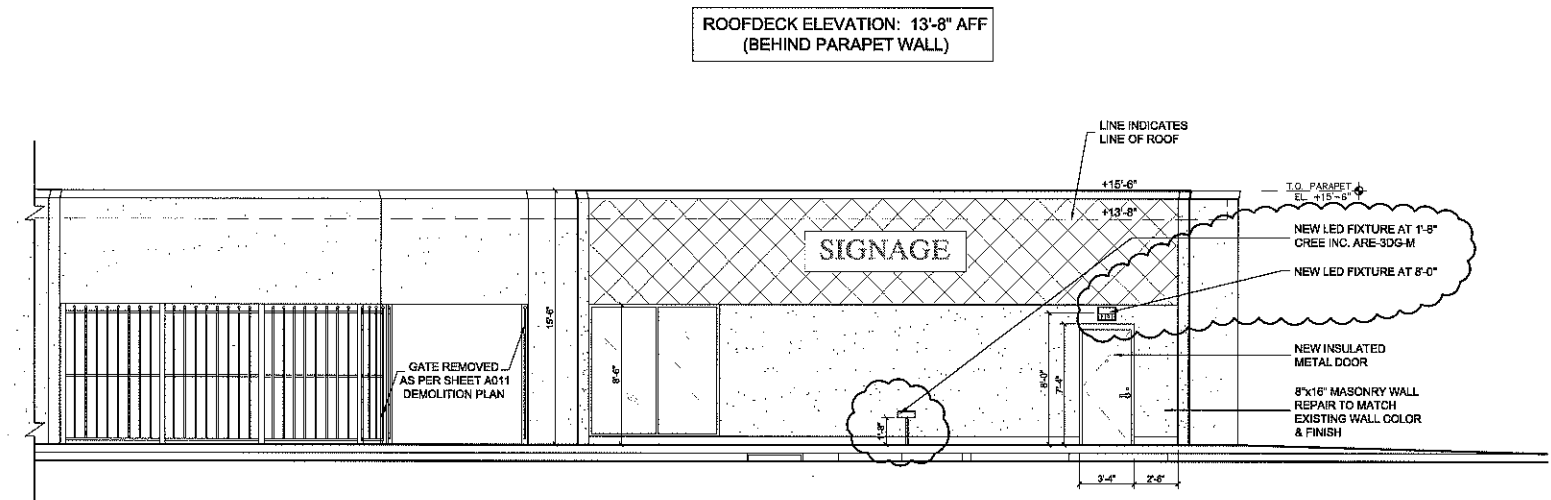
SCALE: NOT TO SCALE

23

EXISTING NORTH ELEVATION - REAR BUILDING ELEVATION

SCALE: 3/16"=1'-0"

03



NOT USED

SCALE: NOT TO SCALE

22

RENOVATED SOUTH ELEVATION - REAR BUILDING ELEVATION

SCALE: 3/16"=1'-0"

02



NOT USED

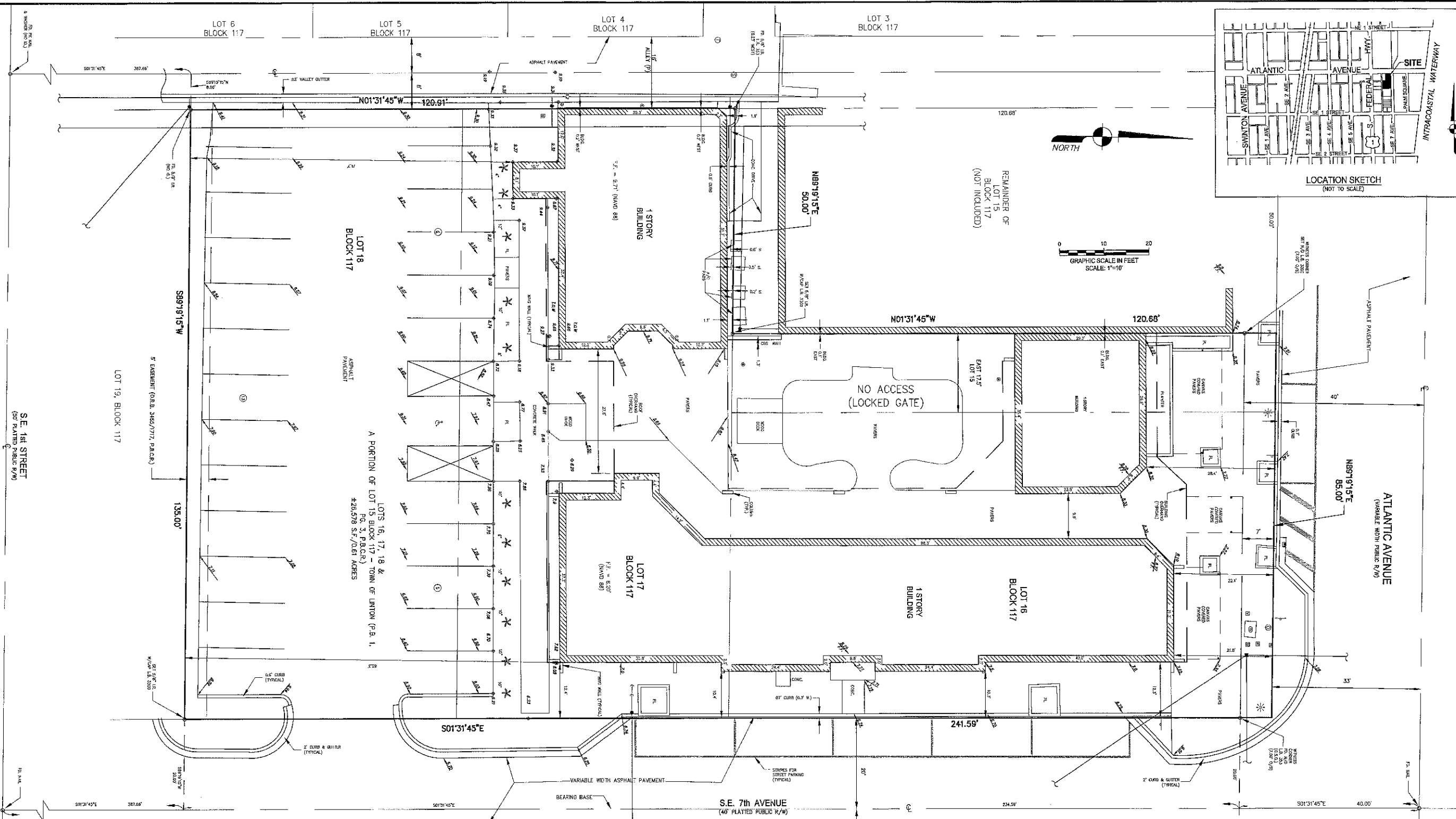
SCALE: NOT TO SCALE

21

EXISTING IMAGES

SCALE: NOT TO SCALE

01



**SURVEYOR'S REPORT:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Lands shown hereon were not obstructed by Avrom & Associates, Inc. for easements, rights-of-way, ownership or other instruments of records. Instruments of record are per Title Commitment issued by Old Republic National Title Insurance Company, Agent's File Reference 12202, dated September 10, 2012. Property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment. Easements, where applicable are shown on the survey.
3. The land description shown hereon is in accord with the Title Commitment.
4. No underground improvements were located.
5. Bearings shown hereon are based on the centerline of S.E. 7th Avenue having a bearing of S01°31'45"E.
6. Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88).
7. Benchmark Description: Palm Beach County Engineering Division Benchmark No. 17.163 (SRD) Elevation = 18.698 (NGVD 29).
8. The entire property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 125102 0004 D, dated 01/05/1989.
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the features.
10. Abbreviation Legend: A/C = Air conditioner; BLDG. = Building; C = Calculated; CL = Centerline; C.B.S. = Concrete, Block & Stucco; C.L.F. = Chain Link Fence; C.M. = Concrete Monument; CONC. = Concrete; D = Per Deed; ELEC. = Electric; ESM.T. = Easement; F.B. = Field Book; F.D. = Found; F.P.L. = Florida Power & Light Company; ID. = Identification; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; MS = Measured; N/O = Nail & Disk; N/IT = Nail & Tin Tab; O.R.B. = Official Records Book; O/S = Offset; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; PK = Parker-Kalon; PL = Planter; P.L.S. = Professional Land Surveyor; R.L.S. = Registered Land Surveyor; R/W = Right-of-Way; S.F. = Square Feet; S.R. = State Road; TYP. = Typical; W/ = With; W/CAP = With Surveyors Cap.

**LEGEND**

- CLEAN OUT
- CONCRETE UTILITY POLE
- CURB RILEY
- DRAINAGE MANHOLE
- GUY ANCHOR
- HANDICAP PARKING
- METAL LIGHT POLE
- NUMBER OF REGULAR PARKING
- OVERHEAD WIRES
- SANITARY MANHOLE
- SIGN (UNLESS NOTED)
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL SERVICE BOX
- VAULT
- WATER METER
- WOOD UTILITY POLE
- PALM TREE

**LAND DESCRIPTION:**

The east 17.5 feet of Lot 15 and all of Lots 16, 17 and 18, Block 117, Map of the TOWN OF LINTON (now known as Delroy Beach), according to the Plat thereof as recorded in Plat Book 1, Page 3, Public Records of Palm Beach County, Florida.

Said lands situate in the City of Delray Beach, Palm Beach County, Florida and containing 26,578 square feet (0.61 acres) more or less.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 7/22/2015

JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVROM & ASSOCIATES, INC.  
L.B. No. 3300

ELEVATIONS & TREES ONLY  
04/23/2015

**AVROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
201 S.W. 15th Avenue, Suite 102  
Palm Beach, Florida 33480  
TEL: (561) 382-2594, FAX: (561) 394-7225  
WWW.AVROMSURVEY.COM

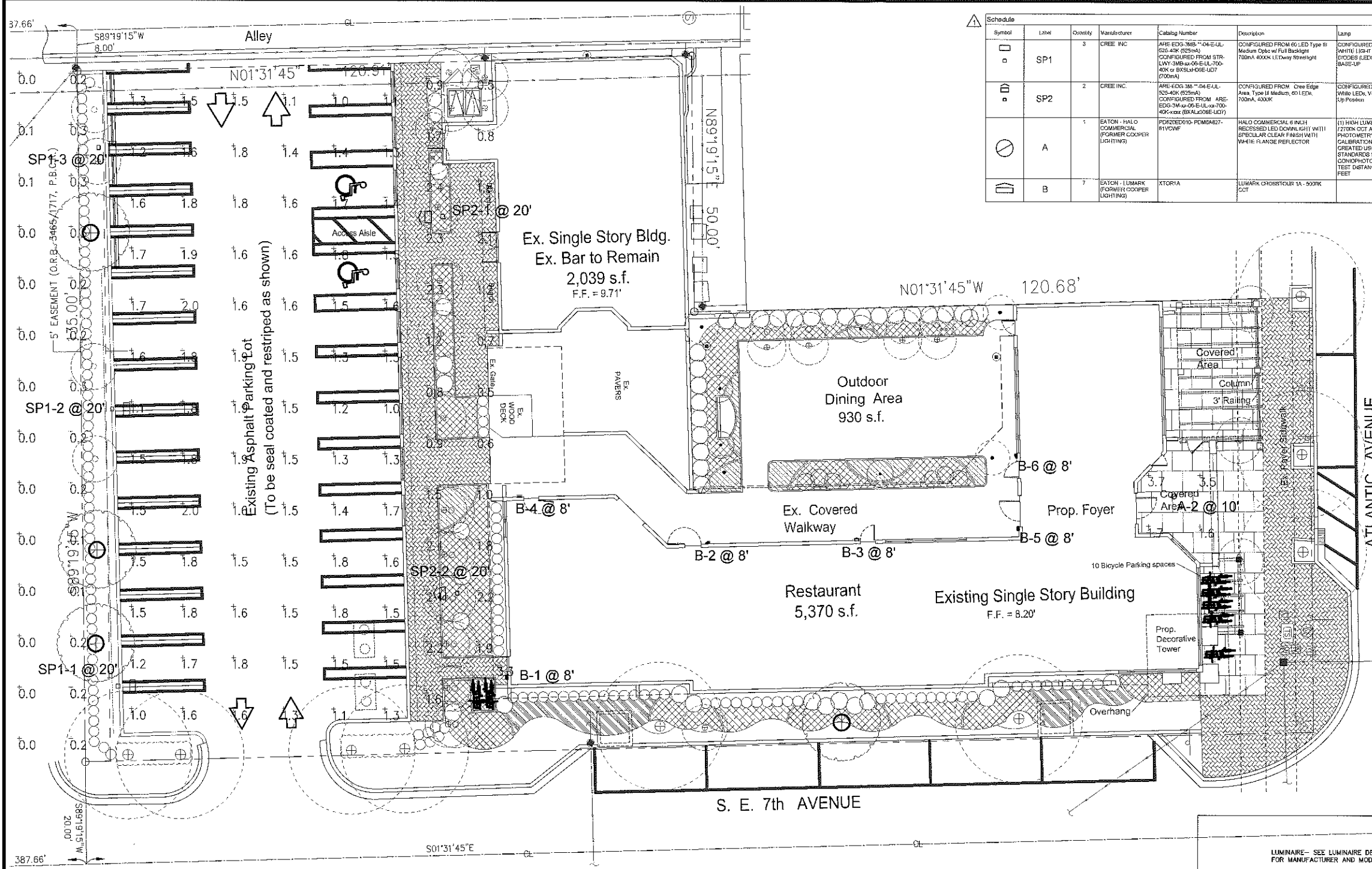
**AVROM & ASSOCIATES**  
ESTABLISHED 1981

REVISIONS	DATE	BY	CHKD	DATE	BY	CHKD	DATE	BY	CHKD
1	04/23/2015	JTD	JTD						

**BOUNDARY SURVEY**  
**640 E. ATLANTIC AVENUE**  
LOTS 16, 17, 18 AND A PORTION OF LOT 15  
BLOCK 117  
MAP OF THE TOWN OF LINTON  
(PLAT BOOK 1, PAGE 3, P.B.C.R.)  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SCALE: 1" = 10'  
DATE: 10/09/2012  
BY: M.M.K.  
CHECKED: M.D.A.  
F.B. 1519 PG. 71-77  
SHEET: 1 OF 1

JOB # 9144



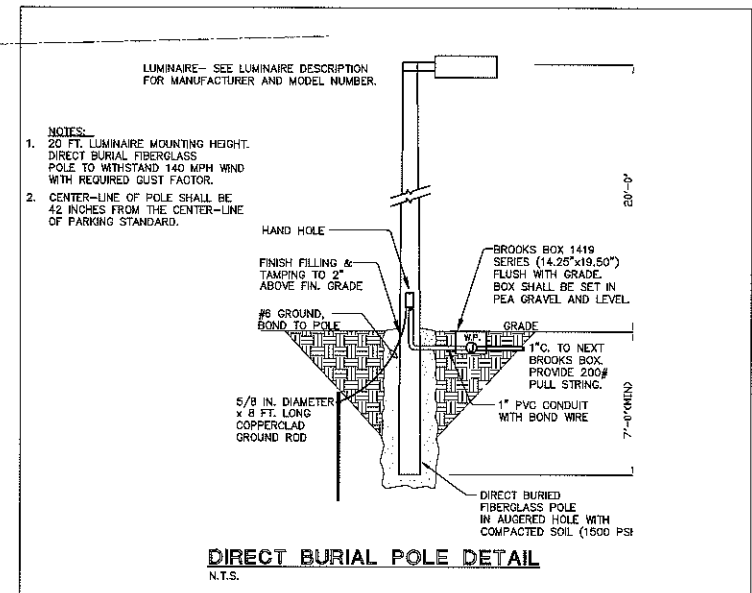
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Footcandle	Lumens Per Lamp	Light Loss Factor	Wattage
SP1		3	CREE INC.	ARE-EDG-3MB-04-EUL-025-40K-0030A	CONFIGURED FROM 60 LED Type III Medium Optic w/ Full Beamlight 70lmA 400K LEDw/ Streetlight	CONFIGURED FROM 60X10 WHITE 100W EMTING CODES (LED), VERTICAL BASE-UP	40	ARE-EDG-3MB-04-EUL-025-40K-0030A	104,904lm	0.9	68
SP2		2	CREE INC.	ARE-EDG-3MB-04-EUL-025-40K-0030A	CONFIGURED FROM 60 LED Type III Medium Optic w/ Full Beamlight 70lmA 400K LEDw/ Streetlight	CONFIGURED FROM 60X10 WHITE 100W EMTING CODES (LED), VERTICAL BASE-UP	40	ARE-EDG-3MB-04-EUL-025-40K-0030A	104,904lm	0.9	68
A		1	EATON - HALO COMMERCIAL (FORMER COOPER LIGHTING)	POLED010-POMBA027-11VOWP	HALO COMMERCIAL 8 INCH RECESSED LED DOWNLIGHT (W/1) SPECULAR CLEAR FINISH WITH WHITE FLANGE REFLECTOR	(1) HIGH LUMEN LED (80CRI) 2700K CCT ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN CONFORMITOMETER WITH TEST DISTANCE OF 28.75 FEET	1	POLED010-POMBA027-11VOWP	1676157	0.9	22
B		7	EATON - LUMARK (FORMER COOPER LIGHTING)	KTORIA	LUMARK CROSSCOUR 1A - 5000K 20W		1	KTORIA	7214001	0.9	7

No.	Label	X	Y	Z	MH	Orientation	1ft	X	Y	Z
2	A	348.46	202.71	10.00	10.00	0.00	0.00	348.46	202.71	0.00
1	B	257.63	166.08	8.00	8.00	268.58	0.00	257.63	166.08	0.00
2	B	257.10	183.18	8.00	8.00	338.18	0.00	257.10	183.18	0.00
3	B	324.07	193.46	8.00	8.00	0.00	0.00	324.07	193.46	0.00
4	B	200.09	202.23	8.00	8.00	0.00	0.00	200.09	202.23	0.00
5	B	264.05	197.97	8.00	8.00	0.00	0.00	264.05	197.97	0.00
6	B	263.05	196.59	8.00	8.00	268.58	0.00	263.05	196.59	0.00
7	B	267.05	210.34	8.00	8.00	268.58	0.00	267.05	210.34	0.00
1	SP1	181.05	166.00	20.00	20.00	30.00	0.00	181.05	166.00	0.00
2	SP1	176.90	219.20	20.00	20.00	90.00	0.00	176.90	219.20	0.00
3	SP1	177.18	270.17	20.00	20.00	90.00	0.00	177.18	270.17	0.00
1	SP2	244.88	258.88	20.00	20.00	267.63	0.00	244.01	258.84	0.00
2	SP2	247.61	183.30	20.00	20.00	268.51	0.00	246.66	183.29	0.00

Description	Symbol	Avg	Min	Max	Max/Min	Avg/Min
BACK ENTRY		3.31c	3.31c	3.31c	1.01	1.01
FRONT ENTRY		2.84c	3.71c	1.81c	2.31	1.61
PARKING LOT		1.91c	2.01c	1.01c	2.01	1.51
REAR WALKWAY		1.51c	2.41c	0.51c	4.81	3.01
SOUTH PROP SPILLAGE		0.11c	0.31c	0.01c	N/A	N/A

**SITE PLAN - PHOTOMETRICS**

1" = 10'



STAFF COMMENTS

11-17-15

**HYVAC FLOWING ELECTRICAL**

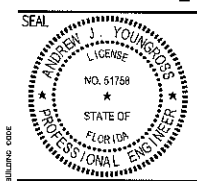
**THOMPSON & YOUNGROSS ENGINEERING CONSULTANTS, LLC**

DANIEL E. THOMPSON  
112 Southeast 10th Street  
Delray Beach, Florida 33443  
Phone: (561) 274-0200  
Fax: (561) 274-0223  
E-mail: dthompson@t-y.com

ANDREW J. YOUNGROSS  
FLA. REG. NO. 51759  
CERTIFICATE OF AUTHORIZATION NO. 25996

**640 ATLANTIC**

**SITE LIGHTING PHOTOMETRICS**



Plot Date: 09-28-15

Xref(s):

Project #: 15093

Design By: AJY

Drawn By: AJY

Checked By: AJY

Date Issued: 09-28-15

Scale: AS NOTED

Sheet: 1

