



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** Avant Restaurant

**Project Location:** 25 NE 2<sup>nd</sup> Avenue

**Request:** Class I Site Plan Modification

**Board:** Site Plan Review and Appearance Board

**Meeting Date:** March 22, 2017

**Board Action:**

Class I Site Plan Modification

Approved 5-0 (Shannon Dawson & Linda Purdo absent)

**Project Description:**

The overall Ocean City Lumber project consists of Lots 1-3, Onnen Subdivision, which is within the original Block 84, Town of Delray. The complex contains 2.5 acres and five buildings. The tenant space involved with this request is located in Lot 1, which lies to the east of the existing courtyard, and it was most recently the home of the “Solita” restaurant.

The proposed architectural elevation changes involve the removal of the existing awning structures, installation of metal canopies and folding aluminum doors, and introduction of new elements to the existing storefront entrance. The outdoor entryway will feature a decorative metal screen, and planters beneath the proposed canopy.

**Board Comments:**

The Board approved the proposal without conditions.

**Public Comments:**

No public input

**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:** March 22, 2017

**ITEM:** **Avant Restaurant (File 2017-031)** - Class I Site Plan Modification associated with architectural elevation changes requesting the installation of three metal canopies, and the introduction of new elements to the existing storefront entrance.

**RECOMMENDATION:** Approval of the Class I Site Plan Modification.

## GENERAL DATA:

Applicant..... Steven Dapuzzo

Location..... 25 NE 2<sup>nd</sup> Avenue on the east side of NE 2<sup>nd</sup> Avenue, just south of NE 1<sup>st</sup> Street

Property Size..... 0.68 acres

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

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

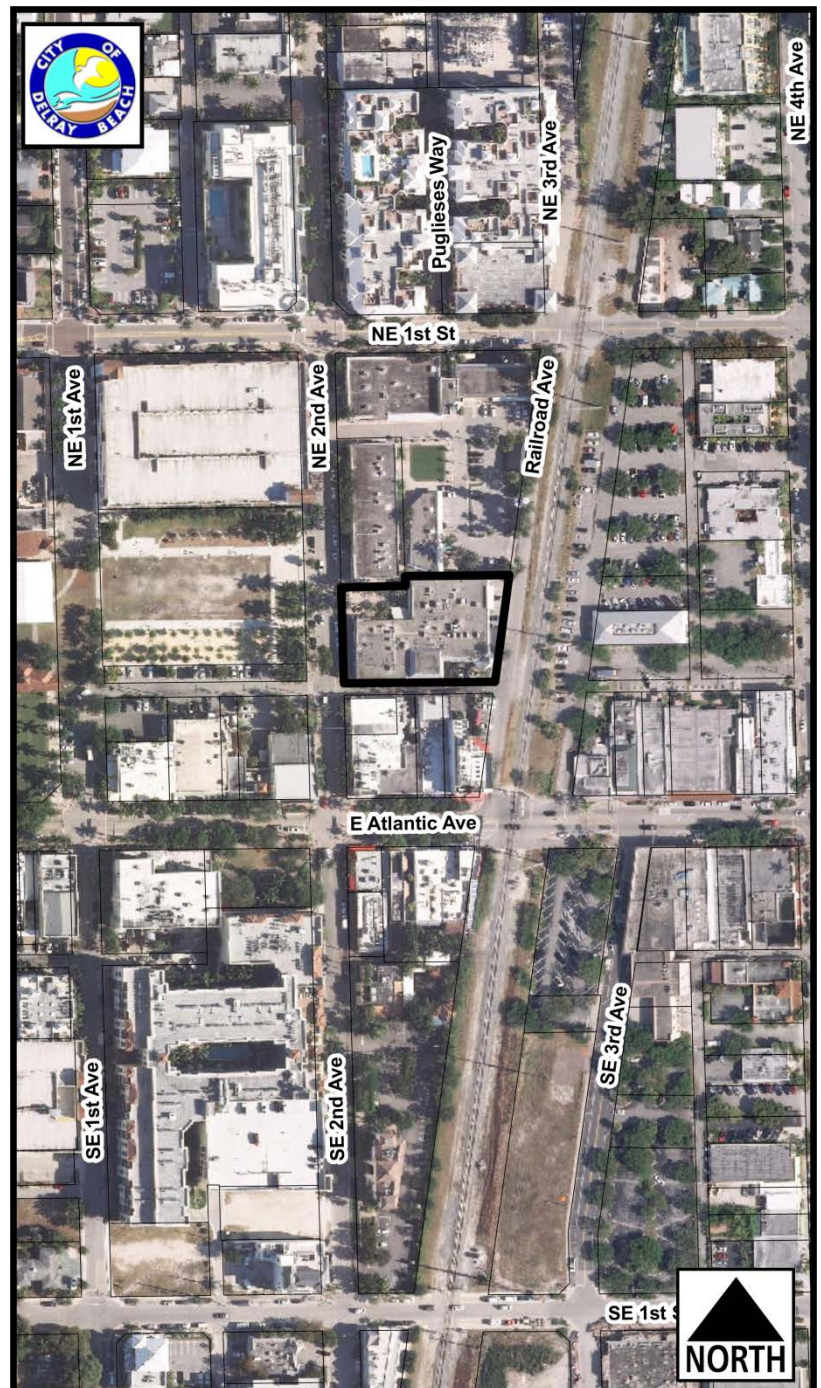
Adjacent Zoning. North: CBD  
East: CBD  
South: CBD  
West: CBD

Existing Land Use..... Restaurant

Proposed Land Use.... Restaurant

Water Service..... Existing on site

Sewer Service..... Existing on site



### ITEM BEFORE THE BOARD

The item before the Board is approval of an architectural elevation change associated with a Class I Site Plan Modification for the **Avant restaurant**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a). The subject property is known as the Ocean City Lumber development located at 25 NE 2<sup>nd</sup> Avenue on the east side of NE 2<sup>nd</sup> Avenue, just south of NE 1<sup>st</sup> Street.

### BACKGROUND INFORMATION

The overall Ocean City Lumber project consists of Lots 1-3, Onnen Subdivision, which is within the original Block 84, Town of Delray. The complex contains 2.5 acres and five buildings. The tenant space involved with this request is located in Lot 1, which lies to the east of the existing courtyard, and it was most recently the home of the “Solita” restaurant.

There have been several modifications to this development since it was constructed. Most recently, at this meeting of February 24, 2016, the Site Plan Review and Appearance Board approved a Class III Site Plan Modification to allow the internal expansion of the Purlife Fitness Center to occupy the entire 10,800 square foot building.

Now before the Board is a Class I Site Plan Modification associated with architectural elevation changes requesting the removal of the existing awning structures, installation of three metal canopies, and introduction of new elements to the existing storefront entrance.

### 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 changes involve the removal of the existing awning structures, installation of metal canopies, and introduction of new elements to the existing storefront entrance. The existing Ocean City Lumber development courtyard has a total of 2,786 sq. ft. of outdoor seating area, which 1,040 sq. ft. is currently utilized by the Solita restaurant as an outside dining area. Therefore, this proposal will not require additional parking spaces as the outdoor seating area will decrease from 1,040 sq. ft. to 1,030 sq. ft. The proposal involves the

installation of three canopies, two of which will measure 12'- 4 ½" in height and the middle canopy will be 14'- 10 ¾" in height. The maximum projection will be 20 feet from the west elevation (storefront). The interior ceiling finish will be walnut wood.

This modification also involves improvements to the west and north elevations which include the installation of new, impact resistant folding aluminum and glass doors measuring 10' and 9' in height, with a 9" high door base. The outdoor entryway will feature a decorative metal screen, and planters beneath the proposed canopy. Flowering plants ("Sensevieria" specie also known as Spider Plant) are proposed to be installed in each of the 18" high black concrete planters. An 11' high teddy bear sculpture will be featured in the middle of the outdoor seating area, which will be visible from NE 2<sup>nd</sup> Avenue.

The proposed architectural elevation change 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).

#### REVIEW BY OTHERS

At its meeting of February 13, 2017, the Downtown Development Authority (DDA) reviewed the development proposal and recommended approval. A memorandum and copies of the survey, site plan and architectural elevations have been provided to the Pineapple Grove Main Street (PGMS) advisory board. Letters of objection or support received from the advisory boards or other affected parties, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

#### ALTERNATIVE ACTIONS

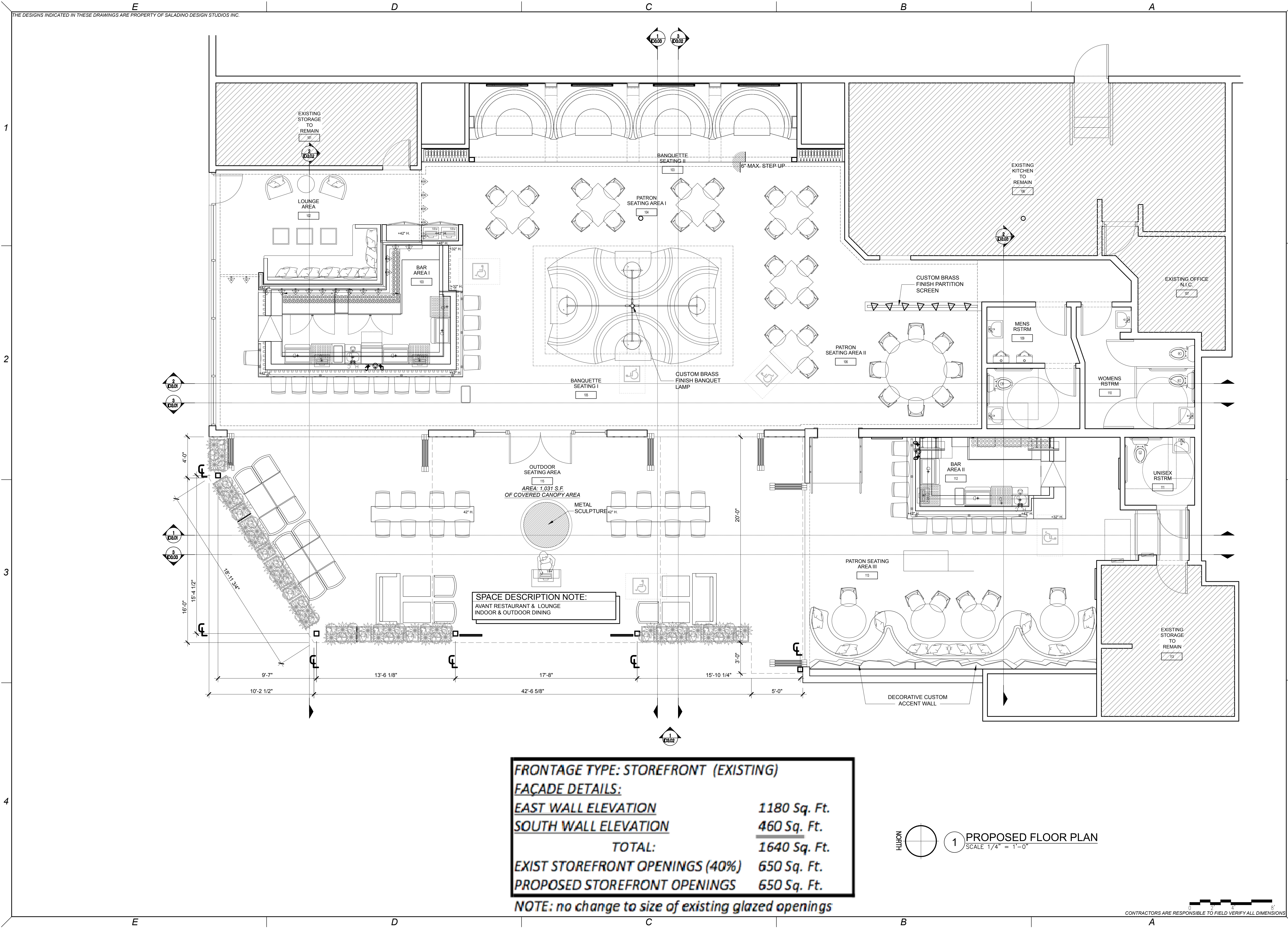
- A. Continue with direction.
- B. Move approval of the request for a Class I site plan modification for elevation changes for the **Avant restaurant (File 2017-031)** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive 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 the **Avant restaurant (File 2017-031)** 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.

#### STAFF RECOMMENDATION

Move approval of the Class I Site Plan Modification for architectural elevation changes for the **Avant restaurant (File 2017-031)**, 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.

Staff Report Prepared by: Debora Slaski, Assistant Planner  
Attachments: Survey, Renderings, Elevations.





**FRONTAGE TYPE: STOREFRONT (EXISTING)**  
**FAÇADE DETAILS:**  
**EAST WALL ELEVATION** 1180 Sq. Ft.  
**SOUTH WALL ELEVATION** 460 Sq. Ft.  
**TOTAL:** 1640 Sq. Ft.  
**EXIST STOREFRONT OPENINGS (40%)** 650 Sq. Ft.  
**PROPOSED STOREFRONT OPENINGS** 650 Sq. Ft.  
**NOTE: no change to size of existing glazed openings**

**1 PROPOSED FLOOR PLAN**  
SCALE 1/4" = 1'-0"

CONTRACTORS ARE RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS



**SALADINO DESIGN STUDIOS**  
7251 NE 2ND AVE.  
MIAMI FL 33138  
786.953.7455  
WWW.SALADINODESIGN.COM

CHARLES E. CULPEPPER, JR.  
REGISTERED PROFESSIONAL  
ARCHITECT/ENGINEER  
STATE OF FLORIDA LICENSE No. 14203  
STATE OF NEW YORK LICENSE No. 16-066811  
STATE OF ILLINOIS LICENSE No. 062-043107

PROJECT:  
**AVANT RESTAURANT**  
25 NE 2ND AVE  
DELRAY BEACH, FL 33444

OWNER:  
**STEVEN DPUZZO  
STEVEN SELLERS**

MEP:  
**ARPE ENGINEERING**  
2655 LE JUENE RD, SUITE 1109  
CORAL GABLES, FL. 33134  
PH: 305.444.9809  
C.A. 26359

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REVISIONS	
ISSUE	ISSUE DATE / FOR

PROJECT No: 1620 DRAWN BY: SS/DM/WW/PA/CP  
SCALE: CHECKED BY: SS/DM/WW/PA/CP  
DATE:   
DRAWING:   
**PROPOSED FLOOR PLAN**  
SHEET NO.   
**ID 1.01**





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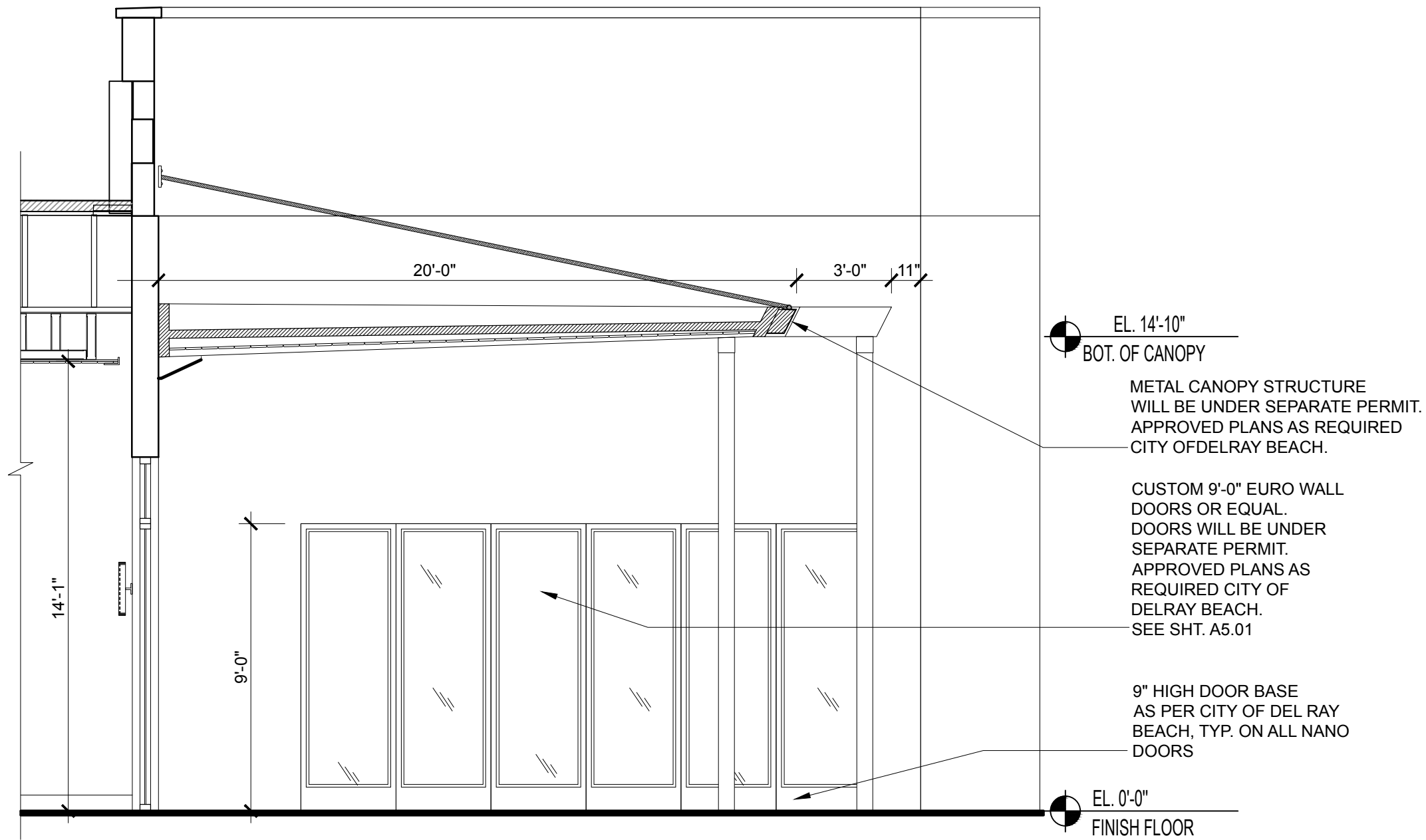
REVISIONS	
ISSUE	ISSUE DATE / FOR

PROJECT No:	1620	DRAWN BY:	SS/DM/WW/PA/CP
SCALE:		CHECKED BY:	SS/DM/WW/PA/CP
DATE:			
DRAWING:	ELEVATION/ SECTIONS		

SHEET NO.  
**ID 3.02**



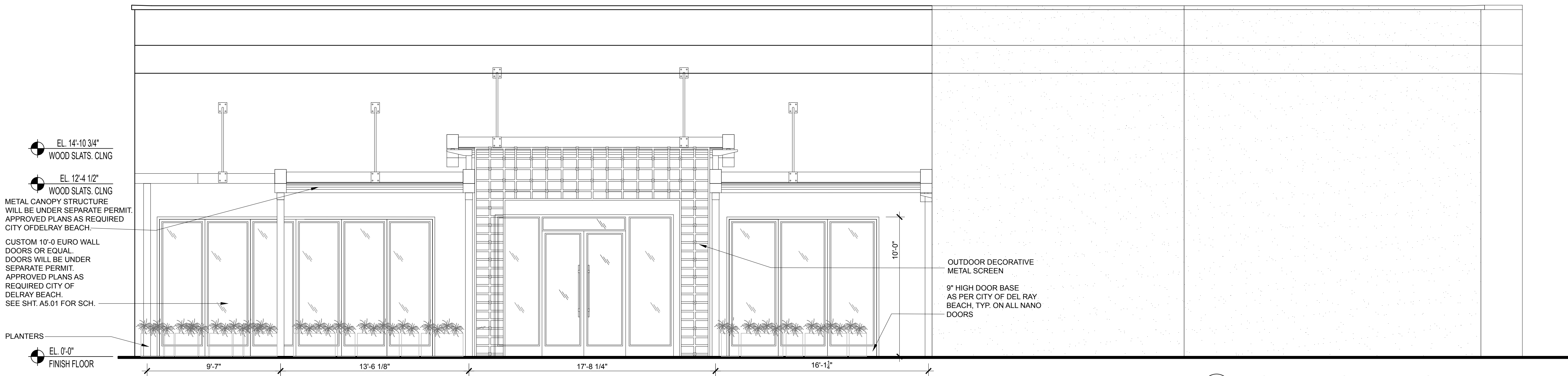
3 PROPOSED CANOPY RENDERING  
SCALE: N.T.S.



2 SOUTH-EXTERIOR SECTION  
SCALE: 1/4" = 1'-0"

FRONTAGE TYPE: STOREFRONT (EXISTING)	
FAÇADE DETAILS:	
EAST WALL ELEVATION	1180 Sq. Ft.
SOUTH WALL ELEVATION	460 Sq. Ft.
TOTAL:	1640 Sq. Ft.
EXIST STOREFRONT OPENINGS (40%)	650 Sq. Ft.
PROPOSED STOREFRONT OPENINGS	650 Sq. Ft.

NOTE: no change to size of existing glazed openings



1 WEST EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

LEGEND

- A/C - AIR CONDITIONER  
L - ARC LENGTH  
ALUM. - ALUMINUM  
B.E. - BUFFER EASEMENT  
C.O. - CLEANOUT  
CLF - CHAIN LINK FENCE  
CONC. - CONCRETE  
COV. COVERED  
D.E. - DRAINAGE EASEMENT  
ELEC. - ELECTRIC  
ELEV. - ELEVATION  
EQUIP. - EQUIPMENT  
ESMT. - EASEMENT  
EXIST. - EXISTING  
F.P.L.-FLORIDA POWER & LIGHT  
FIN. - FINISHED  
FLR. - FLOOR  
FND. - FOUND  
I.R./CAP - IRON ROD & CAP  
INV. - INVERT  
IRR. - IRRIGATION  
L.A.E. - LIMITED ACCESS EASEMENT  
O/S - BUILDING OFFSET  
O.R.B. - OFFICIAL RECORD BOOK  
P.B. - PLAT BOOK  
P.B.C.R. - PALM BEACH COUNTY RECORD  
P.O.B. - POINT OF BEGINNING  
P.O.C.- POINT OF COMMENCEMENT  
PGS - PAGE(S)  
P.R.M.-PERMANENT REFERENCE MONUMENT  
PROP. - PROPOSED  
R - RADIUS  
R/W - RIGHT-OF-WAY  
RGE. - RANGE  
SEC - SECTION  
Δ - DELTA (CENTRAL ANGLE)
- SQ. FT. - SQUARE FEET  
TWP. - TOWNSHIP  
TYP. - TYPICAL  
U.E. - UTILITY EASEMENT  
W.M. - WATER METER  
W.E. - WATER EASEMENT  
S.E. - SANITARY EASEMENT  
☼ - LIGHT POLE  
⚡ - FIRE HYDRANT  
☒ - CATCH BASIN  
⚙ - WATER VALVE  
⦿ - SET 5/8" IR/CAP LB 3591  
⊙ - SANITARY MANHOLE  
⊕ - DRAINAGE MANHOLE  
⚡ - WOOD POWER POLE (UNLESS NOTED)  
⌒ - CENTER LINE  
0.00 - EXISTING ELEVATION  
| - TRAFFIC SIGN  
OHW - ELECTRICAL WIRES OVERHEAD  
⌒ - ANCHOR  
⊕ - WATER METER  
⦿ - RPZ  
▼ - GROUND LIGHT  
⊕ - ELECTRIC HAND HOLE  
⊕ - IRRIGATION CONTROL VALVE

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST RIGHT-OF-WAY OF N.E. 2nd AVENUE. BEARING N00°00'00"E.
6. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FLOOD ZONE: "X"; COMMUNITY PANEL NO. 120102 0004 D; DATE: JANUARY 5, 1989.
10. BENCHMARK ORIGIN DESCRIPTION: USC&G DISK Z-233, ELEVATION = 17.569'
11. THE PURPOSE OF THIS SURVEY IS TO DELINEATE HORIZONTAL AND VERTICAL LOCATIONS OF NEWLY CONSTRUCTED IMPROVEMENTS ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

DESCRIPTION

A PORTION OF LOTS 1, 2 OR 3, ONNEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72 AT PAGE 100 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON DECEMBER 16, 2016. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

JEFFREY R. WAGNER, P.L.S.  
REG. LAND SURVEYOR #5302  
STATE OF FLORIDA - LB #3591



CAULFIELD & WHEELER, INC.  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

AVANT  
SPECIFIC PURPOSE SURVEY

UPDATED SURVEY - ROOF AREA	02/02/17	RFJ
VERIFIED DIMENSION	12/22/16	ACE
REVISIONS	DATE	BY

DATE	12/16/16	SCALE	1"=20'
FLD.BK.	ELEC.	CHECKED BY	TW
PAGE	ELEC.		
FILE NAME 7691sp			

7691
SHT.NO. 1
OF 1 SHEETS