



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: September
23, 2020

File No.: 2020-252 SPF-SPR-
CLI

Application Type: Class I Site Plan Modification

General Data:

Owner: Rosebud 307, LLC

Location: 307 E. Atlantic Avenue

PCN: 12-43-46-16-01-092-0060

Property Size: 0.12 Acres

FLUM: CC (Commercial Core)

Zoning: CBD (Central Business District)

Adjacent Zoning:

- North: CBD
- South: CBD
- East: CBD
- West: CBD

Existing Land Use: Restaurant

Proposed Land Use: Restaurant



Item before the Board:

The action before the Board is for the consideration of a Class I Site Plan Modification for **307 E. Atlantic Ave** pursuant to LDR Section 2.4.5 (G), including:

- ☐ Architectural Elevations associated with the installation of a retractable awning

Optional Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Class I (2020-252) Site Plan Modification, and Architectural Elevations for **307 E. Atlantic Avenue**, as amended, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 3 of the Land Development Regulations.
3. Move denial of the Class I (2020-252) Site Plan Modification, and Architectural Elevations for **307 E. Atlantic Avenue**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Chapter 3 of the Land Development Regulations.

Project Planner:
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Review Dates:
September 23, 2020

Attachments:
1. Elevations



Note: A hold harmless agreement is required prior to building issuance.

Assessment and Summary:

The property consists of 0.12 acres and is currently zoned CBD (Central Business District). The project consists of minor architectural elevation changes with the addition of a retractable awning to provide shade a protection from the outdoor elements for outdoor dining.

Background:

The subject property is located east of the northeast corner of East Atlantic Avenue and NE 3rd Avenue within the Central Business District (CBD) and consists of Town of Delray Lt 6 & S 9.85 ft of E .27 ft of It 7 blk 92. The Main Street Vernacular style structure property contains a single-story commercial building originally constructed in 1955 that has been expanded upon and remodeled on several occasions. The building is approximately 4,600 square feet and was formerly occupied by various tenants including Aspen Jack's, McDougall's Neighborhood Bar, Loco's Only Bar, A-Train Blues & Jazz Café, Nacho Mama, Paddy McGee's and most recently Luige's Cold Fire Pizza.

At its meeting of May 27, 2009, the SPRAB approved an architectural elevation change which included the modification of the entrance and re-location of the existing storefront (approximately 10 feet back) to create a sidewalk café area while maintaining the existing roof structure, and installation of a new storefront system with new door, transom window, and a glazed folding partition for Nacho Mama's. Note: Nacho Mama never occupied the space.

On March 2, 2010, a Class I Site Plan Modification was submitted for architectural changes to the storefront for Paddy McGee's which included folding French doors and windows to be utilized as a service window for outdoor dining.

On June 12, 2019, a Class I Site Plan Modification was approved for the introduction of reclaimed wood cladding to the upper façade, replacement of the existing storefront and the over the counter window, bar rail with wood top and metal base, new light fixtures and the brick cladding to receive whitewash finish.

On December 18, 2019, a Class I Site Plan Modification was approved for the addition of nana doors along the front façade, and minor façade changes which included new paint finish on the wood cladding and brick wall.

Now before the board is a Class I Site Plan Modification which includes the addition of a retractable awning which will provide shade for the outdoor dining area.

Architectural Elevations Analysis:

Pursuant to LDR Section 4.4.13(F), the CBD has seven permitted architectural styles, which are described and illustrated in the Central Business District Architectural Design Guidelines. Pursuant to LDR Section 4.6.18(E), the following criteria shall be considered by the Site Plan Review and Appearance Board 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 include the installation of two retractable awnings located along E. Atlantic Avenue to cover the outdoor seating for Lionfish. The awnings are 19'2" x 9'4". The proposed fabric awning is to be in Blue color style and will be mounted at a height of 10 feet 7 inches from the building face with the lowest point at 7 feet 6 inches. Florida Building Code requires a clearance of 7 feet. The awnings will be in the open position during the restaurants' operation hours for the enjoyment of the patrons to be protected from the elements of the environment. The proposed awnings will encroach into the public right-of-way on East Atlantic Avenue in the open position. Pursuant to LDR Section 4.3.4(H)(4)(o) canopies, marquees and covered walkways may extend within front and side setback areas in commercial zone districts through the approval of Canopy Hold Harmless Agreement with the City per LDR Section 6.3.4.

