



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: August 28, 2019

File No.: 2019-240 SPF-SPR-CLI

Application Type: Class I Site Plan Modification

General Data:

Owner: Robert Currie

Location: 17 Salina Ave

PCN: 12-43-46-16-28-001-0040

Property Size: 0.69 Acres

FLUM: CC (Commercial Core)

Zoning: CBD (Central Business District)

Adjacent Zoning:

- North: CBD
- South: CBD
- East: Beach
- West: RM (Multi Family)

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 17 Salina Avenue pursuant to LDR Section 2.4.5 (G), including:

- Architectural Elevations
- Site Plan

Optional Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Class I (2019-240) Site Plan Modification, and Architectural Elevations for 17 Salina Avenue, as amended and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(G)(5), 2.4.5(I)(5), 4.6.18(E), and Chapter 3 of the Land Development Regulations.
3. Move denial of the Class I (2019-240) Site Plan Modification, and Architectural Elevations for 17 Salina Avenue, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Sections 2.4.5(G)(5), 2.4.5(I)(5), 4.6.16, 4.6.18(E), and Chapter 3 of the Land Development Regulations.

Project Planner:
Jennifer Buce
buce@mydelraybeach.com
561-243-7138

Review Dates:
August 28

Attachments:
1. Building Elevations



Assessment and Summary:

The property consists of 0.74 acres and is currently zoned CBD (Central Business District). The project consists of minor architectural elevation changes to the façade of the existing building which include the removal of the stem wall on the north elevation to make an opening to the stairwell, remove the overhead doors, and existing windows facing the east elevation and the introduction of impact Nana sliding glass doors under the covered area at front entrance and the entrance to the main restaurant to open up the bar area and provide more shelter from the elements of rain and other environmental elements. A door is also being proposed on the southside that will provide a connection from the Sandbar to Boston's

Background:

The subject property is located on the west side of East Atlantic Ave and A-1-A-within the Central Business District (CBD) and consists of OCEAN PARK DELRAY LTS 4 & 5 (LESS S OCEAN BLVD R/W), LTS 11 THRU 13 & LTS 14 THRU 16 (LESS W 2.67 FT SALINA AVE R/W) BLK 1 . The Masonry Modern style structure property contains a two-story restaurant; 50 Oceans and Boston's.

Boston's has a long history of approvals through the Site Plan Review and Appearance Board as well as two variances for parking starting as early as 1987. The approvals range from the addition of 1,400 square feet to the building, to the conversion of 3 hotel rooms with a total of 700 SF to office space, 200 SF cooler adjacent to the southeast side of the motel to the rear of the restaurant building, enclosure of the stairwell which resulted in a total of 445 SF, outdoor bar area and enclosure of the second floor balcony and the last approval in 2011 which consisted of the demolition of the northernmost building of the existing hotel, existing tiki bar, easternmost portion of the interior wall along the south elevation on the lower level and replace nano doors with fixed glass windows on second level on the east elevation.

Now before the board is a Class I Site Plan Modification which includes minor changes to the façade.

Project Description:

The subject request includes minor changes to the façade which will create a look and feel that the restaurant and bar area is more open and accessible to its customers. The nana doors will open inside and not into the public right-of-way.

Site Plan Analysis:

The following items identified in the Land Development Regulations shall specifically be addressed by the Site Plan Review and Appearance Board (SPRAB) for final action on the site and development applications/requests, as presented.

LDR Section 4.4.13(D) – Dimensional Requirements by CBD Sub District

The following table indicates that the development proposal meets the requirement as they pertain to the Central Core sub-district of the CBD District. Pursuant to Table 4.4.13(C), the following dimensional requirements are applicable, East Atlantic Avenue is classified as a Primary Street.

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

*Existing Nonconformity

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 4.4.13(l) 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
Building Setback	10 ft.	15 ft.	0’*
Storefront Width	N/A	75’	85.8” *
Storefront Base	9”	3’	9”
Glazing Height**	8 ft.	---	10’6”
Required Openings	80%	---	90%
Awning Projection	5’	-	N/A

*Existing Nonconformity

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 minor façade changes to the 1937 Masonry Modern Style building are in conformity with good taste and design and will contribute to the image of downtown Delray along East Atlantic Avenue and A-1-A. The applicant is proposing to add the nana doors for a more open look to the restaurant and bar area and provide shade and protection from other weather elements. It will also give it a more modern and sophisticated look. The surrounding area, which includes Café Luna Rosa and Burger Fi, will continue to benefit from the streetscape which will not be disrupted as only minor façade changes are being proposed.

The front elevation (east) includes the installation of impact nana doors with turtle glass, in addition nana doors are being introduced at the pass-through windows at the bar and restaurant area. The north elevation is removing a stem wall to allow access to the stairwell to the second-floor restaurant, 50 Ocean’s and on the south elevation a door is being introduced to allow connectivity to the Sandbar and Boston’s.

Review by Others:

- The DDA (Downtown Development Authority) will review this proposal at their meeting in September.