



*Planning & Zoning Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** Purlife Fitness Center  
**Project Location:** 45-55 NE 2<sup>nd</sup> Avenue  
**Request:** Class III Site Plan Modification

**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** February 24, 2016

**Board Action:**

Continued with direction the Mural request on a 3 to 2 vote (Jim Knight and Vlad Dumitrescu dissenting and Andrew Younggross and Jose Aguila stepped down).

Approved with conditions the Class III Site Plan Modification on a 5 to 0 vote (Andrew Younggross and Jose Aguila stepped down).

Approved with conditions the Architectural Elevation Plan on a 5 to 0 vote (Andrew Younggross and Jose Aguila stepped down).

**Project Description:**

The project is located on the east side of Pineapple Grove Way, between East Atlantic Avenue and NE 1<sup>st</sup> Street within the Ocean City Lumber development. The property is zoned Central Business (CBD) District, Central Core Sub-District.

The proposal involves an expansion of the fitness center to occupy the former Meisner Electric tenant bay (3,425 sq. ft.) to accommodate a larger yoga/aerobic room; a personal training area; and, cross fitness area with fitness equipment; the expansion of the existing juice bar to accommodate a restaurant/cafe occupying 837 square feet at the southwest corner of the building; and, interior renovations and exterior architectural façade changes including a mural on the west elevation facing Pineapple Grove Way.

Staff recommended Board's discretion of the Mural and approval of the Class III Site Plan Modification and Architectural Elevation Plan.

**Board Comments:**

The Board added four new conditions, namely;

1. That the mural is reviewed by Pineapple Grove Main Street and returns to the Board for action.
2. That a landscape plan is submitted concurrent with the mural for Board action.
3. That the existing mural on the east façade remains.

**Public Comments:**

One member of the public spoke in support of the project and suggested that the "dumbbells" included in the mural be changed.

**Associated Actions:** Action on the mural and associated landscape plan will be considered by SPRAB at its meeting of March 23, 2016. Following the SPRAB action on the mural and

## Appealable Item Report

landscape plan, the item will be reported to the City Commission in a separate appealable report.

**Next Action:** The SPRAB action on the Class III site plan and Architectural Elevation Plan is final unless appealed by the City Commission.

# SITE PLAN REVIEW AND APPEARANCE BOARD

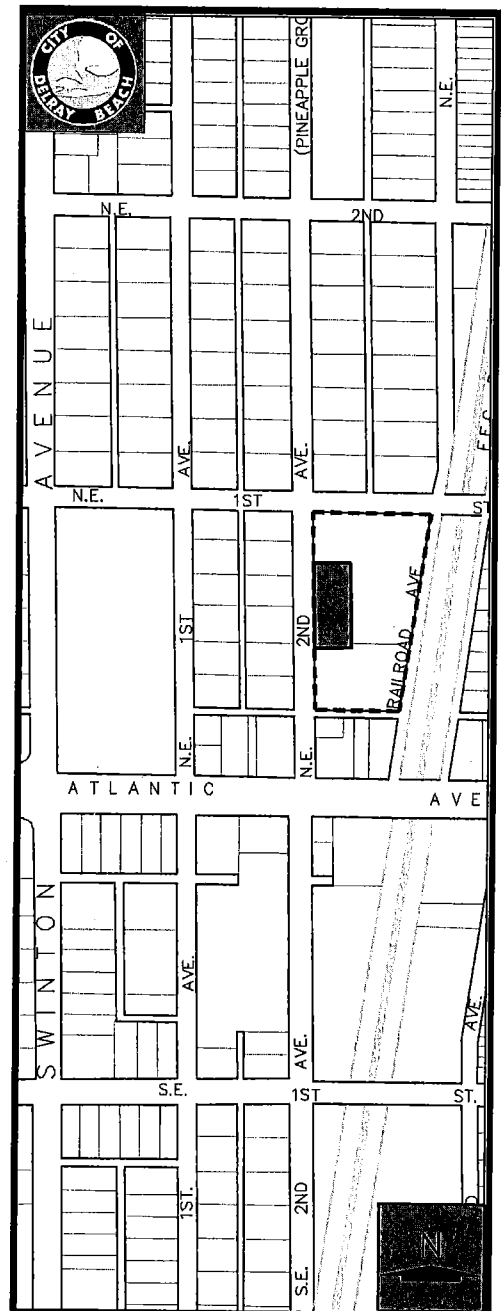
## CITY OF DELRAY BEACH

### ---STAFF REPORT---

**RECOMMENDATION:** Approve  
**MEETING DATE:** February 24, 2016  
**ITEM:** Purlife Fitness Center (45-55 NE 2<sup>nd</sup> Avenue) – Class III Site Plan Modification Associated with the Internal Expansion of the Existing Fitness Center and Conversion of a Portion of the Gym to Restaurant

#### GENERAL DATA:

|                          |   |
|--------------------------|---|
| Owner.....               | Ocean City properties, Ltd.   |
| Applicant.....           | Hammerfit, LLC  |
| Location.....            | East side of Pineapple Grove Way (NE 2 <sup>nd</sup> Avenue), north of East Atlantic Avenue |
| Property Size.....       | 2.49 acres  |
| Future Land Use Map..... | CC (Commercial Core)  |
| Current Zoning.....      | CBD (Central Business District)   |
| Adjacent Zoning.....     | North: CBD (Central Business District)  |
|                          | East: CBD (Central Business District)   |
|                          | South: CBD (Central Business District)  |
|                          | West: CBD (Central Business District) & OSR (Open Space and Recreation)                     |
| Existing Land Use.....   | Commercial  |
| Proposed Land Use.....   | Expansion of exercise facility with restaurant  |
| Water Service.....       | Existing on site.   |
| Sewer Service.....       | Existing on site.   |



## ITEM BEFORE THE BOARD

The action before the Board is that of approval of the following aspects of a Class III site plan modification for Purlife Fitness Center (**45-55 NE 2<sup>nd</sup> Avenue/Pineapple Grove Way**) pursuant to LDR Section 2.4.5(G)(1)(c):

- ☐ Site Plan; and
- ☐ Architectural Elevation plan

The subject property is located on the east side of Pineapple Grove Way, between East Atlantic Avenue and NE 1<sup>st</sup> Street within the Ocean City Lumber development.

## BACKGROUND

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 building involved with this request is located on the western portion of Lot 1, and lies to the north across the courtyard of the existing House of Siam restaurant.

Purlife Fitness Center currently occupies 7,012 square feet of the (10,800 sq. ft.) building with the remaining area being previously utilized for offices for Meisner Electric. The subject property has an extensive land use history as follows:

At its meeting of January 26, 1994, the Site Plan Review and Appearance Board (SPRAB) approved a site plan modification for a 997 square foot addition and the installation of a new 59 space parking lot in conjunction with the conversion of the Ocean City Lumber Company to a commercial complex (office, restaurants and retail). The parking spaces were not required and were available for new businesses as well as future modifications. Numerous additional modifications were made to the site, which resulted in a 49 parking space credit on the site.

At its meeting of November 14, 2001, the SPRAB approved the conversion of an existing 1,014 square foot retail bay located at the southern end of the complex (south side of the courtyard) to a restaurant (Fusha) and the addition of 2,786 square feet of outdoor seating within the adjacent courtyard, as well as 220 square feet at the southeast corner and 62 square feet at the southwest corner of the site (3,068 square feet total outdoor seating area). This conversion reduced the parking surplus to 27 spaces.

At its meeting of December 3, 2003, the SPRAB approved the conversion of two existing retail bays in the center of the complex (north side of the courtyard) to a 1,162 square foot restaurant with a 152 square foot outdoor dining/seating area for Christina's Restaurant. This conversion reduced the parking surplus to 23 spaces.

At its meeting of June 23, 2004, the SPRAB approved the conversion of one existing retail bay totaling 1,050 sq. ft. to restaurant use as well as the addition of 149 sq. ft. of outdoor dining area to accommodate the expansion of Christina's Restaurant resulting in an additional 4 spaces being deducted from the parking surplus. This expansion resulted in a parking surplus of 19 spaces.

At its meeting of June 11, 2008, the SPRAB approved the conversion of the prior Christina's Restaurant space to office use and conversion of tenant space 114 from retail to office space for Meisner Electric, a tenant of Ocean City Lumber Company. This conversion reduced the parking

requirements from restaurant and retail use to office use and resulted in a parking surplus of 27 spaces.

At its meeting of May 13, 2009, the SPRAB approved the conversion of three (3) parking spaces on the east side of Bru's Room Sports Bar to a 459 square foot covered outdoor dining area. The three (3) parking spaces were deducted from the existing parking surplus (27 spaces). Thus, the conversion resulted in a reduction in parking surplus to 24 spaces. The 459 sq. ft. canopy covering the outdoor dining area was considered to be sidewalk café and did not constitute the provision of any additional parking spaces.

At its meeting of August 24, 2011, the SPRAB approved the conversion of 783 sq. ft. of Suite 114 (prior office space) to restaurant use to expand the existing House of Siam Restaurant. This required an additional two (2) parking spaces. This resulted in a reduction in the parking surplus for the overall site to 22 spaces.

On November 19, 2012, the Planning and Zoning Board recommended approval to the City Commission of a conditional use request to convert 10,800 sq. ft. of retail space to a 3,550 sq. ft. full service restaurant and 7,250 sq. ft. bowling alley with eight (8) lanes.

On December 11, 2012, the City Commission approved the conditional use request to convert 10,800 sq. ft. of retail space to a 3,550 sq. ft. full service restaurant and 7,250 sq. ft. bowling alley with eight (8) lanes.

At its meeting of December 19, 2012, the SPRAB approved a Class III site plan modification approval to allow conversion of 10,800 sq. ft. of retail space to a 3,550 sq. ft. full service restaurant and 7,250 sq. ft. bowling alley with eight (8) lanes. At this meeting, the associated architectural elevations were postponed and subsequently approved at the SPRAB Board meeting of February 13, 2013. This conversion of use from retail to restaurant will require fifteen (15) additional parking spaces. While the site plan was approved, the use was never established and therefore the resulting parking surplus of 22 spaces remains in effect.

At its meeting of July 23, 2014, the Site Plan Review and Appearance Board approved a Class III site plan modification for the conversion of 7,012 square feet (a portion of the 10,800 sq. ft. building) from retail space to an exercise facility (fitness center).

Now before the Board for consideration, is 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.

#### **PROJECT DESCRIPTION**

The development proposal involves the following:

- An expansion of the fitness center to occupy the former Meisner Electric tenant bay (3,425 sq. ft.) to accommodate a larger yoga/aerobic room; a personal training area; and, cross fitness area with fitness equipment.
- Interior renovation including the installation of two new restrooms and a breakroom/food prep and storage area.
- The expansion of the existing juice bar to accommodate a restaurant/cafe occupying 837 square feet at the southwest corner of the building.
- Architectural elevation changes including the following are proposed:

- Replacing the existing storefront glazing west of the entrance doors on the south elevation with new impact storefront folding window system.
- The brick storefront base will be removed and replaced with an ipe wood base at the southwest corner of the building.
- Installation of perforated metal panels on the existing glass-block windows along the south and west building elevations.
- Removal and replacement of portions of the existing decorative pipe and brackets with corrugated metal panels along the west and south elevations.
- Installation of a single glass entrance door on the west elevation.
- Replacing the existing hollow metal door with a new insulated overhead door along the north elevation.
- Installation of new impact storefront glazing and a canvas awnings at the north end of the west elevation.
- The installation of a metal canopy above the storefront glazing at the southwest corner of the building.
- The addition of a mural on the west elevation and repainting portions of the building.

The operation hours will be Monday through Friday from 5 a.m. to 11 p.m.; Saturday from 7 a.m. to 9 p.m. and Sunday from 7 a.m. to 8 p.m.

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

### 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:**

Pursuant to LDR Section 4.4.13(B), Regulating Plans, Figure 4.4.13-1 – Central Core Sub-District Regulating Plan, the subject property is bordered by NE 2<sup>nd</sup> Avenue (Pineapple Grove Way) and NE 1<sup>st</sup> Street, both of which are designated primary streets. Within the development there are five buildings, the subject building is located along NE 2<sup>nd</sup> Street and therefore for purposes of this report and the development analysis, the requirements pertaining to the subject building have been evaluated.

|   | NE 2 <sup>nd</sup> Avenue |                                 | NE 1 <sup>st</sup> Street |                       |
|---|---------------------------|---------------------------------|---------------------------|-----------------------|
|   | Side-Street Requirement   | Existing                        | Front Requirement         | Existing              |
| Setbacks                                      | 10' min./<br>15' max.     | 9.5' min. /<br>10' max          | 10' min. /<br>15' max.    | 8.1' min/*<br>27' max |
| Building Frontage Required on Primary Streets | 75% min./ 100%max         | Existing 90.13%min./ 90.13% max | N/A                       |                       |
| Min. Building Height on Primary Streets       | 1 Story & 18 ft.          | 16' 9"***                       | N/A                       |                       |

\*Existing non-conforming condition

\*\*The existing building height is non-conforming.

### 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 | Existing   |
|--------------------------------|------------------|--|
|                                |                  | NE 2 <sup>nd</sup> Avenue<br>Pineapple Grove Way |
| Curb Zone                      | 4'0"             | Not Provided*                                    |
| Pedestrian Zone                | 6'0"             |  |
| Remaining Front Setback Area   | 5'0"             |  |
| <b>Total Streetscape Width</b> | <b>15'0"</b>     | 15'  |

\*This is an existing non-conforming condition where a 6' clear pedestrian path is not provided and utility poles, fire hydrant and street trees are not limited to the curb zone.

The proposed improvements do not impact the existing minimum streetscape width (15 feet) along NE 2<sup>nd</sup> Avenue. However, there are several existing non-conformities since the location of the existing utilities and street trees are not restricted to the curb zone but are located throughout the streetscape area. While a 5 foot wide public sidewalk exists along the entire property, a pedestrian zone is not provided as this area is occupied with landscaping, street furniture and public art. The development proposal does not modify the streetscape and the existing conditions will remain as existing non-conformities.

### Street Trees:

Pursuant to LDR 4.4.13(E)(2)(b), street trees are intended to provide a shaded environment for the pedestrian, provide a physical separation between pedestrians and vehicles, and improve the overall visual appearance of the street. All new construction, building relocation or building addition equal to or greater than 20% of the gross floor area of an existing building shall install street trees at the time of development. As the proposal does not include the construction of new floor area this requirement does not apply.

Within this portion of the site there are two existing trees located along NE 2<sup>nd</sup> Avenue. Additionally, the proposal includes the installation of two canvas awnings and a metal canopy along the west elevation which will improve the shaded environment along the street.

### Building Entrances:

Pursuant to LDR Section 4.4.13(E), the main entrance(s) to ground story commercial space(s) shall be directly from and face a public right-of-way or civic open space. The existing main entrance is located on the south side of the building and faces an open plaza which connects directly to the right-of-way, thus this requirement is met.

### Frontage Types:

Pursuant to LDR Section 4.4.13(E)(4), frontage types are required to define architectural characteristics for the detailing of building entrances. The frontage types identified for commercial properties are, namely, porch, bracketed balcony, forecourt, storefront, arcade/colonnade and lobby entry. The existing building more closely depicts a storefront frontage type.

### Storefront and Glazing Area:

Pursuant to LDR Section 4.4.13(E)(4)(e), the storefront is a frontage type along 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:

| <b>Table 1</b>                | <b>Dimensional Requirements</b> |                                   |                   |
|-------------------------------|---------------------------------|-----------------------------------|-------------------|
| <b>Commercial Storefronts</b> | <b>Minimum Required</b>         | <b>Maximum Allowed</b>            | <b>Proposed</b>   |
| Building Setback              | 10 ft.                          | 15 ft.                            | 10 ft. (existing) |
| Storefront Width              | N/A                             | 75 ft. on required retail streets | 140 ft.*          |
| Storefront Base               | 9"                              | 3 ft.                             | 2 ft. -2 ft. 6"   |
| Glazing Height                | 8 ft.                           | -                                 | 7 ft. 6" – 8ft.** |
| Required Openings             | 80%                             | -                                 | 53%***            |
| Awning Projection             | 3 ft.                           | -                                 | 3ft.              |

\* Existing length of the building (existing non-conforming condition).

\*\*As indicated in the table above the building is non-conforming with respect to the glazing height. The existing glazing height is 7'6" and is not proposed to be modified. The new glazing area is 8 feet and meets code.

\*\*\*The proposed changes reduce the existing nonconforming condition from 27% to 53%.

### **Parking:**

Pursuant to LDR Section 4.4.13(I)(2)(a) and Table 4.4.13(K), the parking required for retail and commercial uses is one (1) space per 500 sq. ft. of gross use area. Additionally, restaurants and lounges (not located in the Atlantic Avenue Parking district shall provide 6 spaces per 1,000 sq. ft. of gross floor area). As the building is currently occupied by a commercial use, the parking calculation for the restaurant is derived from the difference between the commercial requirement of 1 space per 500 square feet (same as 2 spaces per 1, 000 sq. ft.), and 6 spaces per 1,000 sq. ft. for restaurants. The total restaurant area is 1,059 sq. ft. (837 restaurant plus 222 sq. ft. of food prep area). Based on the above, 4 new spaces are required (1,059 sq. ft. x 6 per 1,000 sq. ft. = 6.35 spaces) – (1,059 sq. ft. x 1 space per 500 sq. ft. = 2.1 spaces).

The site is vested for twenty-two (22) surplus parking spaces. The parking requirement for four new parking spaces will reduce the remaining parking surplus by four spaces from 22 to 18 spaces. An affidavit from the owner (Ocean City Lumber Ltd.) authorizing the use of four (4) of the existing twenty-two (22) space parking surplus has been submitted (copy attached).

### **Lighting:**

A photometric plan addressing the illumination levels beneath the metal canopy at the southwest corner of the building was provided. Seven recessed LED downlights are proposed. Pursuant to LDR Section 4.6.8(A)(3), the minimum Foot Candle (FC) standard illumination level for canopies is 3.0 FC and the maximum illumination level is 30.0 FC. The photometric plan illustrates a minimum foot candle of 9.0 and maximum (30.0) Foot Candle. Thus the requirement is met.

### **Bicycle Parking:**

Pursuant to LDR Section 4.4.13 (I)(4) and Table 4.4.13(L), retail, restaurant and commercial uses shall provide 2 space per 1,000 sf of gross floor area. As the fitness center occupies a portion of the building, the requirement for new bike spaces has been calculated on the expanded use area (3,425 sq. ft.) and the area being converted to restaurant (1,059 sq. ft). Based on the above a total of 9 new bike spaces are required. Nine new bike spaces are proposed on the north side of the Meisner Electric building.



## 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 buildings within the Ocean City Lumber development utilize an eclectic collection of building materials and façade treatments. The proposal includes changes to the south, west and north façades. Along the south elevation, the existing storefront glazing located west of the entrance doors will be replaced with a new impact storefront folding window with aluminum anodized finish with clear glass. The brick storefront base will be removed and replaced with an ipe wood base which extends to a height of 3'7". Above the storefront windows, a metal canopy supported by brackets which extends 6'6" from the building with a clearance height of 8' 2" is proposed. The metal canopy also wraps around the building and extends along a portion of the west elevation. The metal canopy will be painted lime green.

Along the south and west elevations, perforated metal panels (mill finish) will be placed over existing glass block windows. Additionally, portions of the existing decorative pipe and brackets located at the roof line will be removed and replaced with corrugated metal panels painted lime green.

Along the west elevation, new impact storefront glazing and a new single glass door will be installed. Two new black shed style awnings will be installed above the storefront glazing. The awnings are cantilevered and project 5 feet from the building with a clearance height of 10'6". The stucco storefront base at the south end will be replaced with an ipe wood base which extends to a height of 2'6".

Between the storefront facades along the west elevation, the existing ivy plantings will be replaced with a mural depicting the upper torso of a person with outstretched arms. The mural is approximately 85 feet wide and extends almost to the top of the building. The mural contains graphics that depict various forms of exercising. The dominant color of yellow is inter-twined with shades of grey.

On the north elevation, the existing hollow metal door will be replaced with new insulated overhead door that will be painted a yolk color. No changes are proposed along the east building elevation.

The aesthetic quality of a building is materially affected by achieving visual harmony on or about a structure as it relates to the architecture, building or the adjacent surroundings. With respect to the mural, the scale and proportion needs to be addressed as the mural is overshadowing all of the other architectural features on the west elevation. Staff proposes that the overpowering

elements of the mural be reduced and more subdued with the recommendation at the Board's discretion.

The proposal will introduce a variety of new architectural features to the existing building that incorporates an array of building materials and elements. The architectural elevation is appropriate within Pineapple Grove Arts district and will be compatible and harmonious with the surrounding properties and an enhancement to the area. Based upon the above, positive findings can be made with regard to the criteria listed in LDR Section 4.6.18(B)(14) and (E), and LDR Section 4.4.13(F)(3).

#### 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 an expansion of the existing fitness center throughout the building and conversion of a portion of the fitness center to accommodate a restaurant/café. Pursuant to LDR Section 2.4.5(G)(5), this minor modification does not significantly impact the previous findings. However, the applicable Future Land Use Map and Concurrency items as they relate to this development proposal are discussed below.

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 a zoning designation of CBD (Central Business District, Central Core sub-district). The CBD zoning district is consistent with the CC Future Land Use Map designation. Pursuant to Table 4.4.13(A), services and facilities such as restaurants and exercise facilities are allowed as a principal use in the CBD Central Core sub-district. Based upon the above, positive findings can be made with respect to consistency with the Future Land Use Map.

**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, solid waste and schools.

**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 south by CBD zoned properties and on the west by CBD and OSR (Open Space and Recreation). Within the development there is a mix of offices, retail, gym and restaurant. Compatibility with the adjacent uses is not a concern as they are all of similar intensity as the proposed uses (fitness gym/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:**

**A review of the adopted Comprehensive Plan was conducted and the following applicable objectives and policies are 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.

With respect to applicable physical considerations, there are limited physical site changes proposed. The property is fully developed and contains five buildings. The proposed changes involve interior floor area renovations, modifications to architectural elevations and the installation of a bike rack. The proposed improvements are minor and consistent with the surrounding neighborhood. Thus, no incompatibility issues with respect to soil, topographic, intensity of use and other applicable physical consideration is anticipated.

**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, offices, parking garage and public park). 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 proposal does not modify the existing traffic patterns or access. The traffic statement provided concludes that the proposal will generate a decrease of 50 daily trips and an increase of 15 A.M. peak hour trips and a decrease of 23 p.m. peak hour trips. The proposed changes will not have a negative impact on the neighborhood.

|                         |
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| <b>REVIEW BY OTHERS</b> |
|-------------------------|

**Community Redevelopment Agency:**

At its meeting of January 14, 2016, the CRA (Community Redevelopment Agency) unanimously recommended approval of the development proposal.

**Pineapple Grove Main Street:**

At its meeting of January 27, 2016, the Pineapple Grove Main Street (PGMS) unanimously recommended approval. At that time the Board suggested that the applicant consider the addition of a mural along the west elevation adjacent to NE 2<sup>nd</sup> Avenue. The mural will be presented at the PGMS meeting of February 24, 2016. The results of the PGMS action will be reported to the Board.

**Courtesy Notice:**

Courtesy notices have been provided to the following neighborhood and civic associations that have requested notice of developments in their areas:

- Delray Citizens Coalition
- Chamber of Commerce
- Downtown Development Authority

**Public Notices:**

No public notification is required for site plan modifications. No letters of objection or support have been received to date. Any letters of objection or support received after preparation of this staff report will be disclosed at the Site Plan Review and Appearance Board (SPRAB) meeting.

|                                  |
|----------------------------------|
| <b>ASSESSMENT AND CONCLUSION</b> |
|----------------------------------|

The site plan modification request includes the expansion of the existing fitness center to occupy the entire building and converting 837 square feet of the existing gym to restaurant/café with a 222 sq. ft. food prep area. The operating hours will be Monday through Friday from 5 a.m. to 11 p.m.; Saturday from 7 a.m. to 9 p.m. and Sunday from 7 a.m. to 8 p.m.

While exercise facilities have the same parking requirements as retail use, there are peak periods of demand where above normal demand for parking has been noted with other similar facilities. The peak hours of operation as previously identified by the applicant are 8:30 a.m. to 10:30 a.m. and 5 p.m. to 7 p.m. on weekdays. The differentiating morning hours of operations with the other uses within the center, namely, the restaurant uses, should not create adverse morning parking conditions. With the expansion of the accessory juice bar to a restaurant/café, the availability of on-site parking for the evening peak hour with the operation of the existing restaurants may create some concerns, however the proposed site is located directly across the street from the public parking garage which can be utilized by patrons of the center.

The proposal will be consistent with LDR Section 3.1.1 and Section 2.4.5(G)(5) of the Land Development Regulations, and policies of the Comprehensive Plan.

|                            |
|----------------------------|
| <b>ALTERNATIVE ACTIONS</b> |
|----------------------------|

- A. Move **postponement** of the Class III site plan modification for Purlife Fitness Center, by electing to continue with direction.
- B. Move **approval** of the Class III site plan modification for Purlife Fitness Center, 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 the criteria set forth in Sections 2.4.5(G)(5) and Chapter Three of the Land Development Regulations.

- C. Move **denial** of the Class III site plan modification for Purlife Fitness Center, 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 the criteria set forth in Sections 2.4.5(G)(5) and Chapter Three of the Land Development Regulations.

|                             |
|-----------------------------|
| <b>STAFF RECOMMENDATION</b> |
|-----------------------------|

By Separate Motions:

Site Plan:

Move **approval** of the Class III site plan for **Purlife Fitness Center**, 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 the criteria set forth in Section 2.4.5(G)(5) and Chapter Three of the Land Development Regulations.

Architectural Elevations:

- Based on the scale and proportion of the mural staff recommends Board's discretion.
- Move **approval** of the Architectural Elevations for **Purlife Fitness Center**, 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 the criteria set forth in LDR Section 4.6.18(E) subject to the Board's approval of the mural.

*Staff Report Prepared by: Jasmin Allen, Senior Planner*

Attachments:

- Location Map
- Site Plan
- Proposed Floor Plan
- Proposed Architectural Elevations
- Existing Architectural Elevations
- Photometric Plan
- Parking Affidavit

## 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 service is existing on-site
- Sewer service is existing on-site

Pursuant to the City's Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South Central County Waste Water Treatment Plant for the City at build-out.

### Streets and Traffic:

The proposal is to allow expansion of the fitness center and conversion of a portion of the fitness center to a restaurant/cafe. The traffic statement provided concludes that the proposal will generate a decrease of 50 daily trips and an increase of 15 A.M. peak hour trips and a decrease of 23 p.m. peak hour trips. A letter of concurrency approval has been issued by Palm Beach County Traffic Division.

### Parks and Recreation Facilities:

Park dedication requirements do not apply for non-residential uses. Thus, the proposed development will not have any impact with respect to this standard.

### Solid Waste:

The proposed fitness center (9,741 sq. ft.) will generate 57.47 tons of solid waste per year. The restaurant/café will generate 15.62 tons of solid waste per year for a total of 61.42 tons per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2047. Trash collection will be accommodated via the existing dumpsters on site.

### Schools:

School concurrency findings do not apply for non-residential uses. Thus, the proposed development will not have any impacts with respect to this standard.

### Drainage:

Drainage is accommodated on site via an exfiltration trench system. There should be no impact on drainage as it relates to this standard.

**APPENDIX "B"**  
**STANDARDS FOR SITE PLAN ACTIONS**

- 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. Property shall be developed or redeveloped 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 \_\_\_\_\_  
Meets intent of standard     X      
Does not meet intent \_\_\_\_\_

- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.**

Not applicable     X      
Meets intent of standard \_\_\_\_\_  
Does not meet intent \_\_\_\_\_

- H. 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.**

Not applicable \_\_\_\_\_  
Meets intent of standard     X      
Does not meet intent \_\_\_\_\_

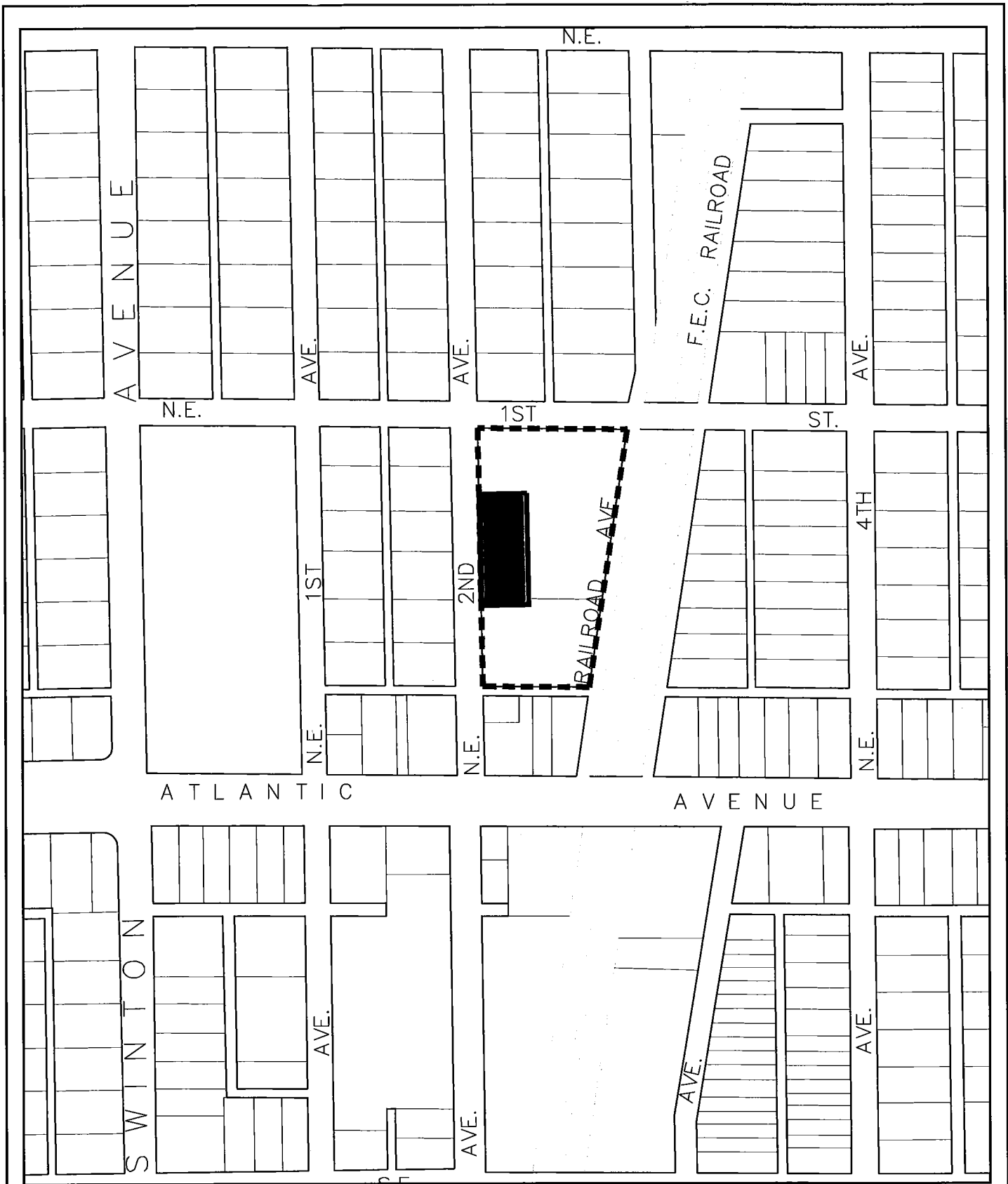
- I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.**

Not applicable \_\_\_\_\_  
Meets intent of standard     X      
Does not meet intent \_\_\_\_\_

- J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.**

Not applicable     X      
Meets intent of standard \_\_\_\_\_  
Does not meet intent \_\_\_\_\_





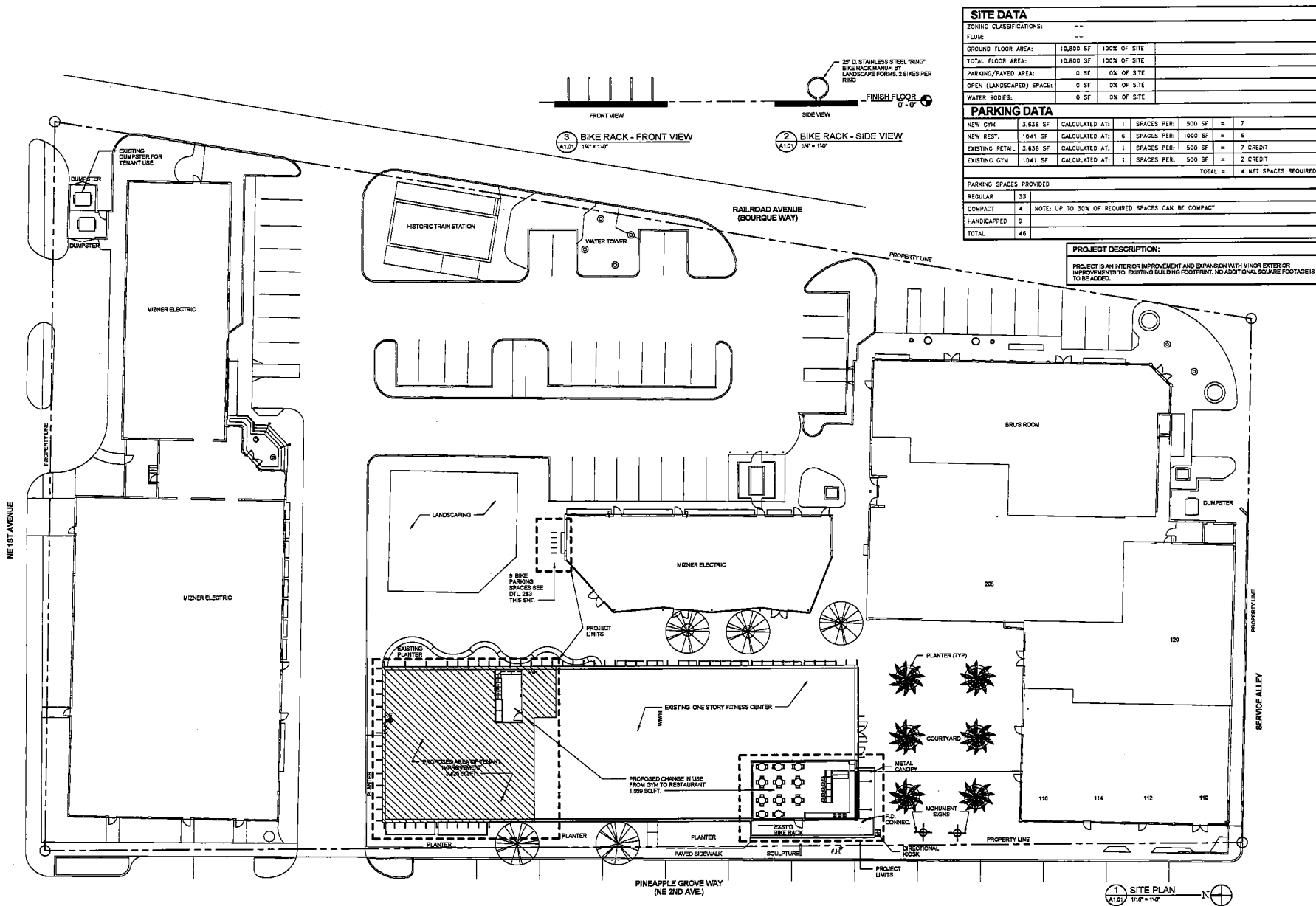
N  
  
 PLANNING AND ZONING  
 DEPARTMENT

SUBJECT BUILDING



PURLIFE FITNESS CENTER

LOCATION MAP



**CURRIE  
SOWARDS  
AGUILA**  
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Sustainable Design

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EMAIL: info@csa-arch.com

ISSUED FOR:

8/05 00/00/00\*\*

PERMIT

CONSTRUCTION

SEAL

PROJECT TITLE

**PURLIFE TENANT  
IMPROVEMENT**

45 NE 2ND AVE.  
DELRAY BEACH, FL 33444

REVISIONS

| FILE | DESCRIPTION | DATE |
|------|-------------|------|
|------|-------------|------|

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FILE NUMBER: 2/05/2016  
DRAWING TITLE: PURLIFE

**SITE PLAN-SPRAB**

DATE: 2/05/2016 DRAWN BY: RP

JOB NUMBER: 150801

DRAWING NUMBER

**A1.01**

SPRAB SUBMITTAL 2/05/16



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SEAL

PROJECT TITLE  
**PURLIFE TENANT  
IMPROVEMENT**

45 NE 2ND AVE.  
DELRAY BEACH, FL 33444

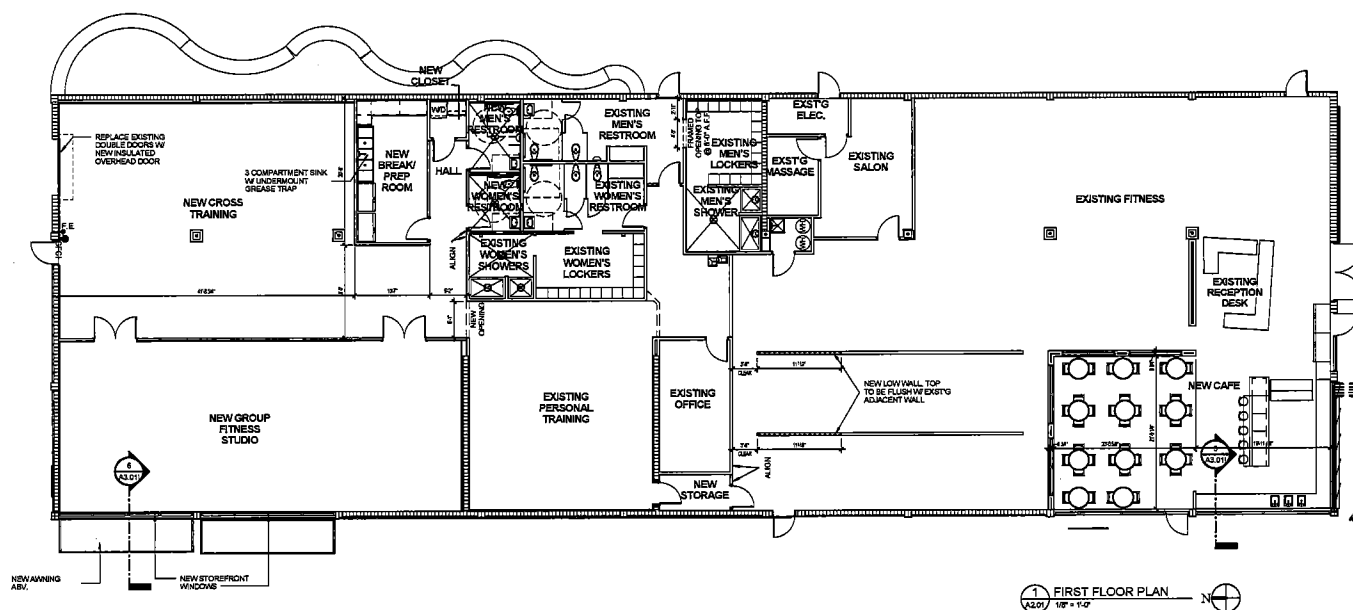
REVISIONS  
NUM DESCRIPTION DATE

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DRAWING TITLE: PURLIFE  
DRAWING TITLE: PURLIFE

DATE: 2/03/2016 DRAWN BY: RP  
JOB NUMBER: 150801  
DRAWING NUMBER:

**A2.01**



1 FIRST FLOOR PLAN  
A2.01 1/8" = 1'-0"

SPRAB SUBMITTAL 2/05/16

DATE: 2/03/2016 DRAWN BY: RP  
JOB NUMBER: 150801  
DRAWING NUMBER:

**A2.01**



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ISSUED FOR:

BIDS 00/00

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CONSTRUCTION

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PROJECT TITLE

**PURLIFE TENANT  
IMPROVEMENT**

45 NE 2ND AVE.  
DELRAY BEACH, FL 33444

REVISIONS

NUM DESCRIPTION DATE

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DATE: 2/03/2016

EXISTING ELEVATIONS

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EXISTING ELEVATIONS

DATE: 2/03/2016

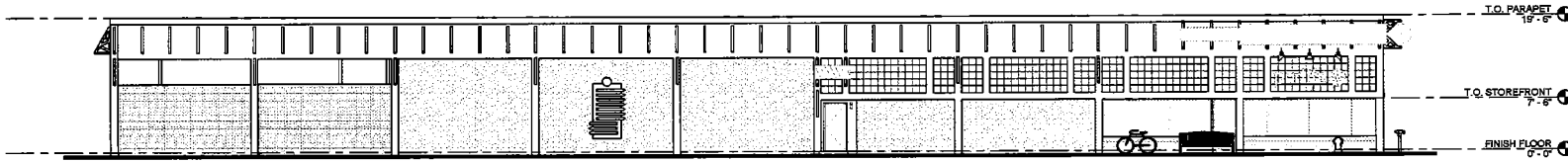
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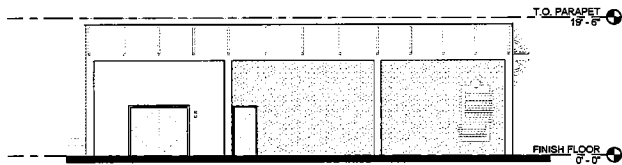
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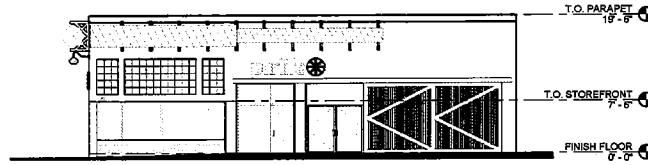
EXISTING ELEVATIONS



1 WEST ELEVATION  
A3.02 1/8" = 1'-0"



2 NORTH ELEVATION  
A3.02 1/8" = 1'-0"



3 SOUTH ELEVATION  
A3.02 1/8" = 1'-0"



EXISTING ELEVATION -  
NO CHANGES MADE

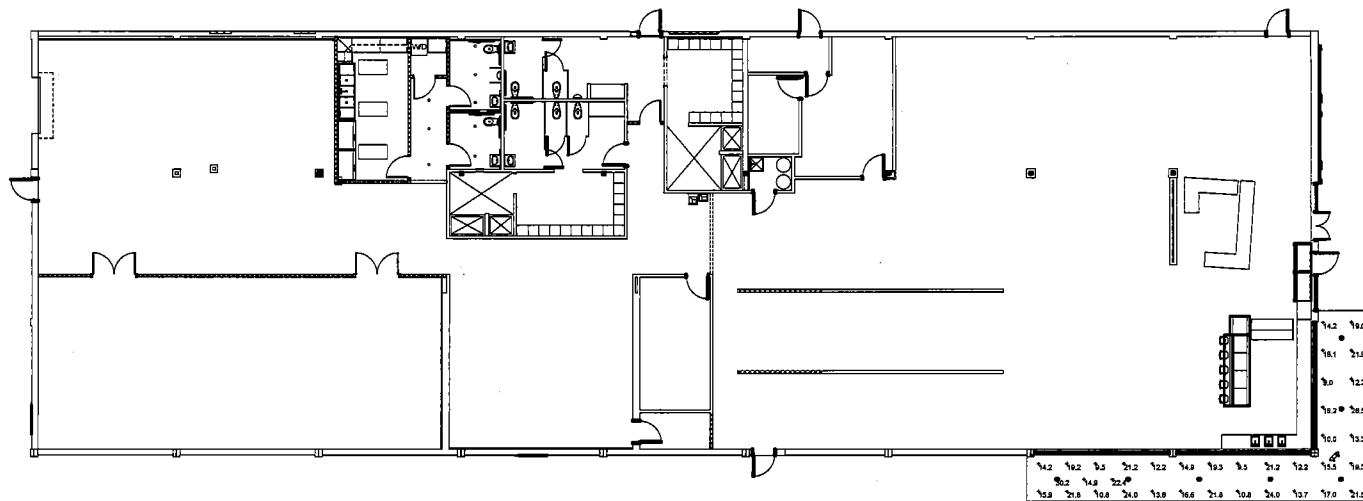
4 EAST ELEVATION  
A3.02 1/8" = 1'-0"

EXISTING ELEVATION -  
NO CHANGES MADE

SPRAB SUBMITTAL 2/05/16

**A3.02**

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FLOOR PLAN - PHOTOMETRICS

1/8" = 1'-0"



| Schedule |       |          |                |               |             |       |        |               |          |
|----------|-------|----------|----------------|---------------|-------------|-------|--------|---------------|----------|
| Symbol   | Label | Quantity | Manufacturer   | Rating        | Description | Lotus | Number | Notes         | Location |
|          | A     | 7        | SECTION - HALO | PROPOSED 150W | HALO        | 150W  | 1      | PROPOSED 150W | 150W     |
|          |       |          | SECTION - HALO | PROPOSED 150W | HALO        | 150W  | 1      | PROPOSED 150W | 150W     |
|          |       |          | SECTION - HALO | PROPOSED 150W | HALO        | 150W  | 1      | PROPOSED 150W | 150W     |
|          |       |          | SECTION - HALO | PROPOSED 150W | HALO        | 150W  | 1      | PROPOSED 150W | 150W     |
|          |       |          | SECTION - HALO | PROPOSED 150W | HALO        | 150W  | 1      | PROPOSED 150W | 150W     |
|          |       |          | SECTION - HALO | PROPOSED 150W | HALO        | 150W  | 1      | PROPOSED 150W | 150W     |
|          |       |          | SECTION - HALO | PROPOSED 150W | HALO        | 150W  | 1      | PROPOSED 150W | 150W     |
|          |       |          | SECTION - HALO | PROPOSED 150W | HALO        | 150W  | 1      | PROPOSED 150W | 150W     |
|          |       |          | SECTION - HALO | PROPOSED 150W | HALO        | 150W  | 1      | PROPOSED 150W | 150W     |

| Luminaire Locations |       |        |        |      |      |             |        |        |      |
|---------------------|-------|--------|--------|------|------|-------------|--------|--------|------|
| Location            |       |        |        |      |      |             |        |        |      |
| No.                 | Label | X      | Y      | Z    | MF   | Orientation | TH     | X      | Y    |
| 7                   | A     | 114.36 | 179.28 | 8.13 | 0.00 | 0.00        | 114.36 | 179.28 | 8.13 |
| 8                   | A     | 114.31 | 179.28 | 8.13 | 0.00 | 0.00        | 114.31 | 179.28 | 8.13 |
| 9                   | A     | 89.21  | 179.21 | 8.13 | 0.00 | 0.00        | 89.21  | 179.21 | 8.13 |
| 10                  | A     | 119.21 | 179.21 | 8.13 | 0.00 | 0.00        | 119.21 | 179.21 | 8.13 |
| 11                  | A     | 89.21  | 179.28 | 8.13 | 0.00 | 0.00        | 89.21  | 179.28 | 8.13 |
| 12                  | A     | 119.21 | 179.28 | 8.13 | 0.00 | 0.00        | 119.21 | 179.28 | 8.13 |
| 13                  | A     | 114.31 | 179.28 | 8.13 | 0.00 | 0.00        | 114.31 | 179.28 | 8.13 |

| Statistics    |        |       |       |       |        |
|---------------|--------|-------|-------|-------|--------|
| Location      | Symbol | Avg   | Min   | Max   | Height |
| INDIC. CANOPY |        | 12.5% | 12.5% | 12.5% | 1.01   |



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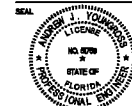
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ISSUED FOR 1  
PERMIT  
SPRINKLER RE-SUBMITTAL  
REDS

PERMIT  
CONSTRUCTION

SEAL



PROJECT TITLE  
PURLIFE TENANT  
IMPROVEMENT

45 NE 2ND AVE.  
DELRAY BEACH, FL 33444

REVISION  
DATE DESCRIPTION DATE

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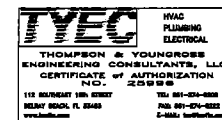
PLAN -  
PHOTOMETRICS

DATE  
1-15-2016

DRAWN BY  
VL

JOB NUMBER  
150801/15101

DRAWING NUMBER  
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CONSTRUCTION

SEAL

PROJECT TITLE  
**PURLIFE TENANT  
IMPROVEMENT**

45 NE 2ND AVE.  
DELRAY BEACH, FL 33444

REVISIONS

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TITLE NUMBER  
A3.01

DRAWING TITLE  
**ELEVATIONS-SPRAB**

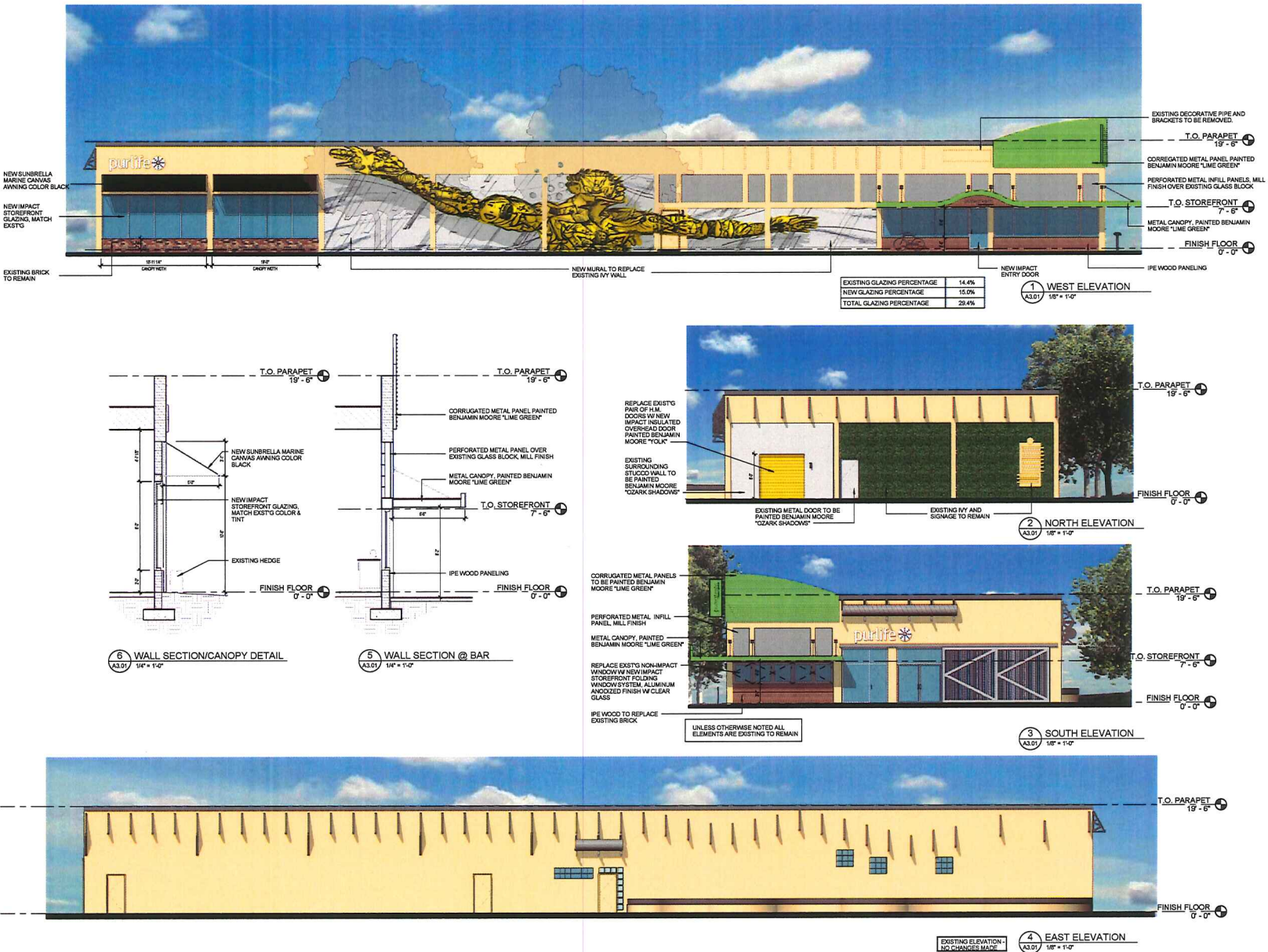
DATE  
2/03/2016

DRAWN BY  
Author

JOB NUMBER  
150801

DRAWING NUMBER  
**A3.01**

SPRAB SUBMITTAL 2/05/16



**PARKING AFFIDAVIT  
OCEAN CITY PROPERTIES, LTD., PROPERTY OWNER  
Purlife Fitness Center Project  
(2016)**

I, TMOTHY D. ONNEN, Director of Ocean City Properties, Inc., general partner of Ocean City Properties, Ltd., is the fee simple owner of the following property:

**Lots 1, 2 and 3, ONNEN SUBDIVISION, according to the Plat thereof recorded April 19, 1994, in Plat Book 72, Page 100, of the Public Records of Palm Beach County, Florida.**

and approves the use of four (4) parking spaces from the Ocean City Properties, Ltd. parking bank for the project known as Purlife Fitness Center. There are currently twenty-two (22) spaces in the Ocean City Properties Parking Bank. The project is to be located at 45 NE Second Avenue, Delray Beach, FL 33444 of the Ocean City Lumber Complex pursuant to the last approved site plan on file with the City of Delray Beach. If the project is approved, the resulting amount of parking spaces in the Ocean City Properties, Ltd. parking bank will be eighteen (18). The parking spaces are required for a conversion of commercial/retail floor area to restaurant. It is required that this be documented in the staff report for the project. The recent history of the Ocean City Properties, Ltd. parking bank is attached hereto as Exhibit "A" and is incorporated herein.

I declare that I have read the foregoing Affidavit and that the facts stated in it are true on this 7 day of January, 2016.

Ocean City Properties, Ltd., a Florida limited partnership  
By: Ocean City Properties, Inc., a Florida corporation

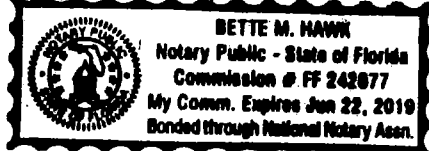
By:

Timothy D. Onnen, Director

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 7th day of JANUARY, 2016 by TMOTHY D. ONNEN, Director of Ocean City Properties, Inc., general partner of Ocean City Properties, Ltd., who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification.

(NOTARY'S SEAL)



Bette M. Hawk  
(Signature of Notary Public)

BETTE M. HAWK  
Notary Print Name:

## **EXHIBIT "A"**

At its meeting of January 26, 1994, the Site Plan Review and Appearance Board (SPRAB) approved a site plan modification for a 997 square foot addition and the installation of a 59 space parking lot in conjunction with the conversion of the Ocean City Lumber Company to a commercial complex (office, restaurants and retail). The parking spaces were not required and were available for the businesses as well as future modifications. Numerous modifications were made to the site, which resulted in 49 parking spaces on the site.

At its meeting of November 14, 2001, the SPRAB approved the conversion of an existing 1,014 square foot retail bay located at the southern end of the complex (south side of the courtyard) to a restaurant (Fusha) and the addition of 2,786 square feet of outdoor seating within the adjacent courtyard, as well as 220 square feet at the southeast corner and 62 square feet at the southwest corner of the site (3,068 square feet total outdoor seating area). This conversion reduced the parking surplus to 27 spaces.

At its meeting of December 3, 2003, the SPRAB approved the conversion of two existing retail bays in the center of the complex (north side of the courtyard) to a 1,162 square foot restaurant with a 152 square foot outdoor dining/seating area for Christina's Restaurant. This conversion reduced the parking surplus to 23 spaces.

At its meeting of June 23, 2004, the SPRAB approved the conversion of one existing retail bay totaling 1,050 sq. ft. to restaurant use as well as the addition of 149 sq. ft. of outdoor dining area to accommodate the expansion of the existing of Christina's Restaurant resulting in an additional 4 spaces being deducted from the parking surplus. This expansion resulted in a parking surplus of 19 spaces.

At its meeting of June 11, 2008, the SPRAB approved the conversion of the prior Christina's Restaurant space to office use and conversion of tenant space 114 from retail to office space for Meisner Electric, a tenant of Ocean City Lumber Company. This conversion reduced the parking requirements from restaurant and retail use to office use and resulted in a parking surplus of 27 spaces.

At its meeting of May 13, 2009, the SPRAB approved the conversion of three parking spaces on the east side of Bru's Room Sports Bar to a 459 square foot covered outdoor dining area. This conversion resulted in a reduction in parking surplus to 24 spaces.

**On August 10, 2011, a site plan modification was approved for the House of Siam restaurant which was the conversion of 783 square feet of office (Suite 114) space to a restaurant.**

Per LDR Section 4.4.13(G)(1)(d), the required parking for restaurants is 6 spaces per 1,000 square feet of gross floor area. Thus, the 783 square foot conversion of office (1:300) to restaurant will require the provision of 2 additional parking spaces. As noted in the background section of this report, the Ocean City Lumber Company has a surplus pool of 24 parking spaces. If approved, this conversion would reduce the surplus pool to 22 parking spaces.

**The conversion was approved on August 10, 2011, and the surplus pool was reduced to 22 parking spaces.**

**The 2012 SPRAB approved site plan for the restaurant and bowling alley was approved. However, the use was never established and resulting parking surplus of 22 spaces remains in effect.**