



# SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

## DEVELOPMENT SERVICES DEPARTMENT

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444

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

### SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: January 9, 2019

File No.: 2018-177  
Class I

Application Type: Class I Site Plan Modification

**Applicant** Delray Awning

**Location:** 411 E. Atlantic Avenue

**PCN:** 12-43-46-09-11-001-0010

**Property Size:** 0.3 Acres

**FLUM:** CC (Commercial Core)

**Zoning:** CBD (Central Business District)

**Adjacent Zoning:**

- (North) CBD
- (West) CBD
- (South) CBD
- (East) CBD

**Existing Land Use:** Mixed Commercial, Office and Restaurant



#### Item before the Board:

The action before the Board is for the approval of a Class I Site Plan Modification associated with architectural elevation changes to install a new fabric awning above the entrance, pursuant (LDR) Section 2.4.5(G)(1)(a) located at. 411 East Atlantic Avenue.

#### Recommendation:

Move approval of the Class I Site Plan Modification for 411 E Atlantic Avenue, by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof meets criteria set forth in LDR Section 2.4.5(G)(1)(a) and Section 4.6.18.

#### Note:

- That a hold harmless agreement be approved and recorded for the canopy prior to issuance of a building permit.
- That the original masonry archway be reinstalled prior to the awning installation and issuance of the canopy permit.

#### Background:

The subject site measures 0.31 acres (13,503 sq. ft.) and is zoned CBD (Central Business District). The property is legally described as Lots 2 and 3 of Subdivision of Block 100 as recorded in Official Record Book 1 Page 65 of Palm Beach County.

At its meeting of June 27, 2018, a Class I Site Plan Modification was approved by the Site Plan Review and Appearance Board for architectural elevation changes to the front (south) façade and north (rear) elevation. The approved modifications along the front façade facing East Atlantic Avenue include the enclosure of the arched restaurant entrance with a Mahogany wood finish folding storefront system and relocation of the retail entrance door. Modifications to the north (rear) elevation include the introduction of a metal screen to cover the roof equipment, installation of new wood finish double service doors and enclosure and relocation of two service doors. The modifications were requested in order to accommodate a new tenant in the existing restaurant space and the retail space to the east

At its meeting of September 26, 2018, a Class I Site Plan Modification was postponed by the Site Plan Review and Appearance Board associated with architectural elevation changes to install a new fabric awning above the entrance at 411 E Atlantic Ave. The applicant presented a different proposal the night of the meeting then what was provided in the staff report.

#### Project Planner:

Jen Buce; [buce@mydelraybeach.com](mailto:buce@mydelraybeach.com),  
561-243-7138

#### Review Dates:

SPRAB Board: 12/19/18

#### Attachments:

1. Elevation changes



Now before the board is a new proposal to install a fabric awning above the entrance at 411 E. Atlantic Avenue.

**Project Description:**

- 20' by 8' dome slope style awning
- Black Cherry Color

**Site Plan 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 change includes the construction of one new 20' by 8' dome slope styled fabric awning located above the main entrance to the restaurant on the front (south) elevation of the property. The proposed new fabric awning is to be in the Sunbrella Black Cherry color style. The awning is to be mounted at a height of 8'11". The masonry archway was removed and is required to be reinstalled before the awning is mounted to the main entrance. The proposed awning will encroach into the public right-of-way. 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.

No changes in the approved site plan, use area or building height are proposed with this request.

The proposed architectural elevation changes will not adversely affect the surrounding area, will not materially depreciate the neighboring areas, and the proposed changes are consistent with the selected architectural style. Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E).

**Alternative Actions:**

- A. Continue with direction.
- B. Move approval of the request for a Class I site plan modification, and elevation changes for **411 E Atlantic Avenue (2018-177)**, 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)(1)(a) and Section 4.6.18 of the Land Development Regulations.
- C. Move denial of the request for a Class I site plan modification, and elevation changes for **411 E. Atlantic Avenue (2018-177)**, 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 2.4.5(G)(1)(a) and Section 4.6.18 of the Land Development Regulations



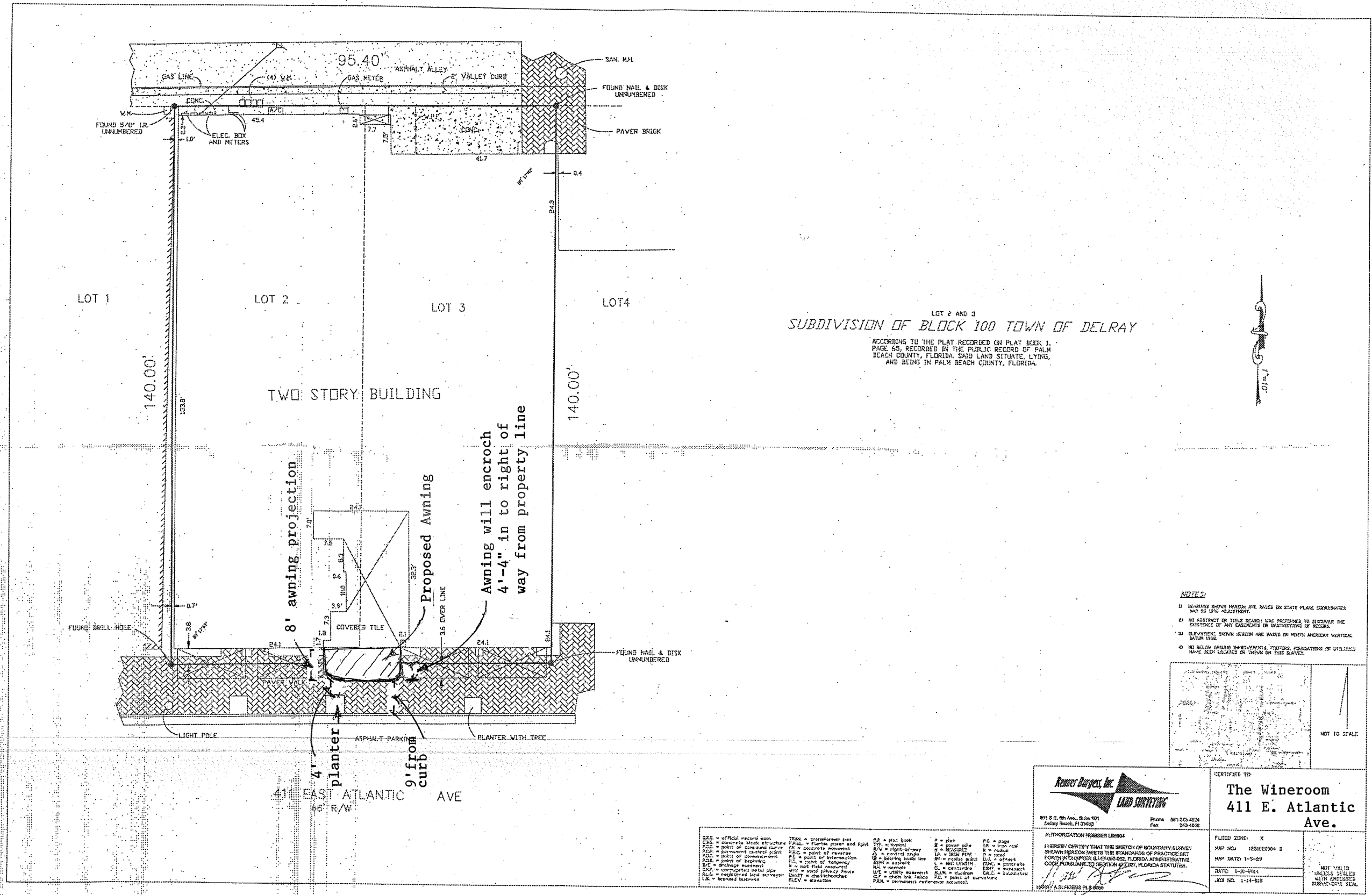


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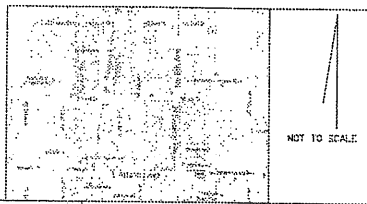
COFFEE  
N. MARKET

FLORIDA  
M52 8TT  
MIAMI BEACH

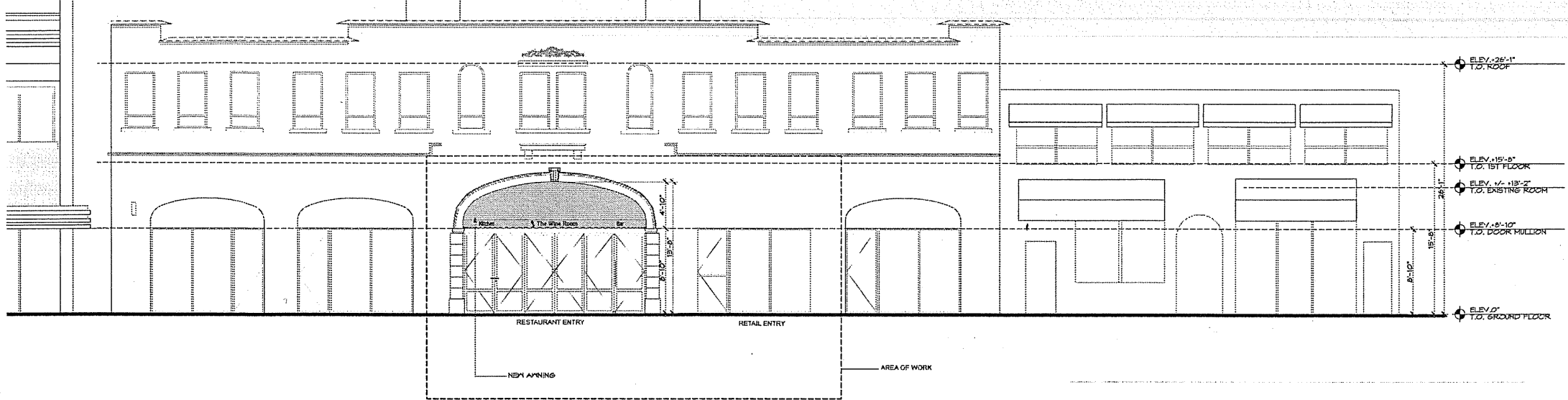




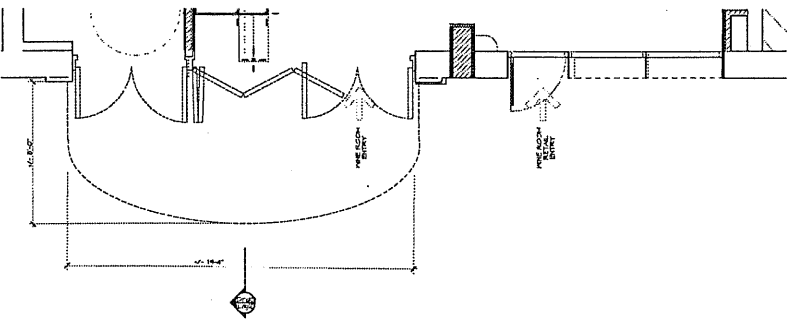
- NOTES:**
- 1) DEVIATIONS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES AND NO LONG ADJUSTMENT.
  - 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY ENCUMBRANCES OR RESTRICTIONS OF RECORD.
  - 3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
  - 4) NO BELOW GRADE IMPROVEMENTS, STRUCTURES, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.



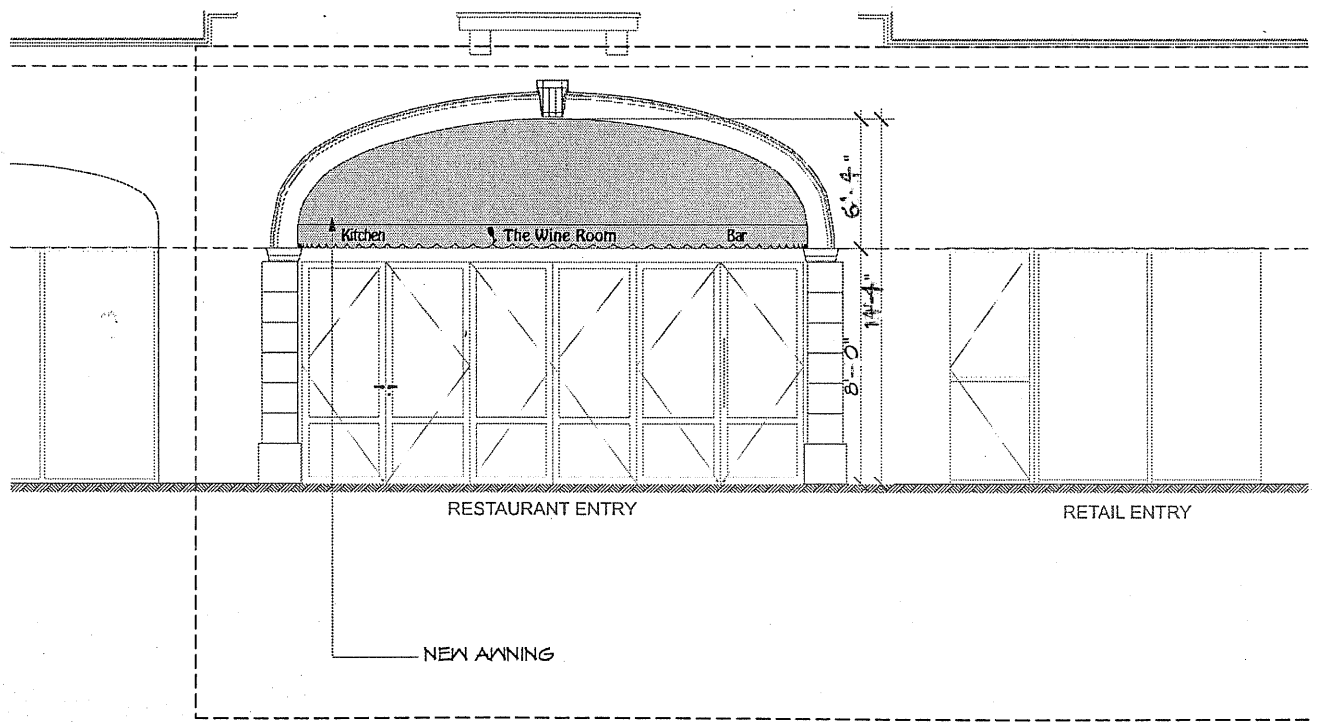
<b>Remer Burgess, Inc.</b> LAND SURVEYING 874 S.E. 8th Ave., Suite 101 Delray Beach, FL 33433 Phone 561-265-4224 Fax 561-265-4225		<b>CERTIFICATE TO:</b> <b>The Winery</b> <b>411 E. Atlantic Ave.</b>	
AUTHORIZATION NUMBER LB8904		FILED ZONE: X	
I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 145, ARTICLES 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 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996, 997, 998, 999, 1000		DATE: 1-10-2014 JOB NO. 1-14-018	
NOT VALID UNLESS DEALER WITH INDUSTRY SEAL			



1 SOUTH ELEVATION PROPOSED  
A-200.1 SCALE: 3/16" = 1'-0"



4 FLOOR PLAN OF PROPOSED AWNINGS  
A-200.1 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION PROPOSED  
A-200.1 SCALE: 3/16" = 1'-0"

3417 SOUTH DIXIE HWY  
WEST PALM BEACH, FLORIDA 33401  
561.659.5683  
WWW.ROYPOSEY.COM

STEPHEN MICHAEL ROY AIA, NCARB  
FLORIDA REGISTERED ARCHITECT  
AR91404

ROY & POSEY LICENSE: AA0003396  
PROJECT TEAM:

ARCHITECT:  
MCKAY ARCHITECTURE/ DESIGN PLLC  
11142 BROADWAY ST, STE 40  
NEW YORK, NY 10001  
T: 212.533.1419; F: 212.253.1430

CLIENT:  
TASTE THE WINE INTERNATIONAL LLC  
411 EAST ATLANTIC AVE  
DELRAY BEACH, FLA 33442

CONTRACTOR:  
ANDROFF CONSTRUCTION  
1000 LAKE IDA ROAD  
DELRAY BEACH, FL  
T: 561.271.5750

MEP:  
FAE CONSULTING  
300 LOCK ROAD, SUITE # 302  
DEERFIELD BEACH, FL 33442  
T: 561.391.9292

STRUCTURAL:  
CARLOS VILACA & ASSOCIATES USA LLC  
1000 DIXIE HIGHWAY WEST, SUITE 5  
POMPANO BEACH, FL 33069  
T: 561.445.9681

### DRAWING SET

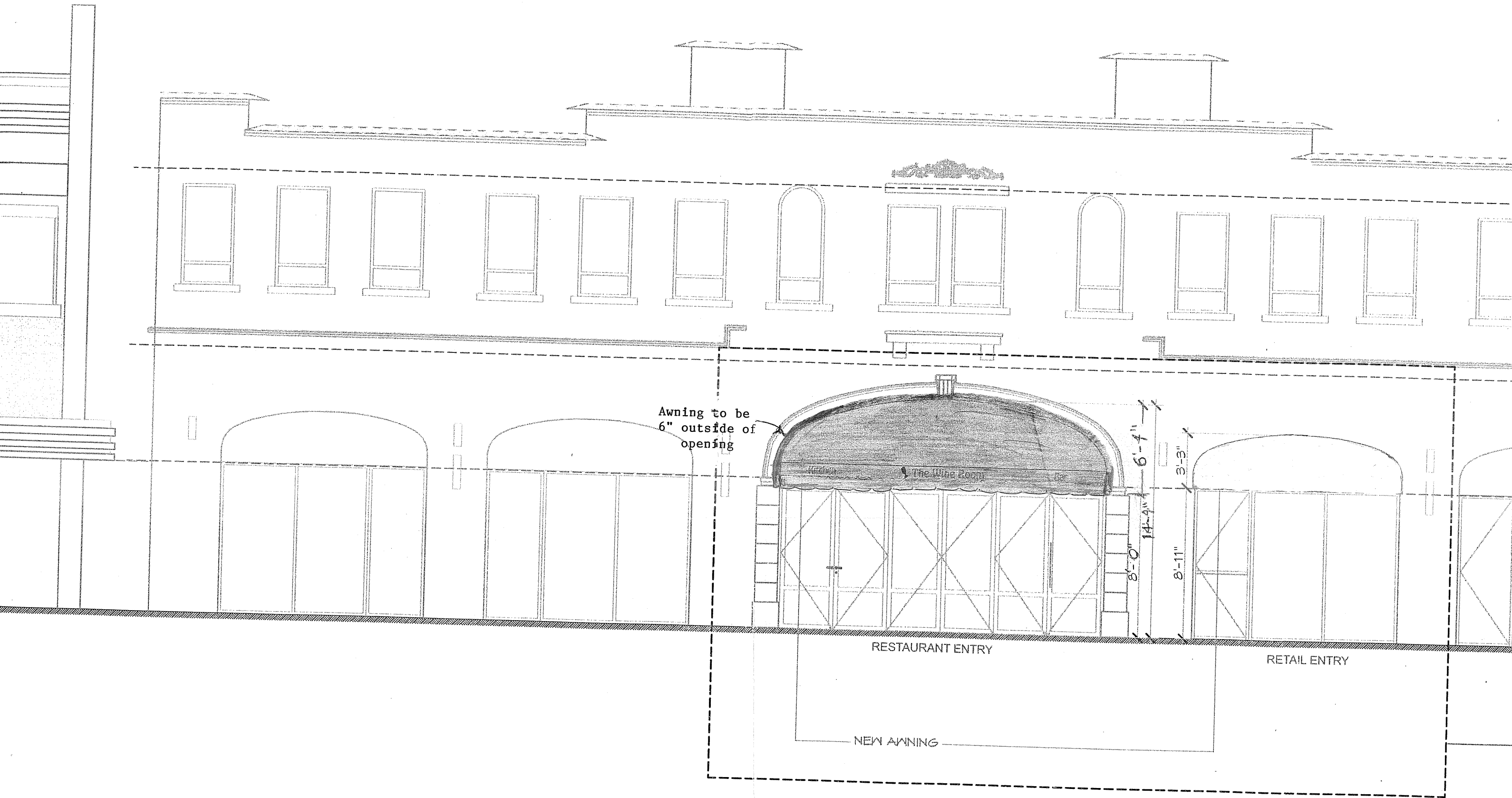
PROJUSE:  
CLASS 1 SUBMISSION: 4/27/18  
INTERIOR PERMIT: 1ST SUBMISSION: 5/31/18  
CLASS 3 SUBMISSION: 8/14/18  
REV 1: BD COMMENT: 7/17/18

**WINEROOM**  
411 E ATLANTIC AVE  
DELRAY BEACH, FL 33483

DRAWING TITLE  
**FRONT  
ELEVATION  
AWNING DESIGN**

SEAL & SIGNATURE  
STATE OF FLORIDA  
STEPHEN M. ROY  
AR91404  
REGISTERED ARCHITECT

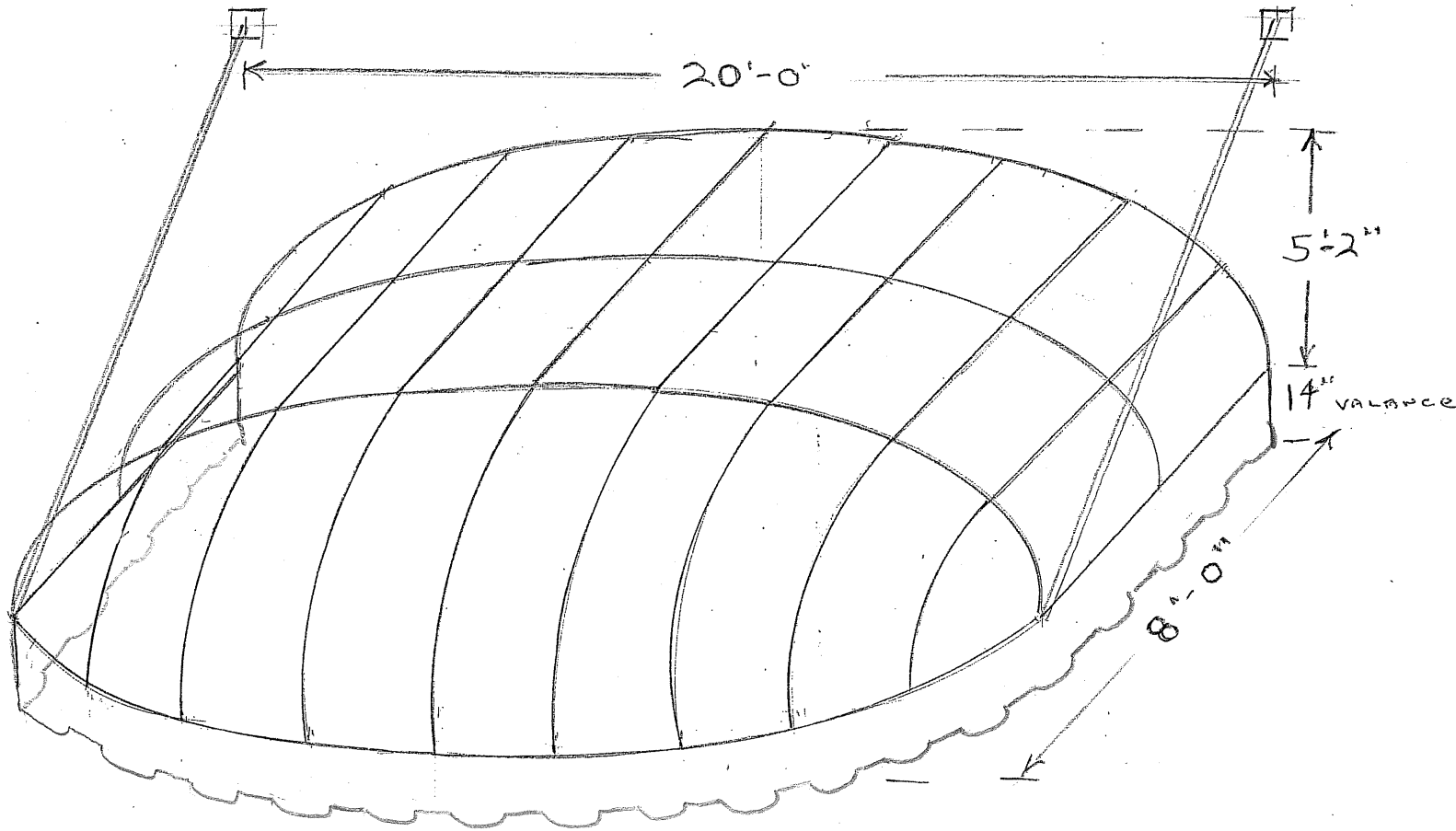
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CHECK BY: SMR  
DRAWING NO.  
**A-200.1**



# SOUTH ELEVATION PROPOSED

SCALE: 3/16" = 1'-0" The Wineroom - 411 E. Atlantic Ave.

# SKETCH OF ENTRANCE AWNING



FOR: Wine Room  
411 E. Atlantic  
Ave  
Delray Beach

DELRAY AWNING, INC.  
*The Canvas Craftsman*  
80 N. CONGRESS AVENUE  
DELRAY BEACH, FL 33445  
(561) 276-5381

## REVISIONS

DESCRIPTION	DATE

NO SCALE

DRAWN BY: FLB

CHECKED BY: FLB

PRINT DATE:

JOB #:

SHEET: