



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: The Grove

Project Location: 233-279 NE 2nd Avenue

Request: Class III Site Plan Modification

Board: Site Plan Review and Appearance Board

Meeting Date: February 22, 2017

Board Action:

Class III Site Plan Modification

Approved 5 to 0 (James Chard and Fred Kaub absent)

Architectural Elevations

Approved 5 to 0 (James Chard and Fred Kaub absent)

Landscape Plan

Approved 5 to 0 (James Chard and Fred Kaub absent)

Project Description:

The subject property, known as The Esplanade at The Grove, incorporates lots 1-12, Block 82, Town of Delray, and contains approximately 1.89 acres. The property is located on the east side of NE 2nd Avenue between NE 2nd Street and NE 3rd Street in the Central Business District (CBD) within the Central Core Sub-district (CC) in an area designated as “Retail Required Frontage”. The existing shopping center was built in 1954 and contains an approximately 32,169 sq. ft. one-story building.

The proposed changes involve the expansion of four existing bays, use conversion of an existing business office to restaurant, and modifications to the existing site plan, landscape plan and architectural elevations. The request is associated with the addition of 1,423 sq.ft. to the three existing bays located at the north corner, and the addition of 575 sq.ft. to the southernmost bay currently occupied by a gymnastic facility. Furthermore, the existing parking lot and landscaping will be modified to accommodate the proposed expansion. The proposed architectural style is Masonry Modern which presents a flat roof, vertical windows and a variation of stucco and wood cladding walls emphasizing the solidity of the mass. Upon completion of all proposed renovations, the shopping center square footage will increase to 34,167 sq.ft., which is a total square footage increase of 1,998 (6.2% increase).

Board Comments:

The Board approved the proposal with conditions:

1. That a vision obscuring gate be installed on the fourth side to screen the existing dumpster;

Appealable Item Report

2. That signed and sealed calculations are provided indicating the current and proposed estimated flows into the existing or proposed lift station and force main;
3. That a Composite Utility Plan signed by a representative of each utility provider be submitted to attest that the services (water, sewer, drainage, gas, power, telephone and cable) can be accommodated as shown on the Composite Utility Plan;
4. That a revised traffic statement be provided for engineering review.

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: February 22, 2017

ITEM: **The Grove (2016-254):** Class III Site Plan Modification for **The Grove** (aka The Esplanade at The Grove) associated with modifications to the existing site plan, landscape plan and architectural elevations to accommodate a building expansion, use conversion, and external renovations to the existing facades.

RECOMMENDATION: Approval of the Class III Site Plan Modification, landscape plan and architectural elevations for **The Grove**.

GENERAL DATA:

Applicant..... Gonzalez Architects

Location..... The shopping center is located at 233-279
NE 2nd Avenue - east side of NE 2nd Avenue
between NE 2nd Street and NE 3rd Street

Property Size..... 1.89 Acres

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

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

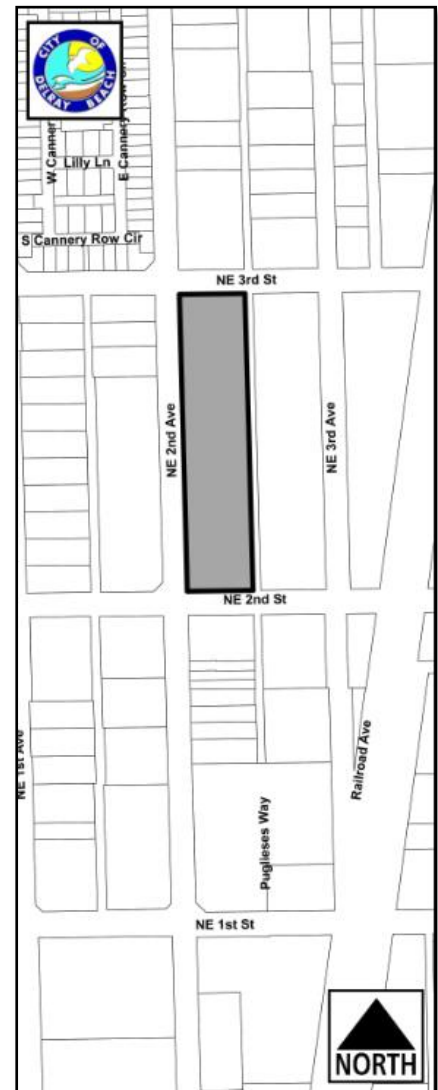
Adjacent Zoning....North: CBD
East: CBD
South: CBD
West: CBD

Existing Land Use..... Mixed-use Development

Proposed Land Use..... Mixed-use Development

Water Service..... Available on site.

Sewer Service..... Available on site.



ITEM BEFORE THE BOARD

The item before the Board is the approval of a Class III Site Plan Modification for **The Grove** shopping center located at 233-279 NE 2nd Avenue, pursuant to LDR Section 2.4.5(G)(1)(c). The request includes the following:

- Site Plan;
- Landscape Plan; and
- Architectural Elevations.

BACKGROUND & PROJECT DESCRIPTION

The subject property, known as The Esplanade at The Grove, incorporates lots 1-12, Block 82, Town of Delray, and contains approximately 1.89 acres. The property is located on the east side of NE 2nd Avenue between NE 2nd Street and NE 3rd Street in the Central Business District (CBD) within the Central Core Sub-district (CC) in an area designated as "Retail Required Frontage". The existing shopping center was built in 1954 and contains an approximately 32,169 sq. ft. one-story building.

In 1996, perimeter landscaping was installed in response to the 1993 landscape code compliance ordinance, which required property owners to install perimeter landscaping where none existed.

In 1998, the Site Plan Review and Appearance Board (SPRAB) approved a Class II Site Plan Modification associated with façade and landscape improvements.

The proposed changes involve the expansion of four existing bays, use conversion of an existing business office to restaurant, and modifications to the existing site plan, landscape plan and architectural elevations. The request is associated with the addition of 1,423 sq.ft. to the three existing bays located at the north corner, and the addition of 575 sq.ft. to the southernmost bay currently occupied by a gymnastic facility. Furthermore, the existing parking lot and landscaping will be modified to accommodate the proposed expansion. The proposed architectural style is Masonry Modern which presents a flat roof, vertical windows and a variation of stucco and wood cladding walls emphasizing the solidity of the mass. Upon completion of all proposed renovations, the shopping center square footage will increase to 34,167 sq.ft., which is a total square footage increase of 1,998 (6.2% increase).

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

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:

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 **Figure 4.4 13-5 (Central Core Regulating Plan)**, NE 2nd Avenue (Pineapple Grove Avenue) and NE 3rd Street are classified as a Primary Street. All development standards will apply to primary streets.

	NE 2nd Avenue (Primary/Side Street)		NE 3rd Street (Primary/Front)	
	Side-Street Requirement	Provided	Front Requirement	Provided
Setbacks	10' min. / 15' max.	10'- 1/4"	10' min. / 15' max.	10'
Building Frontage Required on Primary Streets	75% min./ 100%max	20.7%*	N/A	64.8%*

* Decrease of an existing non-conformity to the existing building setback.

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, which includes side setback areas facing streets) shall provide a minimum streetscape area no less than 15' in width, measured from the back of curb. The streetscape area, shown on page 11 and 12 of the plans, is in compliance and shall be organized as follows:

Streetscape Standards	Minimum Standard	Proposed	
		NE 2nd Avenue	NE 3rd Street
Curb Zone	4'0"	7'-8"	11'-11"
Pedestrian Zone	6'0"	6'	6'- 03/8"
Remaining Front Setback Area	5'0"	1'-10 1/4"	0
Total Streetscape Width	15'0"	15-6 1/2"	17-11 3/8"

Lighting:

Pursuant to LDR Section 4.6.8, on-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. The chart below demonstrates compliance with the minimum acceptable standards for lighting of building entrance parking lot, and accent pathway pursuant to LDR Section 4.6.8(B)(3)(c):

Photometric Plan	Requirements		Proposed	
	Minimum (fc)	Maximum (fc)	Minimum (fc)	Maximum (fc)
Accent Pathway	0.5	5.0	0.5	4.7
Building Entrances	1.0	10.0	1.3	3.2
Parking Lot	1.0	10	1.1	7.7

Parking:

Pursuant to LDR Section 4.4.13(I)(2), the minimum number of parking spaces required in Section 4.6.9(C) is modified in the CBD for commercial, retail and restaurant uses. Medical offices, and other uses not listed in the CBD Section shall comply with the parking requirements listed in Section 4.6.9(C). The following table illustrates the requirement for the minimum number of parking spaces for commercial uses, restaurants and professional offices pursuant to LDR Section 4.4.13(L) and medical offices pursuant to LDR Section 4.6.9(C)(4)(c).

Commercial Uses	Requirement	Existing and Proposed Sq. Ft.	Min. number of spaces required
Medical Offices	5 spaces / 1,000 sq.ft	1,238 sq.ft	6.19
Retail and Commercial Uses	1 space / 500 sq.ft.	25,108 sq.ft	50.22
Restaurants (not in the Atlantic Ave.)	6 spaces / 1,000 sq.ft.	7,821 sq.ft.	46.92
Total			103 (103.33 rounded down to 103)

Shared Parking:

Pursuant to LDR Section 4.6.9(C)(8)(a), when a building or combination of building on a unified site contains a mix of uses as categorized in the table below, the minimum total number of required parking spaces shall be determined:

Commercial Uses	Required	Weekday						Weekend			
		Night 12AM -6AM		Day 9AM – 4PM		Evening 6PM - 12PM		Day 9AM- 4PM		Evening 6PM- 12PM	
Office	6.19	5%	0.31	100%	6.19	10%	0.62	10%	0.62	5%	0.31
Retail/ Commercial	50.22	5%	2.51	70%	35.15	90%	45.20	100%	50.22	70%	35.15
Restaurant	46.92	10%	4.70	50%	23.46	100%	46.92	50%	23.46	100%	46.92
Total	103	8		65		93		74		82	

According to the shared parking calculation shown above, the minimum total number of required parking spaces is 93 spaces, and 97 off-street parking spaces are proposed. The proposed modification will provide a surplus of four parking spaces. Thus, the minimum total number of required parking spaces is met.

Bicycle Parking:

Per LDR section 4.4.13(l)(4)(3): bicycle parking requirements are applied to new development, expansion of an existing use, and changes of use. The site contains five bicycle spaces. The requirement for the minimum number of bicycle parking spaces for retail, restaurant and commercial uses is two spaces per 1,000 sq. ft. of gross floor area. The proposed expansion is required to provide four bicycle parking spaces ($1998/1,000 \times 2 = 3.99$ rounded to 4 parking spaces). The addition of four bicycle parking spaces is proposed which will total nine bicycle parking spaces on site; thus, this condition has been met.

Refuse Disposal:

Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public right-of-way. The existing dumpster is located on the south parking lot area. The existing dumpster is enclosed on three sides and screened with landscaping on two sides. There is no gate on the fourth side, and it can be visible from the alley. Although, the existing condition is a legal non-conformity, it is recommended that a vision obscuring gate be installed on the fourth side to screen it.

Roof-Top Break Area and AC Mechanical Equipment:

The existing air conditioning units are not proposed to be relocated. The development presents units attached to the east façade (rear) and on the existing roof. The units located on the roof will be screened by the proposed parapet; however all units are visible from the existing alley and the residential development to the east. Pursuant to LDR Section 4.6.18(B)(14)(i)(4), mechanical, air conditioning, and communication equipment shall be completely screened from adjacent properties and streets. The existing condition is a legal non-conformity and is allowed to continue.

Uses Permitted in the CBD:

Pursuant to LDR Section 4.4.13(C), within the CBD zoning district, restaurants, retail and commercial uses are permitted as a principal uses. Office uses are not allowed on the ground floor level of CBD streets designated as "Retail Required Frontage". The use conversion of the business office to restaurant will eliminate an existing non-conforming use. The existing medical

office is classified as a legal nonconforming use, per LDR Section 1.3.5, and is allowed to continue subject to provisions listed in LDR Section 1.3.5(A),(B)&(C). If the existing medical office is discontinued or abandoned for a continuous period of 180 days, every subsequent use shall be in conformity with the requirements in the CBD. Additionally, subsequently to this Site Plan Modification, any modifications to the site which represent a change in the intensity of use will require additional review and approval per LDR Section 2.4.5(G)

LANDSCAPE ANALYSIS

Pursuant to LDR section 4.6.16(C)(1)(a), prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3 (C). A landscape plan has been submitted, evaluated and recommended for approval by the City Senior Landscape Planner. The following analysis highlights the compliance determination for various landscaping aspects of the proposal:

Parking Rows:

Pursuant to LDR Section 4.6.16(H)(3)(i), parking rows shall be placed at intervals of no less than one landscaped island for every 13 standard parking spaces. The east parking row proposed to be modified due to the building expansion has 12 spaces separated by a landscape island. Thus, this standard is met.

Terminal Landscape Islands:

Pursuant to LDR Section 4.6.16(H)(3)(i), landscape islands must contain a minimum of 135 sq. ft. of planting area, with a minimum dimension of 9', exclusive of the required curb. Due to the configuration of the existing parking lot, it was not possible to accommodate 9' landscape islands; however, a minimum of 135 sq. ft. of planting area has been provided for the proposed planting areas between the east parking row located at the north corner. The addition of two planting areas between the existing parking row decreases an existing non-conformity; thus, this standard is met.

Shade Trees:

Pursuant to LDR Section 4.6.16(E)(5)(i), one shade tree (at a minimum of 16' on overall height at the time of planting with a minimum of 6' single straight trunk with 8' of clear trunk and 7' spread of canopy) shall be planted in every island with a minimum of 75 square feet of shrubs and groundcovers. Due to the parking lot proximity to the building, it would be inappropriate to provide one shade tree in every island proposed. Therefore, one double Alexander Palms (at a minimum of 10' of clear trunk) is proposed for each landscape island along with Arboricola Trinette and Flax Lily shrubs. Thus, this standard is met.

Tree Disposition:

An existing Oak Tree located adjacent to the north driveway exit is proposed to be removed due to its proximity to the building addition and relocated to the southwest corner on the property. A double Alexander Palm (at a minimum of 10' of clear trunk) is proposed as replacement. The proposed action has been evaluated by the Senior Landscape Planner and meets LDR standards.

ARCHITECTURAL ELEVATIONS ANALYSIS

Pursuant to **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 style for the one-story shopping center is Masonry Modern. This style of architecture is defined by its load bearing construction technique and limited ornaments. Light cream stucco is the prevalent building finish with wood cladding accent to soften the stark modern form of the mass. The horizontal flat roof compliments the recessed back glass facade interposed with vertical columns that support the structure. The existing concrete canopies and tower feature will be maintained and incorporated into the new design. Black aluminum overhang and columns will be introduced at each end where the building expansion is proposed. Additionally, artificial Ivy is proposed to cover walls and flat roof between storefronts. The south architectural elevation (rear) will receive a fresh coat of paint to match the proposed façade colors which are a variation of cream shades. There will be no architectural elevation changes to the east elevation except for the color change.

Per LDR Section 4.4.13(E), the storefront frontage type will be incorporated on the ground floor level as this area of NE 2nd Avenue (aka Pineapple Grove Street) is designated to integrate required retail frontage design to uses located within sidewalk level stories.

Storefront and Glazing Area:

Storefront Dimensions Table 1 provides the dimensional requirements for all elements contained in a storefront as indicated in the chart below:

Commercial Storefronts	Dimensional Requirements		Proposed	
	Minimum	Maximum		
Building Setback (South Addition)	10 ft.	15 ft.	10'- 01/4"	
Building Setback (North Addition)	10 ft.	15 ft.	10' & 39'-8"*	
Required Openings	80%	---	82.5%	
Storefront Base	9"	3ft.	10"	
			Minimum	Maximum
Storefront Width	N/A	75'	10'-5"	73' -01/4"
Glazing Height	8ft	-	9'-5"	12'-8"

*Decrease of an existing non-conformity to the existing building setback.

Building Composition:

All buildings in the CBD shall have a clearly expressed base, middle and top in the façade design per LDR Section 4.4.13(F)(2). The proposed façade renovation demonstrates a 9" wide base, a storefront middle, and a 6' high parapet. The existing canopy visually emphasizes the transition in architectural composition from middle to top. Thus, this requirement has been met.

The proposed changes to the architectural elevations will be compatible and harmonious with the surrounding properties. Based upon the above, positive findings can be made with regard to the criteria listed in LDR Section 4.6.18(E).

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).

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 proposed changes involve the expansion of four existing bays, use conversion of an existing business office to restaurant, and modifications to the existing site plan, landscape plan and architectural elevations. The request is associated with the addition of 1,423 sq.ft. to the three existing bays located at the north corner, and the addition of 575 sq.ft. to the southernmost bay currently occupied by a gymnastic facility. Furthermore, the existing parking lot and landscaping is proposed to be modified to accommodate the proposed expansion. The existing architectural elevations will be altered to a more modern style. The architectural style proposed is classified as masonry modern which presents a flat roof, vertical windows and a variation of stucco and wood cladding walls emphasizing the solidity of the mass. Upon completion of all proposed renovations, the shopping center square footage will increase from 32,169 to 34,167 square feet. Pursuant to LDR Section 2.4.5(G)(5), this modification does not significantly impact the existing site, as the 6.2% increase in total square footage will decrease some of the existing non-conformities with respect to the CBD regulations.

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 Zoning District Map designation of Central Business District (CBD). Pursuant to LDR Section 4.4.13(C), within the CBD zoning district, restaurants, retail and commercial uses are permitted as a principal uses. Office uses are not allowed on the ground floor level of CBD streets designated as "Retail Required

Frontage". The use conversion of a business office to restaurant will eliminate an existing non-conforming use. The existing medical office is classified as a legal nonconforming use, per LDR Section 1.3.5, and is allowed to continue subject to provisions listed in LDR Section 1.3.5(A),(B)&(C). Therefore, it is appropriate to make a positive finding with respect to consistency with the Future Land Use Map designation.

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, and solid waste.

Section 3.1.1 (C) - Consistency (Standards for Site Plan Actions): As described in Appendix B, a positive finding of consistency can be made as it relates to Standards for Site Plan Actions.

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.

Comprehensive Plan Policies: A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following objective is 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.

The 1.89 acre property contains an approximately 32,160 sq. ft. one-story building. The proposed changes involve the expansion of four existing bays which will result in a square footage increase of 1,998 (6.2% increase). There are no special physical or environmental characteristics of the land that would be negatively impacted by the proposed expansion, and the proposed/existing land use is compatible with adjacent land uses. The subject property is bordered to the north, south, east, and west by CBD zoned properties. The existing land uses are office, retail, restaurant and residential units. Compatibility with the adjacent uses is not a concern as they are all of similar intensity.

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 site plan, landscape plan and architectural elevations have been provided to the following boards:

- Community Redevelopment Agency (CRA)
- Pineapple Grove Main Street (PGMS)

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

- Pineapple Grove Main Street
- Del-Ida Park Historic District

Letters of objection or support, 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 III Site Plan Modification (2016-254) for **The Grove**, 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)(5), Chapter 3, Section 4.6.18(B)(14), and Section 4.6.16(A).
- C. Move denial of the request for a Class III Site Plan Modification (2016-254) for **The Grove**, 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 LDR Section 2.4.5(G)(5), Chapter 3, Section 4.6.18(B)(14), and Section 4.6.16(A).

STAFF RECOMMENDATION

By Separate Motions:

***Site Plan:**

Move approval of the Class III Site Plan Modification (2016-254) for **The Grove**, 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 Sections 2.4.5(G)(5) of the Land Development Regulations, subject to the following conditions:

- 1. That a vision obscuring gate be installed on the fourth side to screen the existing dumpster;
- 2. That signed and sealed calculations are provided indicating the current and proposed estimated flows into the existing or proposed lift station and force main;
- 3. That a Composite Utility Plan signed by a representative of each utility provider be submitted to attest that the services (water, sewer, drainage, gas, power, telephone and cable) can be accommodated as shown on the Composite Utility Plan;
- 4. That a revised traffic statement be provided for engineering review.

*Note: If the site plan is denied, no further action shall be taken on the landscape plan or the architectural elevation plan due to potential inconsistencies.

Landscape Plan:

Move approval of the request for Landscape Plan (2016-254) for **The Grove**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(F)(5) of the Land Development Regulations.

Architectural Elevations:

Move approval of the Architectural Elevations (2016-254) for **The Grove**, by adopting the findings of fact and law contained in the staff report, and finding that the request meets criteria set forth in Section 4.6.18(B)(14) of the Land Development Regulations.

Staff Report Prepared by: Debora Slaski, Assistant Planner
Attachments: Survey, Site Plan, Architectural Elevations

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 and sewer exist on site. Fire protection is provided via an existing fire hydrant located on NE 2nd Avenue.

Streets and Traffic:

The subject property is located within the City's Transportation Concurrency Exception Area (TCEA), which encompasses the CBD, CBD-RC, OSSHAD, and West Atlantic Avenue Business Corridor. The TCEA exempts the above-described areas from complying with the Palm Beach County Traffic Performance Standards Ordinance. The submitted traffic statement indicates that there will be an approximately increase of 4% in trips to the surrounding roadways as a result of the proposal building expansion. The number of vehicle trips during AM peak hours is expected to increase from 78 to 81, and during PM peak hours, it is expected to increase from 280 to 292.

Solid Waste:

Existing Shopping Center: 32,160 sq. ft. x 7.3 lbs. = 234,768 lbs./2,000 = 117.4 tons per year
Proposed Shopping Center: 34,158 sq. ft. x 10.2 lbs. = 249,353.4 lbs./2,000 = 124.7 tons per year

The proposed change of use from retail to restaurant will now generate an increase of 7.3 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals till the year 2046.

Drainage:

Drainage exists on site and will not be impacted as this is an existing building with minor modifications to the existing footprint and tenant spaces.

<p style="text-align: center;">APPENDIX B STANDARDS FOR SITE PLAN ACTIONS</p>

- 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 X
Meets intent of standard _____
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. **Vacant property shall be developed 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 X
Meets intent of standard _____
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.**

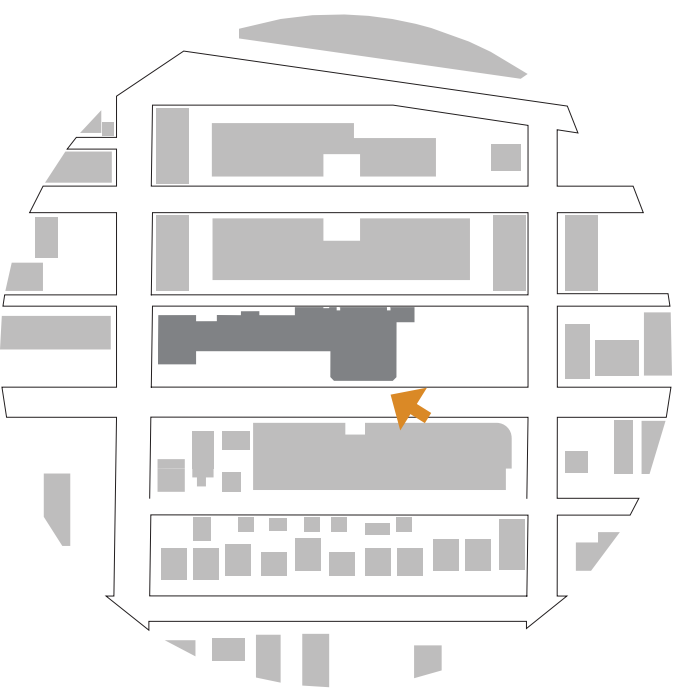
Not applicable _____
Meets intent of standard X
Does not meet intent _____

- 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 _____

THE GROVE
233-279 NE 2nd Avenue
Delray Beach, FL 33444

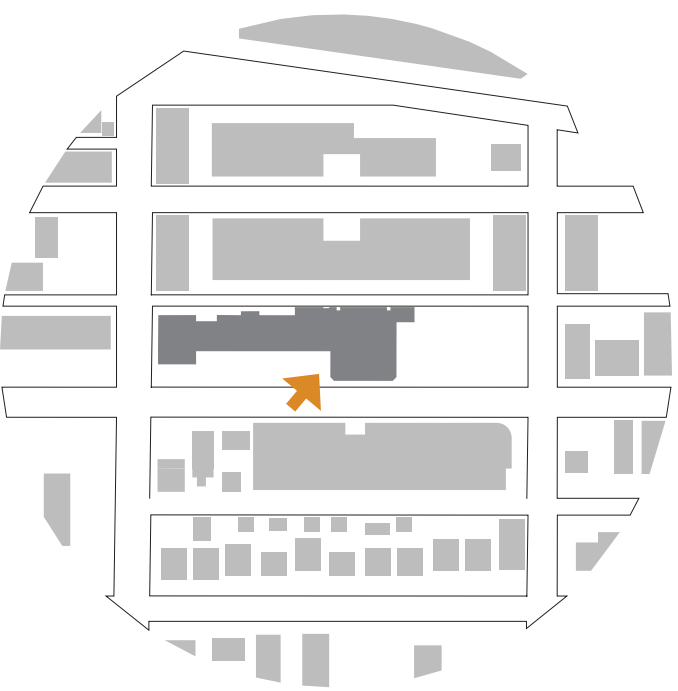
February 08, 2017



THE GROVE

233-279 NE 2nd Avenue
Delray Beach, FL 33444

February 08, 2017



EXISTING



PROPOSED

EXISTING AND
PROPOSED CONDITIONS
Comparison

Scale
NTS



1. SOUTHWEST FACADE



2. WEST FACADE



3. WEST FACADE



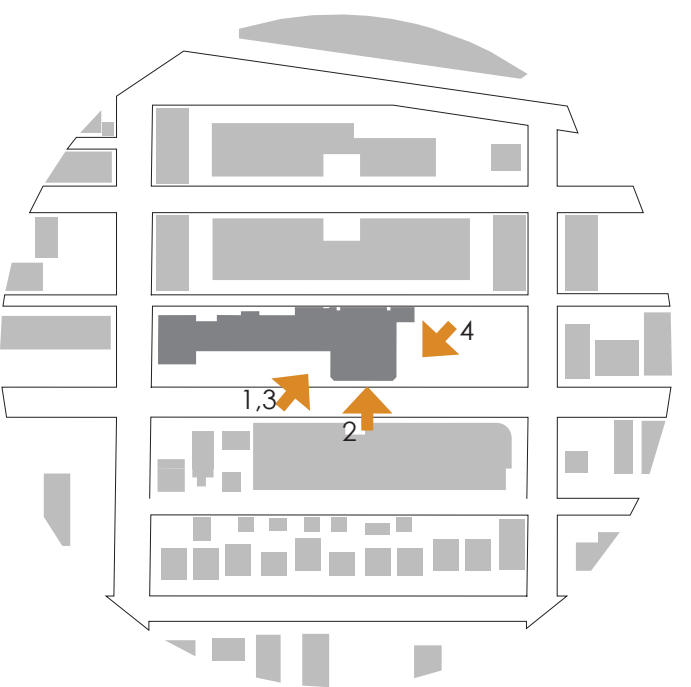
4. SOUTH FACADE



THE GROVE

233-279 NE 2nd Avenue
Delray Beach, FL 33444

February 08, 2017



PROPOSED CONDITIONS

Scale
NTS

González Architects



1. WEST FACADE



2. WEST FACADE

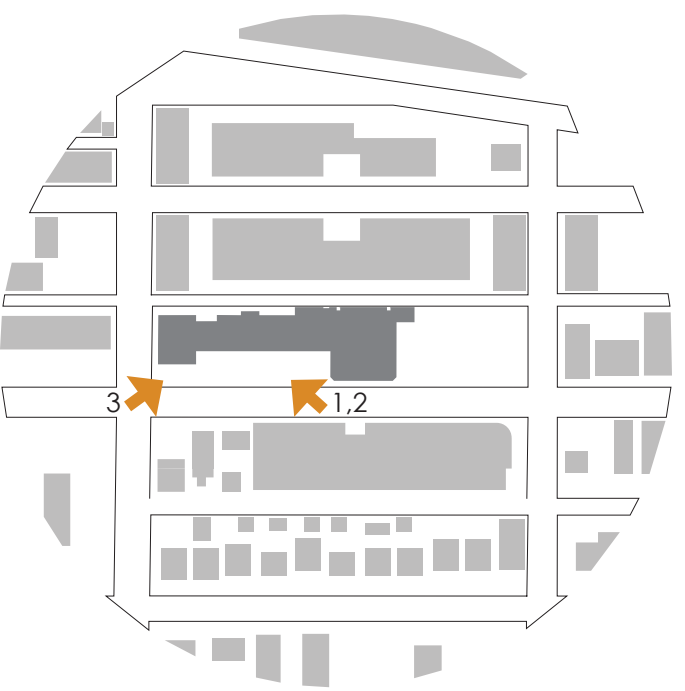


3. NORTH FACADE

THE GROVE

233-279 NE 2nd Avenue
Delray Beach, FL 33444

February 08, 2017



PROPOSED CONDITIONS

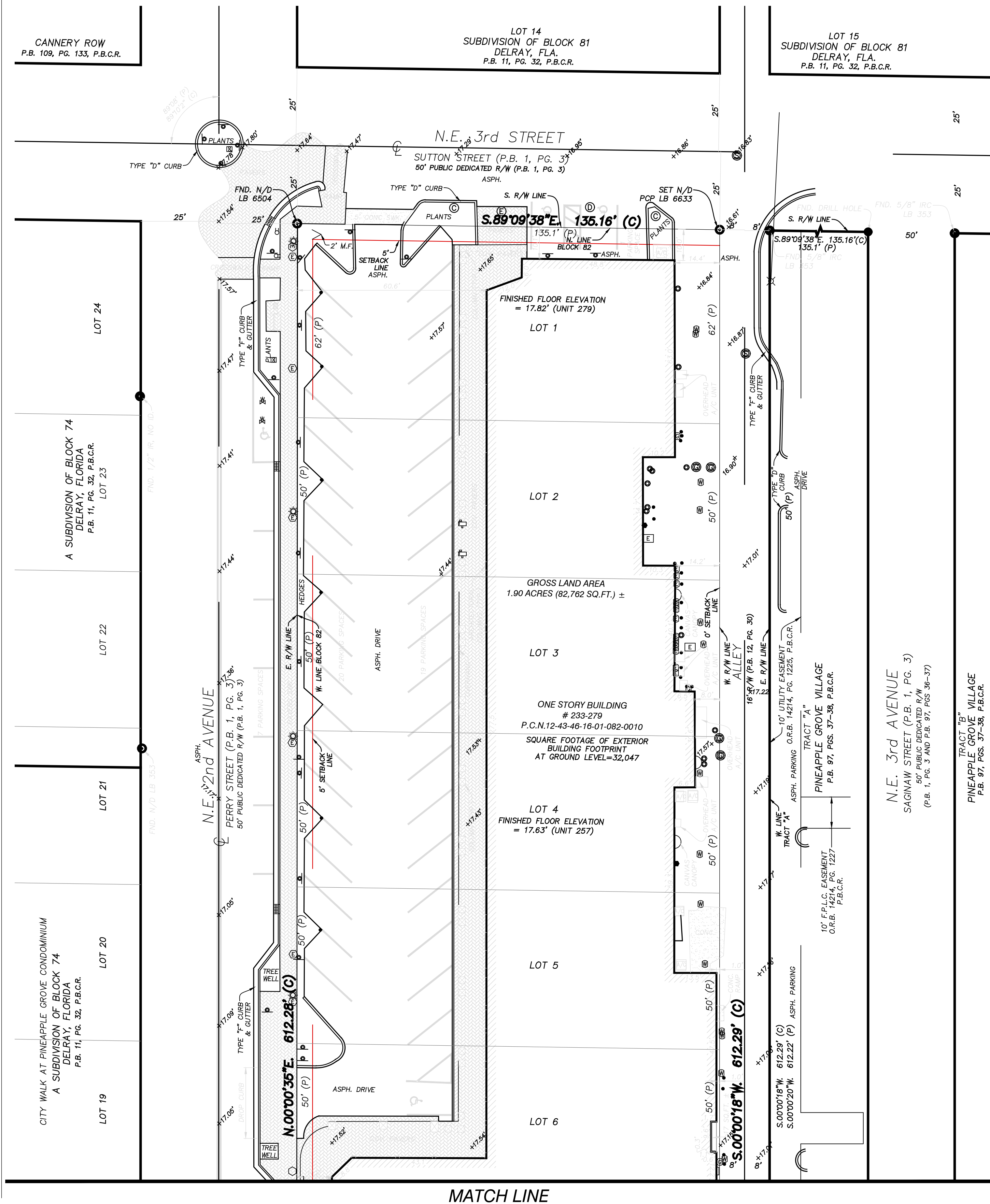
Scale
NTS

González Architects

SCALE: 1" = 20'

0 5 10 20 40

GRAPHIC SCALE



SKETCH OF ALTA/NSPS LAND TITLE SURVEY		TEL (954) 585-0997	DATE	BY :
LAST DATE OF FIELD SURVEY:		WWW.STONERSURVEYS.COM	04/27/16	WOLR
DRAWN:	WOLR		04/27/16	WOLR
CHECKED:	JOS		04/27/16	WOLR
BOOK/PAGE(S):	975/74-77		05/25/16	WOLR
& DATA COLLECTOR				

WALTER DE LA ROCHA
PROFESSIONAL SURVEYOR FOR
AND MAPPER NO. 6081
STATE OF FLORIDA

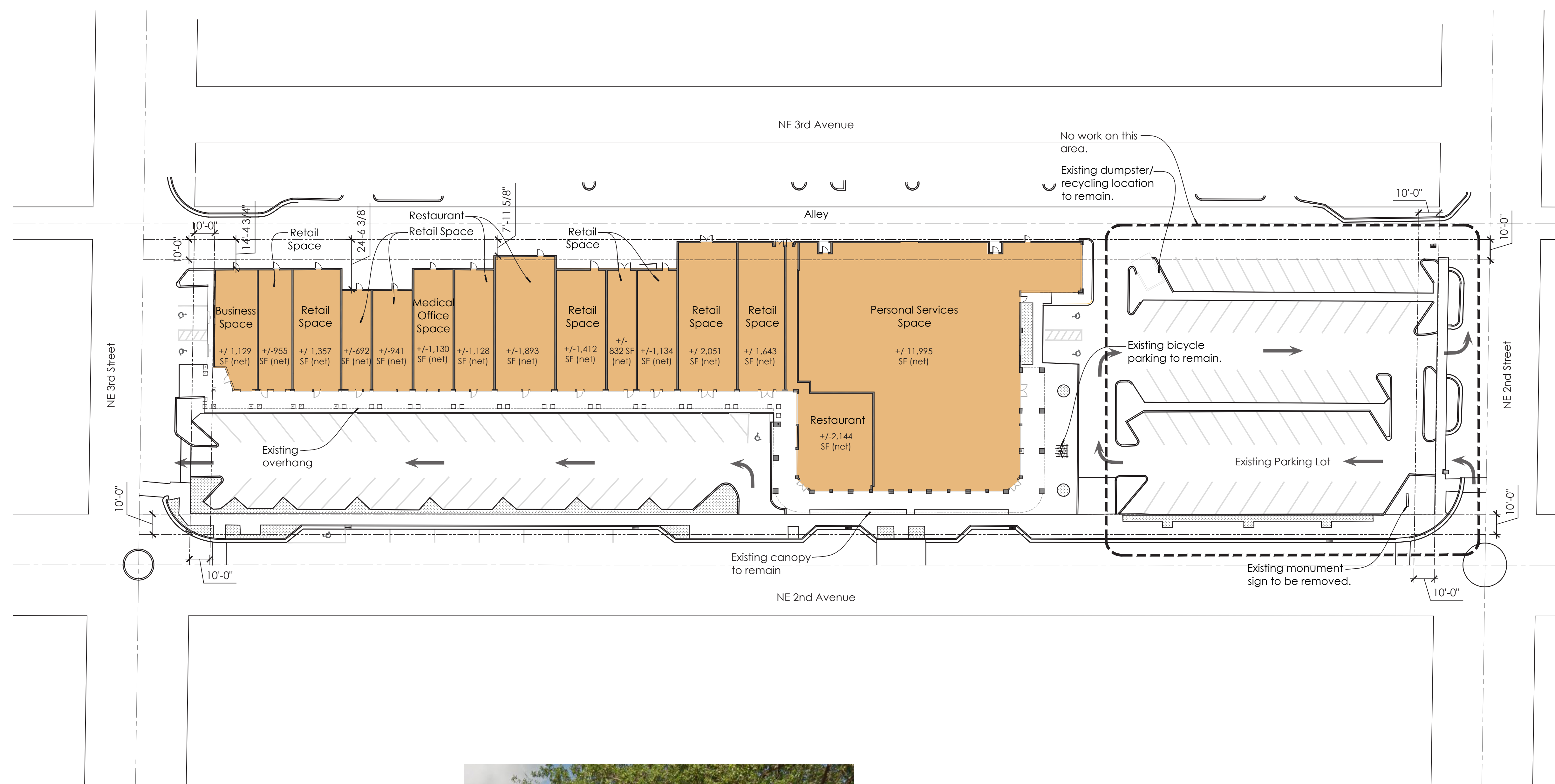
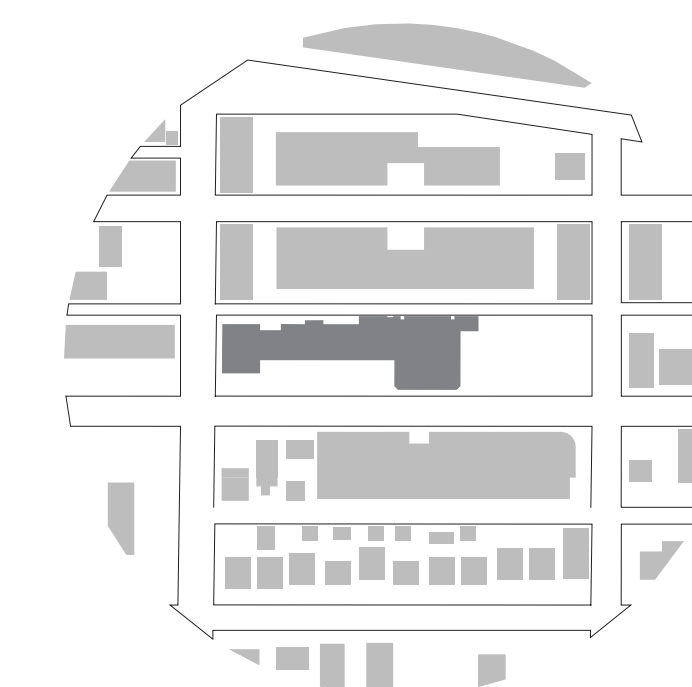
PROJECT
16-8377

SHEET NO.
2 OF 2

THE GROVE

233-279 NE 2nd Avenue
Delray Beach, FL 33444

February 08, 2017



Existing footprint (+/- 32,169 gross SF)

PARKING	COUNT	TOTAL	REQUIRED
REGULAR	98	108	93
OFF-STREET	10		
ACCESSIBLE	06	06	05
BICYCLE	05	05	05*

Table 4.4.13(K): Minimum number of Bicycle Parking Spaces Required in the CBD.

- Professional Office <50,000SF: 1 space per 2,000SF of net floor area.
- Retail, Restaurant, and Commercial Uses: 2 spaces per 1,000SF of gross floor area

*Existing Bicycle parking on site.



Existing dumpster to remain. Recommendation of a vision obstructing gate be installed on the fourth side won't be acted upon.

EXISTING SITE PLAN

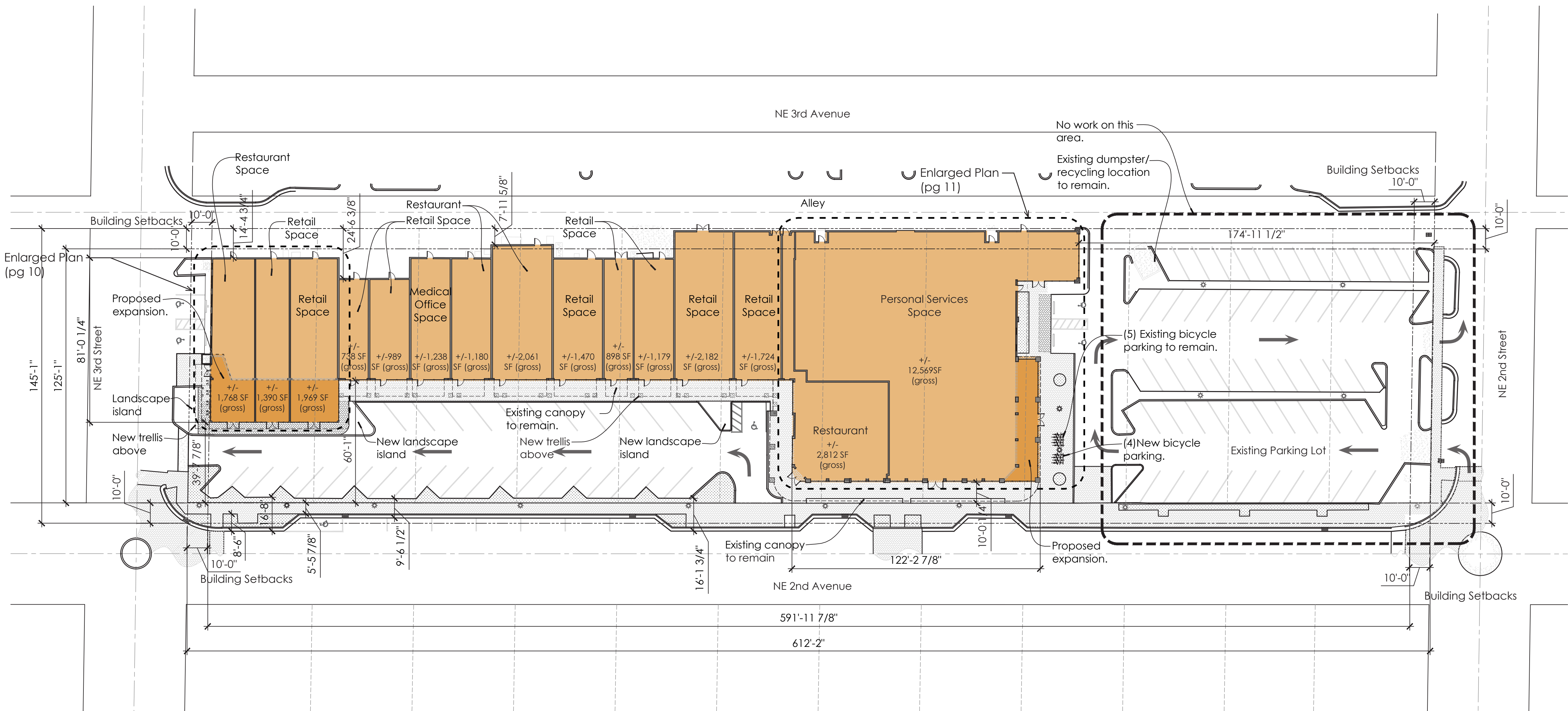
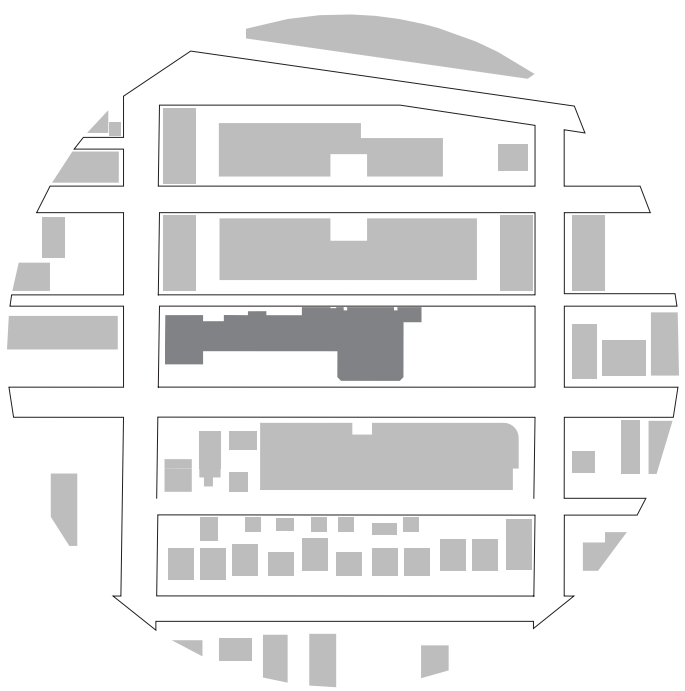
Scale
1" = 30'-0"



González Architects

THE GROVE
233-279 NE 2nd Avenue
Delray Beach, FL 33444

February 08, 2017



- Existing footprint (+/- 32,169 gross SF)
- Expansion (+/- 1,423 gross SF at North end, and +/- 575 gross SF at South end)
- Total footprint: +/- 34,167 SF

PARKING	EXISTING		PROPOSED		REQUIRED
	COUNT	TOTAL	COUNT	TOTAL	
REGULAR	98	108	91	101	93**
OFF-STREET	10		10		
ACCESSIBLE	06	06	06	06	05
BICYCLE	05	05	04	09	09*

* Table 4.4.13 (I)(4)(3): bicycle parking requirements are applied to new developments, expansion of an existing use, and changes of use. The site contains 5 bicycle racks. The requirement for the minimum number of bicycle parking spaces for retail, restaurant and commercial uses is two spaces per 1,000 Sq.Ft. of gross floor area.
- Proposed Expansion: 1,998/1,000x2 = 3.99 = Required to provide 4 bicycle parking spaces.

** Table 4.4.13 (L): Minimum Number of Off-Street Parking Spaces Required in the CBD:
-Retail and Commercial uses - 1 space per 500 SF of gross floor area
25,108 SF/500 = 50.22
-Restaurant and Lounges - 6 spaces per 1,000 SF of gross floor area
7,821SF/1,000 = 7.82x6 = 46.92
-Medical and Dental Office - 5 spaces per 1,000 SF of gross floor area
1,238/1000= 1.238x5 = 6.19
- Minimum of 93 Parking Spaces required.

FRONTAGE	REQUIRED	EXISTING	PROVIDED
North Facade	75%min./100%max.	39.2%	64.8%
West Facade	75%min./100%max.	19%	20.7%

* Section 4.4.13: Frontage Percentage

USE	REQUIRED	WEEKDAY			WEEKEND	
		NIGHT MIDNIGHT TO 6 A.M.	DAY 9 A.M. TO 4 P.M.	EVENING 6 P.M. TO MIDNIGHT	DAY 9 A.M. TO 4 P.M.	EVENING 6 P.M. TO MIDNIGHT
COMMERCIAL/RETAIL	50.22	(5%) = 2.511	(70%) = 35.154	(90%) = 45.198	(100%) = 50.22	(70%) = 35.154
RESTAURANT	46.92	(10%) = 4.69	(50%) = 23.46	(100%) = 46.92	(50%) = 23.46	(100%) = 46.92
OFFICE	6.19	(5%) = 0.31	(100%) = 6.19	(10%) = 0.62	(10%) = 0.62	(5%) = 0.31
TOTALS	103	8 parking spaces	65 parking spaces	93 parking spaces	74 parking spaces	82 parking spaces

* Section 4.6.9 (C) (8): Multiple Uses - Shared Parking
Shared Parking Calculations Table - Use for multiple use projects.
According to this section of the code, the minimum total parking requirement is 93 parking spaces, which is the highest sum of the vertical columns.

Parking Notes:
- All parking spaces are existing to remain, except the spaces removed to accommodate expansion on northern part of site

Proposed Architectural style used for the renovation: MASONRY MODERN

FRONTAGE TYPE: STOREFRONT			
Table 4.4.13(I) - Dimensional Requirements for Storefronts			
	Minimum	Maximum	Proposed

A	Building Setback	10 ft.	15 ft.	15 ft.
B	Store Width	N/A	75 ft.*	Varies - ETR*
C	Storefront Base	9 in.	3 ft.	10 in.
D	Glazing Height	8 ft.	-	Varies*
E	Required Openings	80%	-	82.5%

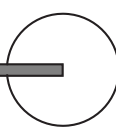
NOTES:

*B Storefront Width: Storefront width varies depending on width of existing tenant space. It varies from 10'-8" at the narrowest, up to 73'-0 3/4" (gymnasium) at the widest storefront bay.

*D Glazing height: There are three different glazing heights. See storefront details.
1. 9'-5" at the tenant spaces located in between bookends of building.
2. 10'-5" at the southern portion of the building.
3. 12'-8" at the expansion, located at the northern area of site.

PROPOSED SITE PLAN

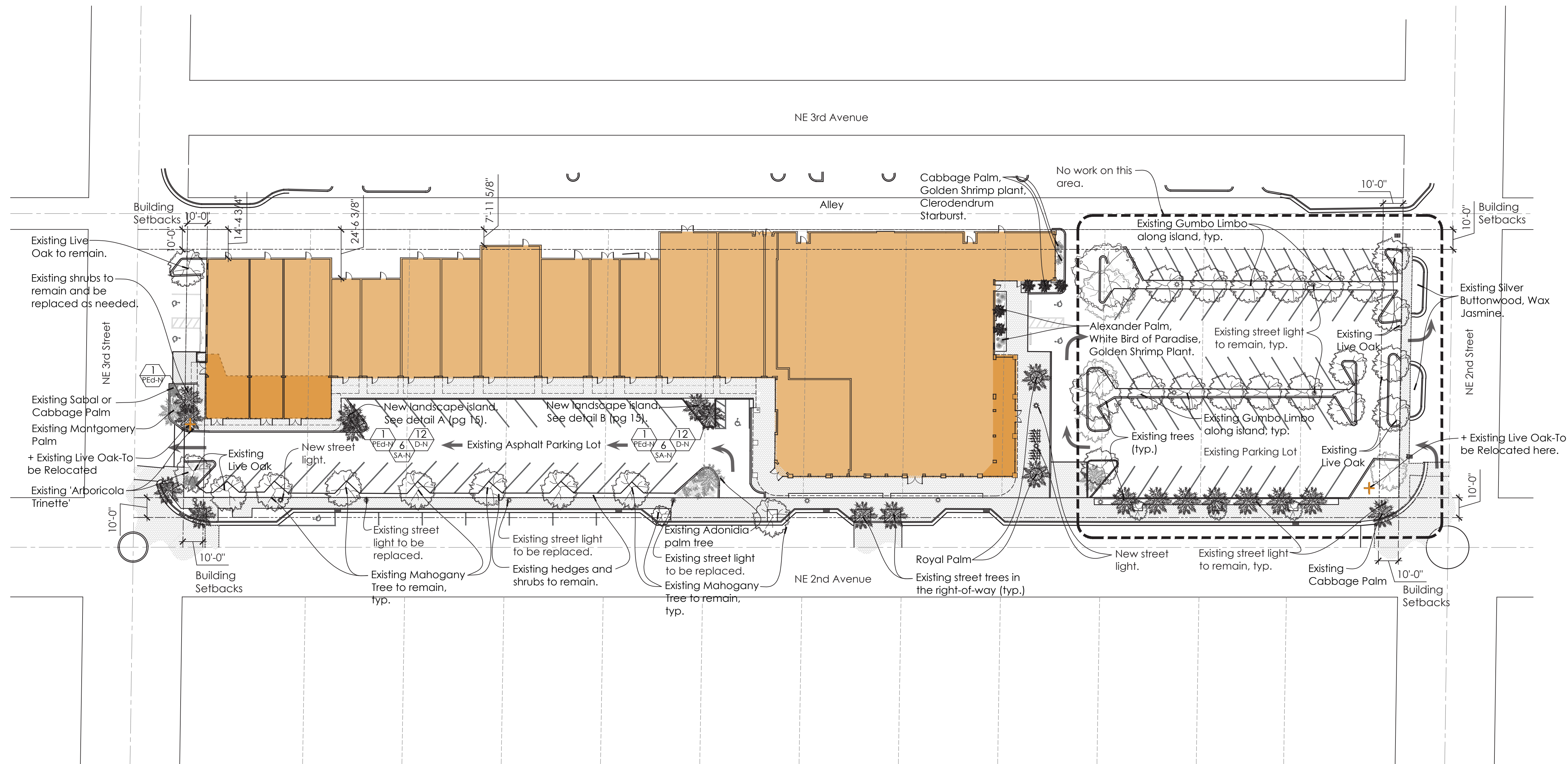
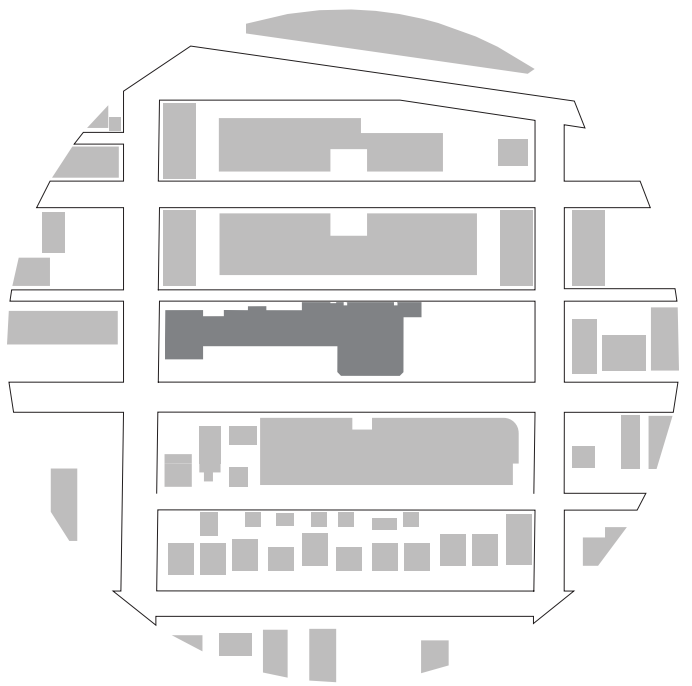
Scale
1" = 30'-0"



THE GROVE

233-279 NE 2nd Avenue
Delray Beach, FL 33444

February 08, 2017



- Existing footprint (+/- 32,169 gross SF)
- Expansion (+/- 1,423 gross SF at North end, and +/- 575 gross SF at South end)
- Total footprint: +/- 34,167 SF

Notes:

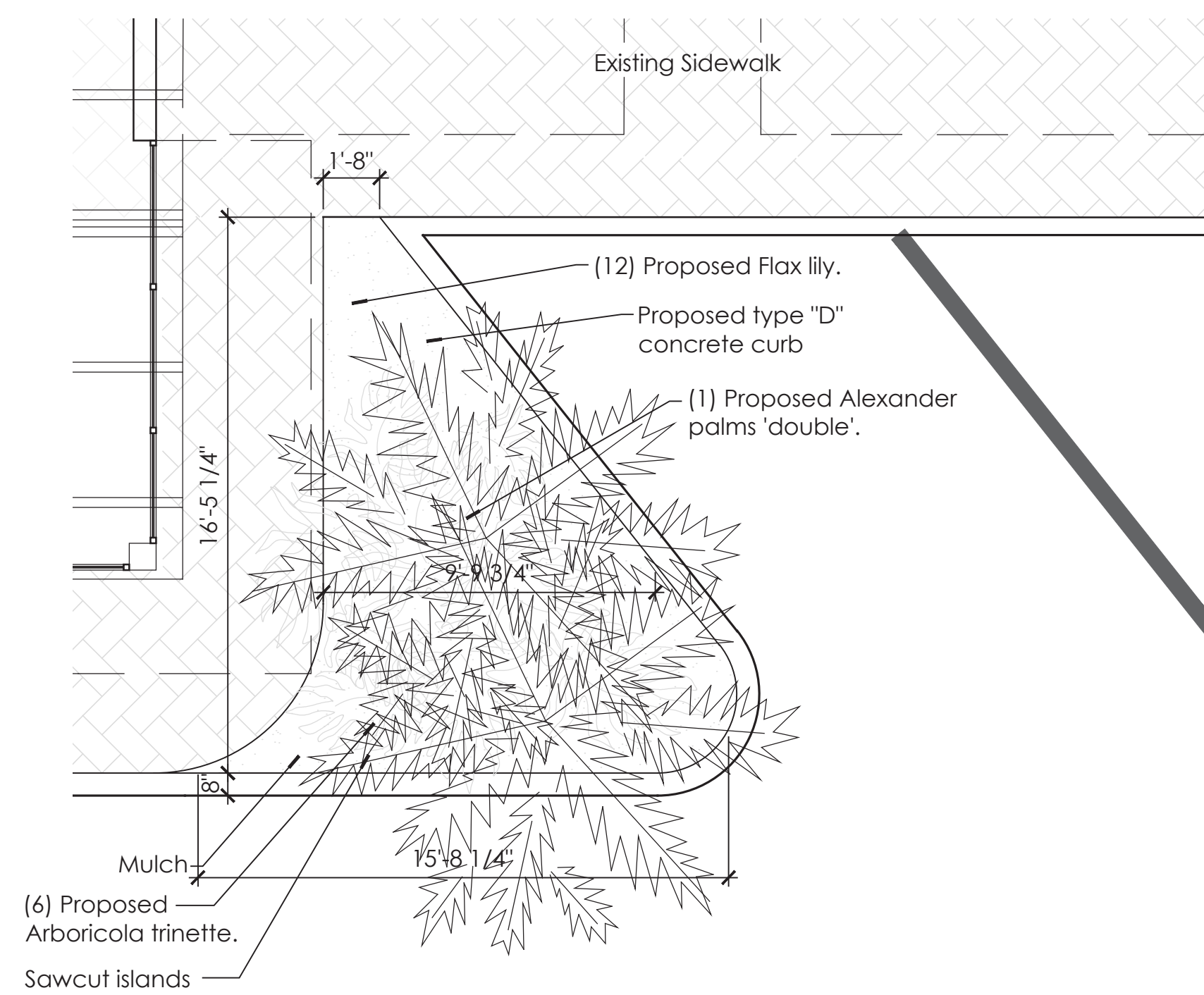
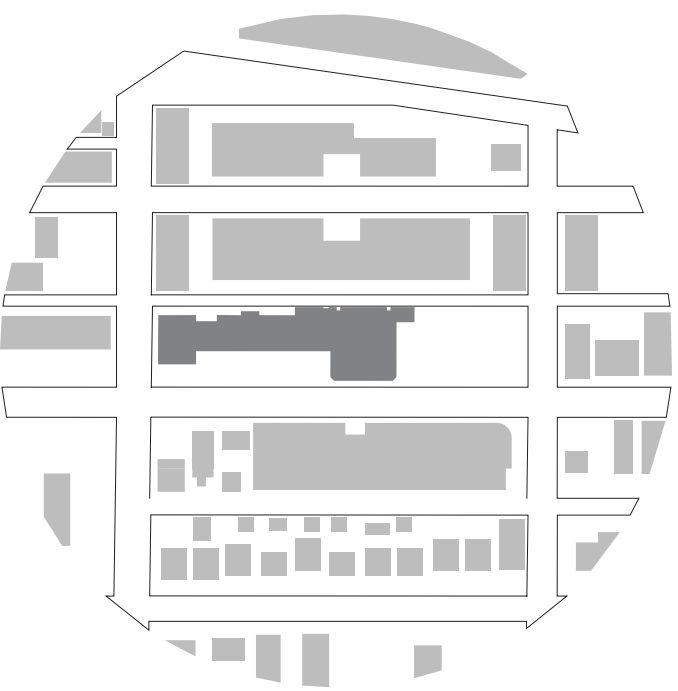
- All Landscape is existing to remain, unless otherwise noted.
- New landscaped island at parking in front of shopping center. Trees and shrubs planted on each island are to match existing species on site. See Proposed tree and shrub legend for details.
- Existing Live Oak tree at exit of shopping mall parking shall be removed due to proximity with the proposed expansion. New palm trees are included in proposed work to satisfy requirement.
- Street lights are to remain, unless otherwise noted in plan.
- Existing shrubs to remain and be replaced as needed with like kind.
- Existing plantings meet LDR 4.6.16 "landscape Regulations".
- Any trees or shrubs placed within water, sewer, or drainage easements shall conform to the City of Delray Beach Standard Details; LV 1.1 & LD 1.2

LANDSCAPE PLAN
Proposed Plan

Scale
1" = 30'-0"

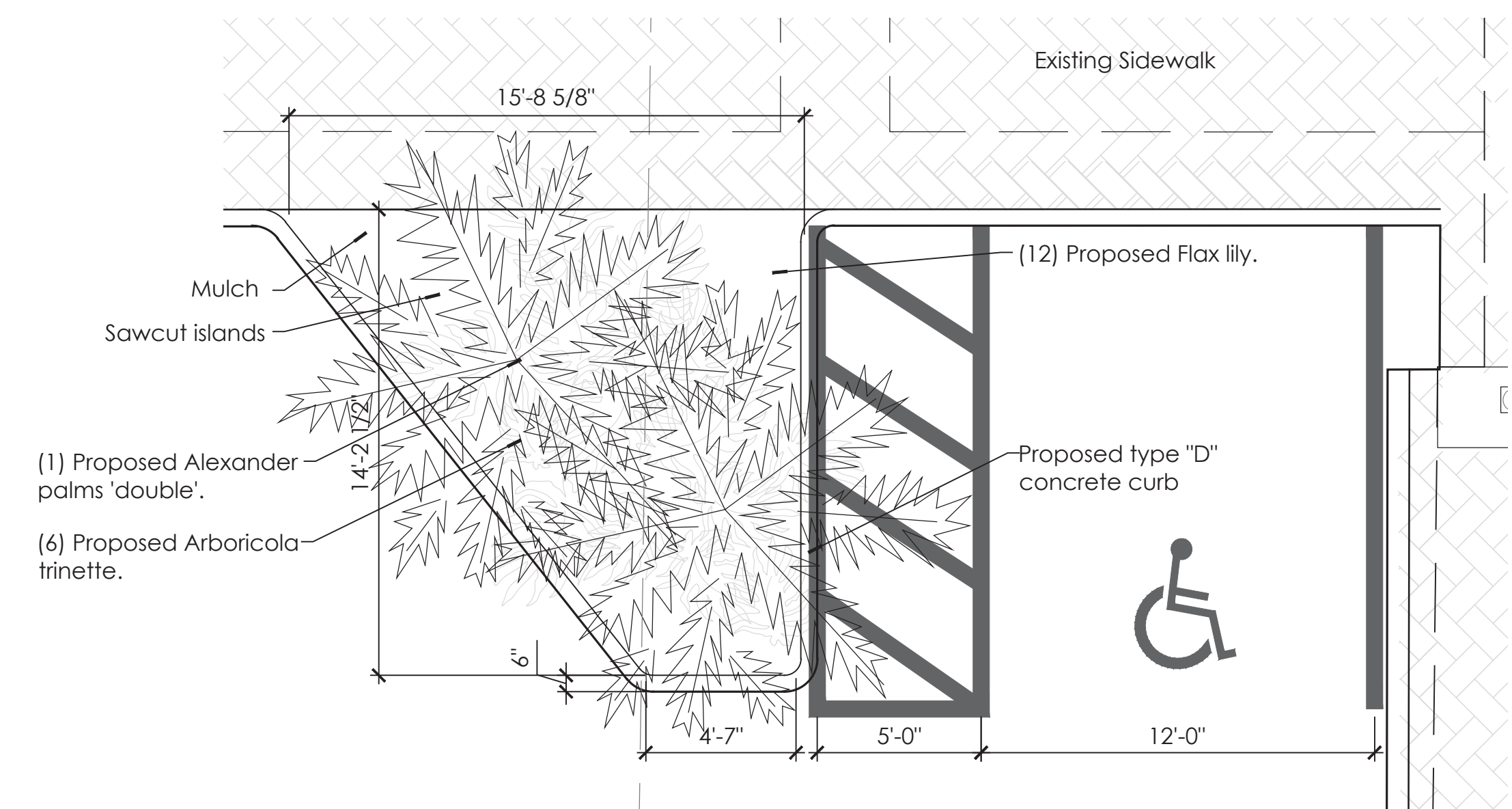


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LANDSCAPE ISLAND - DETAIL A
135 Sq. Ft.

Notes: Remove soil and backfill per LDR 4.6.16 (H)(3)(n)



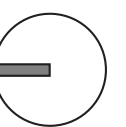
LANDSCAPE ISLAND - DETAIL B
145 Sq. Ft.*

Notes: Remove soil and backfill per LDR 4.6.16 (H)(3)(n)

*Requirements: Landscape islands which contain a minimum of one hundred thirty-five (135) square feet of planting area, with a minimum dimension of nine (9) feet, exclusive of the required curb, shall be place at intervals of no less than one landscaped island for every thirteen (13) standard parking spaces.

See page 16 for additional details and further landscape information.

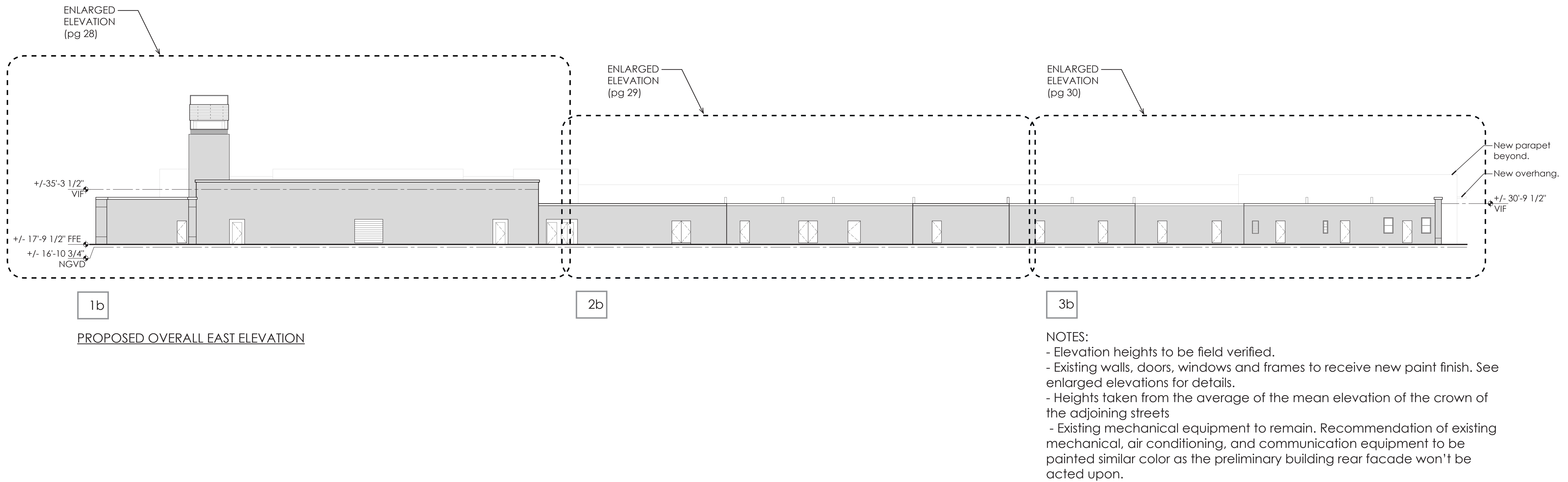
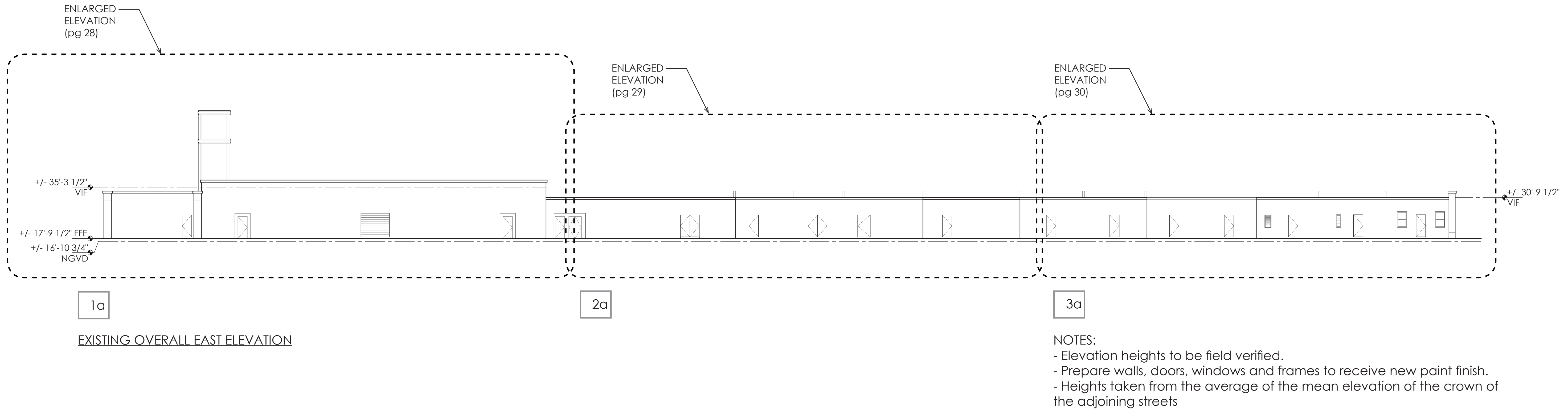
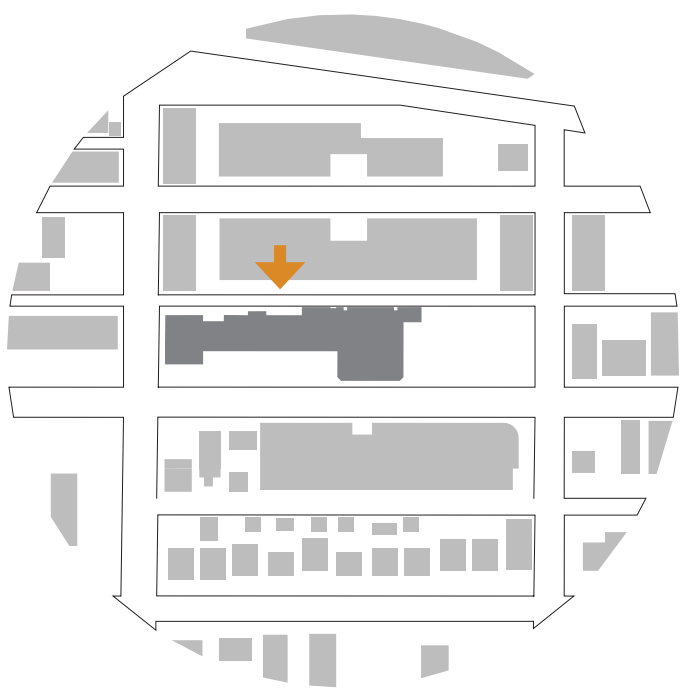
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Delray Beach, FL 33444

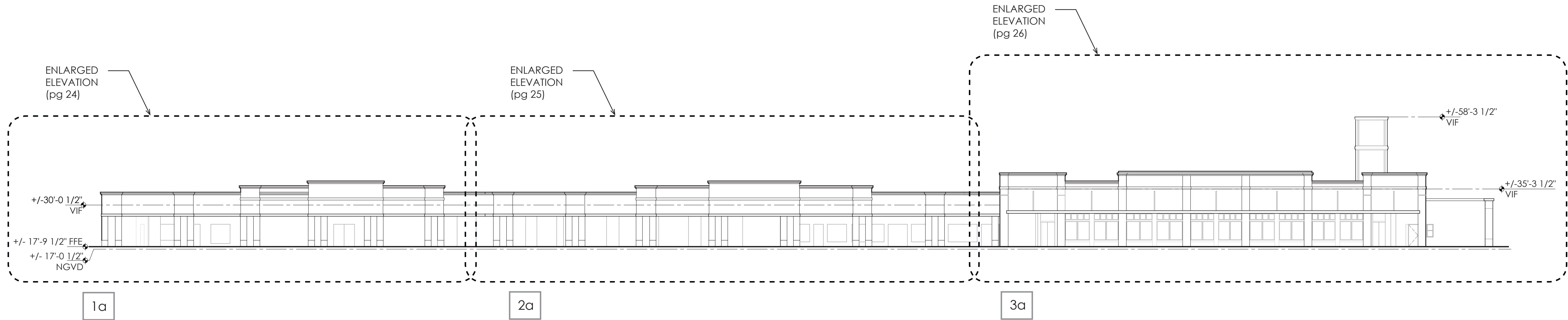
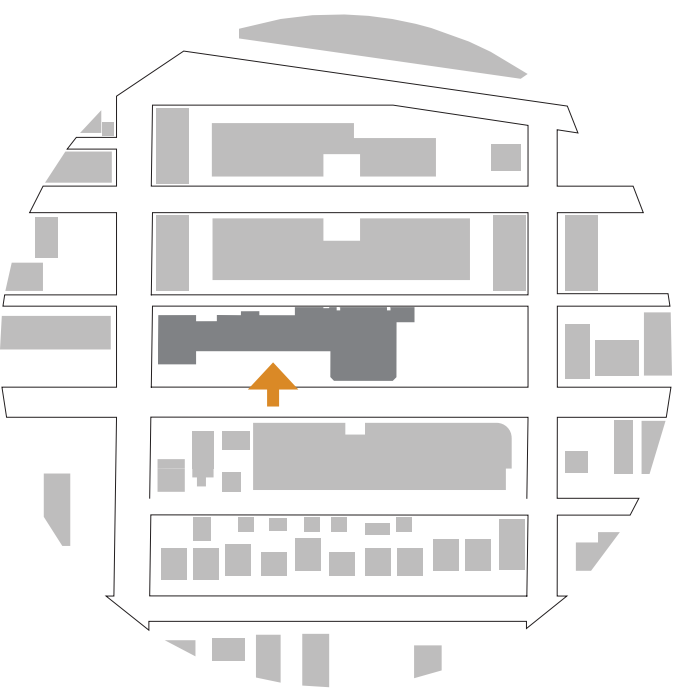
February 08, 2017



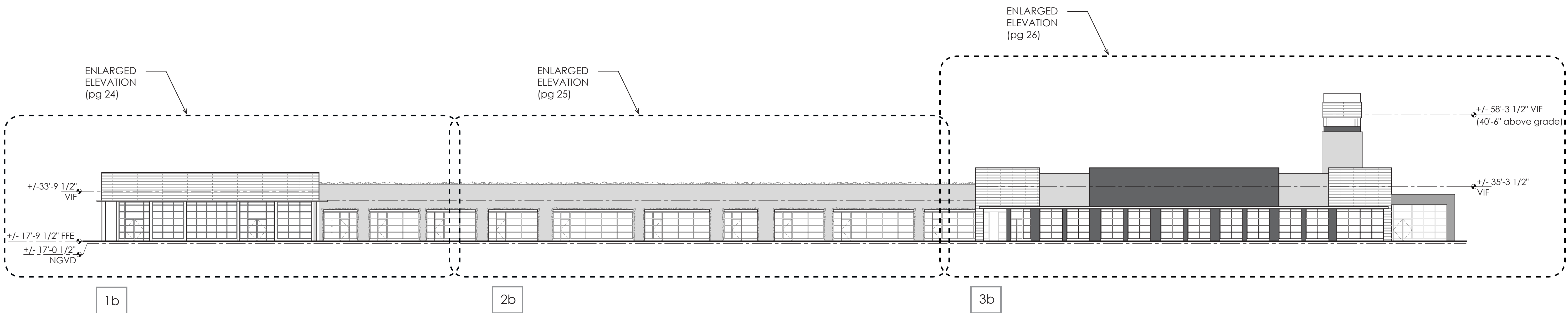
ARCHITECTURAL ELEVATIONS
Overall East Elevation

Scale
1/16" = 1'-0"





EXISTING OVERALL WEST ELEVATION



PROPOSED OVERALL WEST ELEVATION

FINISH NOTES AND LEGEND

GL-1	Ultra Clear Glass	New Storefront doors and windows at all ocations.
MT-1	Black anodized aluminum	Frame of new storefront at all locations and cladding for existing concrete columns. See elevations for specific locations
PT-1	Painted stucco texture to match BM #1536 (matte)	New parapets and columns. See elevations for specific location.
PT-2	Painted stucco texture to match BM HC-173 (matte)	New parapets and columns. See elevations for specific location.
PT-3	Painted stucco texture to match BM OC-57 (matte)	New parapets and columns. See elevations for specific location.
WD-1	Wood Appearance Planks Color: Cinnamon 2365	Wood-plastic composite planks at proosed expansion, new parapets and columns. See elevations for specific location.
	Artificial Ivy	Artificial Ivy attached on proposed parapet and walls between storefronts.

Following the Central Business Design Guidelines, the proposed architectural style used for the renovation is MASONRY MODERN.

1. Ground floor storefront along existing paved sidewalk.
2. Proposed expansion of the existing tenant spaces at the northern corner (NE 3rd St and NE 2nd Ave) of the property provides an anchor for the shopping center facade.
3. Existing concrete canopies are kept and additional overhangs incorporated as part of the proposed work.
4. Stucco is used as the primary material, emphasizing the solidity of the mass, with wood cladding used as an accent.

FRONTAGE TYPE: STOREFRONT

Table 4.4.13(I) - Dimensional Requirements for Storefronts

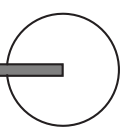
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B	Store Width	N/A	75 ft.*	Varies - ETR*
C	Storefront Base	9 in.	3 ft.	10 in.
D	Glazing Height	8 ft.	-	Varies*
E	Required Openings	80%	-	82.5%

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ARCHITECTURAL ELEVATIONS
Overall West Elevation

Scale
1/16" = 1'-0"



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