



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: The Grove Side Bar
Project Location: 183 NE 2nd Avenue
Request: Class III Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: August 9, 2017

Board Action:

Approved (6-0) a Class III Site Plan Modification associated with a change of use and minor architectural elevation changes for **The Grove Side Bar** located at **183 NE 2nd Avenue**.

Project Description:

The property is located on the east side of NE 2nd Avenue just south of NE 2nd St. in the Central Business District (CBD) specifically in the Pineapple Grove District. The one-story retail building was originally constructed in 1952 and consists of 718 square feet.

The development proposal includes the following: Conversion of 718 total square feet from retail to restaurant use, addition of 594 square feet for rear patio and use area, enclosing 42 square feet of the front façade to be flush with neighboring facades, removal of the front window and replacing with garage style window system, and the addition of an aluminum pergola.

The Applicant is enclosing the front façade to add symmetry along NE 2nd Avenue with the neighboring storefronts and adding a decorative retractable garage style door system in aluminum with transparent glass. A bronze-coated aluminum pergola will project 14' and will be 9'6" high. The building will remain the same color which is an off-white. In the rear of the building, an outdoor seating area of 594 square feet is proposed.

The parking requirement was met with in lieu that was approved by Commission on July 6, 2017. All other required findings are met.

Staff Recommendation:

Approve with the condition that prior to issuance of a building permit a Sidewalk Easement Agreement be recorded and provide a letter by the architect noting that the dimensions on the plans are correct and the distortions are due to printing prior to certification.

Board Comments:

none

Public Comments:

none

Associated Actions:

none

Appealable Item Report

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: August 9, 2017

ITEM: **The Grove Side Bar (2016-250)** – Approval of a Class III Site Plan Modification associated with a change of use for The Grove Side Bar [Restaurant] with minor changes to the respective elevations, located at 183 NE 2nd Avenue

RECOMMENDATION: Approve with the condition of a side walk easement agreement.

GENERAL DATA:

Owner..... Phillip G Haight &
Loretta Haycock

Applicant..... Michael Haycock.

Agent..... Michael Haycock

Address..... 183 NE 2nd Avenue

Location..... East side of NE 2nd
Avenue south of
NE 2nd Street

Site Area..... .06 acres

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

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

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



ITEM BEFORE THE BOARD

The item before the Board is the approval of a Class III Site Plan Modification associated with a change of use for the **The Grove Side Bar [Restaurant]** with minor changes to the respective elevations, located at 183 NE 2nd Avenue, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(c).

BACKGROUND

The property is located on the east side of NE 2nd Avenue just south of NE 2nd St. in the Central Business District (CBD) specifically in the Pineapple Grove District. The one-story retail building was originally constructed in 1952 and consists of 718 square feet.

The Applicant is seeking approval to change the use of 718 square feet of retail use to restaurant use. The new use will include interior and exterior changes to the existing structure.

PROJECT DESCRIPTION

The development proposal includes the following:

- Conversion of 718 total square feet from retail to restaurant use
- Addition of 594 square feet for rear patio and use area
- Enclosing 42 square feet of the front façade to be flush with neighboring facades
- Removal of the front window and replacing with garage style window system
- Addition of an aluminum pergola

SITE PLAN ANALYSIS

COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

Central Business District Pursuant to LDR Section 4.4.13 (D)

The development proposal is modifying a portion of an existing building. The changes are use, storefront, and elevation changes. The following table shows configuration of the building based on the current regulations for the Central Core area of the CBD District. The development proposal is not changing the existing non conformities Pursuant to Figure 4.4.13-5 (Central Core Regulating Plan), NE 2nd Avenue is classified as a Primary Street. All development standards will apply to primary streets.

| | <i>Central Core (Required)</i> | <i>(Proposed)</i> |
|--|------------------------------------|-------------------|
| <i>Lot Width</i> | <i>20' min.</i> | 20' |
| <i>Lot Area</i> | <i>2000 sf. min.</i> | 1,354 sq. ft. |
| <i>Front Setback</i> | <i>10' min./15' max.</i> | 15.05'* |
| <i>Building Frontage Required on Primary Streets</i> | <i>75% min./100% max.</i> | 100% |
| <i>Minimum Height on Primary Street</i> | <i>1 Story, 18'</i> | 12'* |

*existing non conformity

This application is not increasing the existing nonconformity, but reducing it by adding the storefront base and glazing area.

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 | Proposed Design |
|--------------------------------|-------------------------|------------------------|
| | | NE 2nd Ave |
| Curb Zone | 4'0" | 4'0" |
| Pedestrian Zone | 6'0" | 6'0"* |
| Remaining Front Setback Area | 5'0" | 5'0" |
| Total Streetscape Width | 15'0" | 15'0" |

*Pursuant to LDR 4.4.13(E)(2)(a)(2) [Streetscape Standards Pedestrian Clear Zone] a pedestrian clear zone at least six feet wide shall be provided on all streetscapes. Any portion of the pedestrian clear zone within the front setback area shall be improved as an extension of the public sidewalk and shall match the public sidewalk in design and material, providing a seamless physical transition. The 6 feet of the pedestrian clear zone is in the front setback, therefore requiring a sidewalk easement for this area.

As noted on Sheet A0, the pedestrian clear zone encroaches into the subject property. A sidewalk easement for the 6 feet will need to be provided prior to issuance of a building permit and this is attached as a condition of approval.

Storefront and Glazing Area:

Pursuant to LDR Section 4.4.13(E)(4)(e), Storefront is the frontage type along sidewalk level of the ground story, typically associated with commercial uses. Storefront Dimensions are provided in Table 4.4.13(l) in the chart below:

| Commercial Storefronts | Dimensional Requirements | | |
|------------------------|---------------------------|----------------------------------|-------|
| | Proposed NE 2nd Avenue | | |
| | Minimum Required | Maximum Allowed | |
| Storefront Width | N/A | 75ft. on required retail streets | 20' |
| Storefront Base | 9 in. | 3' | 9" |
| Glazing Height | 8 ft. | - | 9 ft. |
| Glazing Area | 80% | N/A | 83% |
| Awning Projection | 3 ft. | - | 14' |
| | | | |
| | | | |

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. For commercial areas, the minimum foot candle allowance is 1.0 and the maximum is 10.0 for building entrance way. The applicant has provided a photometric plan which illustrates that the levels meet minimum and maximum required illumination levels and a description of the type of light fixtures that will be provided.

Parking

Pursuant to LDR Section 4.6.9(B)(1)(d), additional parking must be provided for any change of use in occupancy that would result in additional parking spaces that are required. Pursuant to Land Development Regulations (LDR) Section 4.4.13(L), the requirement for the minimum number of parking spaces required for CBD for commercial uses is 1 space per 500 sq. ft. of gross floor area. The current use is service at 718 sq. ft. which is 1.44 spaces (718/500). The required parking for the restaurant in the CBD district in the Pineapple Grove Area is 6 spaces per 1,000 sq. ft. of gross floor area. The proposal consist of an increase of 636 sq. ft. therefore requiring 8.1 parking spaces ($1,354/1,000 \times 6 = 8.1$ spaces). Given the vesting of 1.44 spaces, the parking deficiency is 7 spaces.

Pursuant to LDR Section 4.6.9(E)(3), In-Lieu Fee, new development, use conversion to existing buildings, building additions and/or renovations, that result in the requirement to provide new parking or additional parking, have the option of requesting some of the parking spaces to be approved by the City Commission through the payment in-lieu of parking program. Before granting such approvals, the City Commission must find that adequate public parking options are available and that the request is consistent with the Land Development Regulations, City Comprehensive Plan, and all currently adopted City policies and/or studies.

The Parking Management Advisory Board (PMAB) considered the in lieu fee request for 7 parking spaces (\$70,980.00) at its meeting of May 23, 2017 and recommended approval (6-0). On June 8th, 2017, the Community Redevelopment Agency (CRA) supported the in lieu request. On June 12, 2017, the Downtown Development Authority (DDA) voted (7-0) in favor of the in lieu parking for The Grove Side Bar. The City Commission approved the 7 spaces of in lieu parking on July 6, 2017 (5-0).

Bicycle Parking

Per LDR 4.4.3(l)(4)(3), Bicycle Parking requirements are applied to new development, expansion of an existing use, and changes of use. Table 4.4.13(K) identifies the minimum number of bicycle parking spaces required per use. For retail, restaurant and commercial uses the requirement is 2 spaces per 1,000 sq. ft. of gross floor area. The site plan modification complies with this requirement since a bike rack is provided on the site plan.

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 area is not visible from any adjacent public right-of-way. The site is served by an existing dumpster located within the parking lot of The Grove which is the property to the north.

Other Issues:

It is noted that there is a significant distortion between the scale noted on the plans and the dimensions when engineers scaled is applied. The applicant was notified of this discrepancy during technical review of the project. The applicant responded by having the plans signed and sealed by an architect together with a letter certifying that the dimensions are correct and the distortions are due to printing. However, the current set of plans are from a different architect with no letter. A condition of approval is attached that a letter from the current architect is submitted that certifies the dimensions on the plans are correct and the distortions are due to printing.

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 Applicant is enclosing the front façade to add symmetry along NE 2nd Avenue with the neighboring storefronts and adding a decorative retractable garage style door system in aluminum with transparent glass. A bronze-coated aluminum pergola will project 14' and will be 9'6" high. The building will remain the same color which is an off-white. In the rear of the building, an outdoor seating area of 594 square feet is proposed with the patio floor being grey brick pavers, Ipe wooden crossbeam ceiling with commercial grade string lights surrounded by a an 8' tall Brazilian Brown Ipe fence.

The proposed building is in good taste and design with the surrounding areas. The use of the building is allowable in the Central Business District, and will continue to bring a positive contribution to the Pineapple Grove Area and the City as a whole. Therefore, positive findings can be made with respect to LDR Section 4.6.18(B)(14) with the recommended conditions of approval.

| |
|--------------------------|
| 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 interior conversion of 760 square feet of retail use to restaurant and 594 sq. ft. of outdoor dining as well as minor modifications to the building facade. Pursuant to LDR Section 2.4.5(G)(5), this minor modification is an existing condition and does not impact previous findings. However, the applicable Future Land Use Map (FLUM) 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 zoning designation of Central Business District (CBD) and a Commercial Core (CC) Future Land Use Map designation. Pursuant to LDR Section 4.4.13 (A) General retail, restaurant, and Commercial Use (service and Facility) is a principal use. Based upon the above, a positive finding can be made with respect to consistency with the Future Land Use Map (FLUM) 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.

LDR Section 3.1.1(C) - Consistency

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 when all outstanding items attached as conditions of approval are addressed.

Comprehensive Plan Policies

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

Transportation Element Policy D-2.2 Bicycle parking and facilities shall be required on all new development.

The applicant has provided a bicycle rack in the rear of the property.

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 development proposal is the conversion of an existing 718 sq. ft. building from retail to restaurant use. There are minor modifications to the exterior of the existing structure by enclosing the front façade 44 sq. ft. to make it flush with the rest of the store fronts on NE 2nd Avenue and the addition of 594 sq. ft. of outdoor dining. The development is complimentary with surrounding areas and commercial developments.

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 subject property is bordered to the north, south, east, and west by CBD zoned properties. The existing land uses are office, retail and restaurant. Compatibility with the adjacent uses is not a concern as they are all of similar intensity.

| |
|-------------------------|
| REVIEW BY OTHERS |
|-------------------------|

At its meeting of June 28, 2017 Pineapple Grove Main Street (PGMS) reviewed the proposed site plan and the consensus was to recommend approval of the Class III Site Plan Modification. Motion was approved unanimously.

At its meeting of July 10, 2017, the **Downtown Development Agency (DDA)** reviewed the proposed site plan and the consensus was to recommend approval of the Class III Site Plan Modification. Motion was approved unanimously.

At its meeting of July 27, 2017 the **Community Redevelopment Agency (CRA)** reviewed the proposed site plan and the consensus was to recommend approval of the Class III Site Plan Modification.

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

- Del Ida Park
- Ocean City Lofts Condo Association

Letters of objection or support, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Move approval of the request for a Class III Site Plan Modification and architectural elevations, (2016-250) for **The Grove Side Bar** located at **183 NE 2nd Avenue**, 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(E) and Section 2.4.5(I)(5).
- C. Move denial of the request for a Class III Site Plan Modification and architectural elevations, (2016-250) for **The Grove Side Bar** located at **183 NE 2nd Avenue**, 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(E) and Section 2.4.5(I)(5).

STAFF RECOMMENDATION

By Separate Motions:

Site Plan:

Move approval of the Class III Site Plan Modification (2016-250) for **The Grove Side Bar** located at **183 NE 2nd Avenue**, 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 with the following conditions.:

1. Execute and record a Sidewalk Easement prior to issuance of a building permit;
2. That a letter be provided by the architect noting that the dimensions on the plans are correct and the distortions are due to printing.

Architectural Elevations:

Move approval of the Architectural Elevations (2016-250) for **The Grove Side Bar** located at **183 NE 2nd Avenue**, 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(E) of the Land Development Regulations and Section 2.4.5(I)(5).

Staff Report Prepared by: Jennifer Buce, Assistant Planner

Attachments:

- Appendix "A" – Concurrency Findings
- Appendix "B" – Standards for Site Plan Actions
- Location Map
- Site Plan
- Architectural Plans

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 services are existing on site. Water service is provided via a lateral connection to the 2.5" water main located within NE 2nd Avenue and connects to an 8" onto NE 2nd Street. Sewer service is provided via service lateral connection to the existing 8" sewer main located along NE 2nd Avenue. Fire protection is provided via an existing fire hydrant located on NE 2nd Avenue where The Grove Side Bar will exist.

Drainage:

Drainage exist on site and will not be impacted as this is an existing building with minor modifications.

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 Business Corridor. The TCEA exempts the above-described areas from complying with the Palm Beach County Traffic Performance Standards Ordinance. The traffic impact analysis shows that this is a high turnover restaurant and will generate 18 new daily trips. The proposed project will meet Palm Beach County's Performance Standards through one year after the date of issuance.

Solid Waste:

The building will generate 16.85 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 2065.

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 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.***

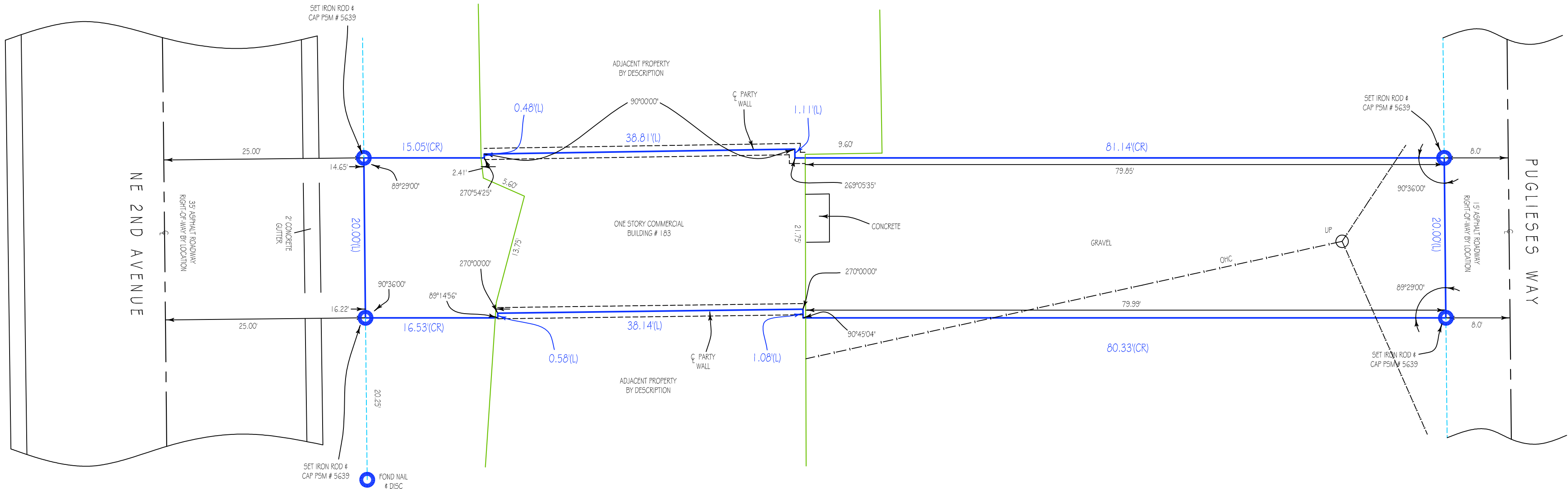
| | |
|----------------|----------|
| Not applicable | X |
|----------------|----------|

Meets intent of standard

Does not meet intent



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



LEGAL DESCRIPTION:

Tract 1: The South 20 feet of the North 38.5 feet of Lot 2, Block 83, TOWN OF LINTON, DELRAY BEACH, FLORIDA, according to the Plat thereof, as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida; LESS that tract described as: Commencing at the Northwest corner of Lot 2, Block 83, Town of Linton, Plat Book 1, Page 3; thence Southerly along the West line of said Lot 2, a distance of 38.5 feet; thence Easterly parallel to the North line of said Lot 2, a distance of 16.53 feet to the Point of Beginning; thence Northerly at an angle of 89°14'56" measured from West to North from the preceding course, a distance of 0.58 feet; thence Easterly and at an angle of 90°00'00", a distance of 38.14 feet; thence Southerly at an angle of 90°00'00", a distance of 1.08 feet; thence Westerly and parallel to the North line of said Lot 2, a distance of 36.14 feet to the Point of Beginning.

Tract 2: Commencing at the Northwest corner of Lot 2, Block 83, Town of Linton, Plat Book 1, Page 3, thence Southerly along the West line of said Lot 2 a distance of 18.5 feet; thence Easterly parallel to the North line of said Lot 2, a distance of 14.84 feet to the Point of Beginning; thence northerly at an angle of 89°05'35" measured from West to North from preceding course, a distance of 0.48 feet; thence Easterly and at an angle of 90°00'00" a distance of 38.81 feet; thence Southerly at an angle of 90°00'00", a distance of 1.11 feet; thence Westerly and Parallel to the North line of said Lot 2, a distance of 38.81 feet to the Point of Beginning.

PROPERTY ADDRESS:
183 NE 2ND AVENUE
DELRAY BEACH, FL 33444

INVOICE NUMBER: 75131-SE
DATE OF FIELD WORK: 06/29/2016

CERTIFIED TO
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
MICHAEL HAYCOCK

FLOOD ZONE: X
FLOOD MAP: 125102
PANEL: 0004
SUFFIX: D
PANEL DATE: 01/05/1989
COMMUNITY NUMBER: 125102

BEARING REFERENCE: NONE. RECORD INFORMATION RELIANT UPON ANGULAR
DATA ONLY. AS REFERENCED IN SUBJECT PROPERTY LEGAL DESCRIPTION.

REVISION SCHEDULE:

| |
|--|
| |
| |
| |
| |

LEGEND:

— x — x — DENOTES FENCE LINE

— // — // — DENOTES WOOD FENCE LINE

— I — I — DENOTES OVERHEAD CABLE

— S — S — DENOTES SHED

— CONC. — CONC. — CONCRETE

— SHED — SHED — SHED

— 10' R/W — 10' R/W — 10' RIGHT OF WAY

— 15' R/W — 15' R/W — 15' RIGHT OF WAY

— 20' R/W — 20' R/W — 20' RIGHT OF WAY

— 25' R/W — 25' R/W — 25' RIGHT OF WAY

— 30' R/W — 30' R/W — 30' RIGHT OF WAY

— 35' R/W — 35' R/W — 35' RIGHT OF WAY

— 40' R/W — 40' R/W — 40' RIGHT OF WAY

— 45' R/W — 45' R/W — 45' RIGHT OF WAY

— 50' R/W — 50' R/W — 50' RIGHT OF WAY

— 55' R/W — 55' R/W — 55' RIGHT OF WAY

— 60' R/W — 60' R/W — 60' RIGHT OF WAY

— 65' R/W — 65' R/W — 65' RIGHT OF WAY

— 70' R/W — 70' R/W — 70' RIGHT OF WAY

— 75' R/W — 75' R/W — 75' RIGHT OF WAY

— 80' R/W — 80' R/W — 80' RIGHT OF WAY

— 85' R/W — 85' R/W — 85' RIGHT OF WAY

— 90' R/W — 90' R/W — 90' RIGHT OF WAY

— 95' R/W — 95' R/W — 95' RIGHT OF WAY

— 100' R/W — 100' R/W — 100' RIGHT OF WAY

— 105' R/W — 105' R/W — 105' RIGHT OF WAY

— 110' R/W — 110' R/W — 110' RIGHT OF WAY

— 115' R/W — 115' R/W — 115' RIGHT OF WAY

— 120' R/W — 120' R/W — 120' RIGHT OF WAY

— 125' R/W — 125' R/W — 125' RIGHT OF WAY

— 130' R/W — 130' R/W — 130' RIGHT OF WAY

— 135' R/W — 135' R/W — 135' RIGHT OF WAY

— 140' R/W — 140' R/W — 140' RIGHT OF WAY

— 145' R/W — 145' R/W — 145' RIGHT OF WAY

— 150' R/W — 150' R/W — 150' RIGHT OF WAY

— 155' R/W — 155' R/W — 155' RIGHT OF WAY

— 160' R/W — 160' R/W — 160' RIGHT OF WAY

— 165' R/W — 165' R/W — 165' RIGHT OF WAY

— 170' R/W — 170' R/W — 170' RIGHT OF WAY

— 175' R/W — 175' R/W — 175' RIGHT OF WAY

— 180' R/W — 180' R/W — 180' RIGHT OF WAY

— 185' R/W — 185' R/W — 185' RIGHT OF WAY

— 190' R/W — 190' R/W — 190' RIGHT OF WAY

— 195' R/W — 195' R/W — 195' RIGHT OF WAY

— 200' R/W — 200' R/W — 200' RIGHT OF WAY

— 205' R/W — 205' R/W — 205' RIGHT OF WAY

— 210' R/W — 210' R/W — 210' RIGHT OF WAY

— 215' R/W — 215' R/W — 215' RIGHT OF WAY

— 220' R/W — 220' R/W — 220' RIGHT OF WAY

— 225' R/W — 225' R/W — 225' RIGHT OF WAY

— 230' R/W — 230' R/W — 230' RIGHT OF WAY

— 235' R/W — 235' R/W — 235' RIGHT OF WAY

— 240' R/W — 240' R/W — 240' RIGHT OF WAY

— 245' R/W — 245' R/W — 245' RIGHT OF WAY

— 250' R/W — 250' R/W — 250' RIGHT OF WAY

— 255' R/W — 255' R/W — 255' RIGHT OF WAY

— 260' R/W — 260' R/W — 260' RIGHT OF WAY

— 265' R/W — 265' R/W — 265' RIGHT OF WAY

— 270' R/W — 270' R/W — 270' RIGHT OF WAY

— 275' R/W — 275' R/W — 275' RIGHT OF WAY

— 280' R/W — 280' R/W — 280' RIGHT OF WAY

— 285' R/W — 285' R/W — 285' RIGHT OF WAY

— 290' R/W — 290' R/W — 290' RIGHT OF WAY

— 295' R/W — 295' R/W — 295' RIGHT OF WAY

— 300' R/W — 300' R/W — 300' RIGHT OF WAY

— 305' R/W — 305' R/W — 305' RIGHT OF WAY

— 310' R/W — 310' R/W — 310' RIGHT OF WAY

— 315' R/W — 315' R/W — 315' RIGHT OF WAY

— 320' R/W — 320' R/W — 320' RIGHT OF WAY

— 325' R/W — 325' R/W — 325' RIGHT OF WAY

— 330' R/W — 330' R/W — 330' RIGHT OF WAY

— 335' R/W — 335' R/W — 335' RIGHT OF WAY

— 340' R/W — 340' R/W — 340' RIGHT OF WAY

— 345' R/W — 345' R/W — 345' RIGHT OF WAY

— 350' R/W — 350' R/W — 350' RIGHT OF WAY

— 355' R/W — 355' R/W — 355' RIGHT OF WAY

— 360' R/W — 360' R/W — 360' RIGHT OF WAY

— 365' R/W — 365' R/W — 365' RIGHT OF WAY

— 370' R/W — 370' R/W — 370' RIGHT OF WAY

— 375' R/W — 375' R/W — 375' RIGHT OF WAY

— 380' R/W — 380' R/W — 380' RIGHT OF WAY

— 385' R/W — 385' R/W — 385' RIGHT OF WAY

— 390' R/W — 390' R/W — 390' RIGHT OF WAY

— 395' R/W — 395' R/W — 395' RIGHT OF WAY

— 400' R/W — 400' R/W — 400' RIGHT OF WAY

— 405' R/W — 405' R/W — 405' RIGHT OF WAY

— 410' R/W — 410' R/W — 410' RIGHT OF WAY

— 415' R/W — 415' R/W — 415' RIGHT OF WAY

— 420' R/W — 420' R/W — 420' RIGHT OF WAY

— 425' R/W — 425' R/W — 425' RIGHT OF WAY

— 430' R/W — 430' R/W — 430' RIGHT OF WAY

— 435' R/W — 435' R/W — 435' RIGHT OF WAY

— 440' R/W — 440' R/W — 440' RIGHT OF WAY

— 445' R/W — 445' R/W — 445' RIGHT OF WAY

— 450' R/W — 450' R/W — 450' RIGHT OF WAY

— 455' R/W — 455' R/W — 455' RIGHT OF WAY

— 460' R/W — 460' R/W — 460' RIGHT OF WAY

— 465' R/W — 465' R/W — 465' RIGHT OF WAY

— 470' R/W — 470' R/W — 470' RIGHT OF WAY

— 475' R/W — 475' R/W — 475' RIGHT OF WAY

— 480' R/W — 480' R/W — 480' RIGHT OF WAY

— 485' R/W — 485' R/W — 485' RIGHT OF WAY

— 490' R/W — 490' R/W — 490' RIGHT OF WAY

— 495' R/W — 495' R/W — 495' RIGHT OF WAY

— 500' R/W — 500' R/W — 500' RIGHT OF WAY

— 505' R/W — 505' R/W — 505' RIGHT OF WAY

— 510' R/W — 510' R/W — 510' RIGHT OF WAY

— 515' R/W — 515' R/W — 515' RIGHT OF WAY

— 520' R/W — 520' R/W — 520' RIGHT OF WAY

— 525' R/W — 525' R/W — 525' RIGHT OF WAY

— 530' R/W — 530' R/W — 530' RIGHT OF WAY

— 535' R/W — 535' R/W — 535' RIGHT OF WAY

— 540' R/W — 540' R/W — 540' RIGHT OF WAY

— 545' R/W — 545' R/W — 545' RIGHT OF WAY

— 550' R/W — 550' R/W — 550' RIGHT OF WAY

— 555' R/W — 555' R/W — 555' RIGHT OF WAY

— 560' R/W — 560' R/W — 560' RIGHT OF WAY

— 565' R/W — 565' R/W — 565' RIGHT OF WAY

— 570' R/W — 570' R/W — 570' RIGHT OF WAY

— 575' R/W — 575' R/W — 575' RIGHT OF WAY

— 580' R/W — 580' R/W — 580' RIGHT OF WAY

— 585' R/W — 585' R/W — 585' RIGHT OF WAY

— 590' R/W — 590' R/W — 590' RIGHT OF WAY

— 595' R/W — 595' R/W — 595' RIGHT OF WAY

— 600' R/W — 600' R/W — 600' RIGHT OF WAY

— 605' R/W — 605' R/W — 605' RIGHT OF WAY

— 610' R/W — 610' R/W — 610' RIGHT OF WAY

— 615' R/W — 615' R/W — 615' RIGHT OF WAY

— 620' R/W — 620' R/W — 620' RIGHT OF WAY

— 625' R/W — 625' R/W — 625' RIGHT OF WAY

— 630' R/W — 630' R/W — 630' RIGHT OF WAY

— 635' R/W — 635' R/W — 635' RIGHT OF WAY

— 640' R/W — 640' R/W — 640' RIGHT OF WAY

— 645' R/W — 645' R/W — 645' RIGHT OF WAY

— 650' R/W — 650' R/W — 650' RIGHT OF WAY

— 655' R/W — 655' R/W — 655' RIGHT OF WAY

— 660' R/W — 660' R/W — 660' RIGHT OF WAY

— 665' R/W — 665' R/W — 665' RIGHT OF WAY

— 670' R/W — 670' R/W — 670' RIGHT OF WAY

— 675' R/W — 675' R/W — 675' RIGHT OF WAY

— 680' R/W — 680' R/W — 680' RIGHT OF WAY

— 685' R/W — 685' R/W — 685' RIGHT OF WAY

— 690' R/W — 690' R/W — 690' RIGHT OF WAY

— 695' R/W — 695' R/W — 695' RIGHT OF WAY

— 700' R/W — 700' R/W — 700' RIGHT OF WAY

— 705' R/W — 705' R/W — 705' RIGHT OF WAY

— 710' R/W — 710' R/W — 710' RIGHT OF WAY

— 715' R/W — 715' R/W — 715' RIGHT OF WAY

— 720' R/W — 720' R/W — 720' RIGHT OF WAY

— 725' R/W — 725' R/W — 725' RIGHT OF WAY

— 730' R/W — 730' R/W — 730' RIGHT OF WAY

— 735' R/W — 735' R/W — 735' RIGHT OF WAY

— 740' R/W — 740' R/W — 740' RIGHT OF WAY

— 745' R/W — 745' R/W — 745' RIGHT OF WAY

— 750' R/W — 750' R/W — 750' RIGHT OF WAY

— 755' R/W — 755' R/W — 755' RIGHT OF WAY

— 760' R/W — 760' R/W — 760' RIGHT OF WAY

— 765' R/W — 765' R/W — 765' RIGHT OF WAY

— 770' R/W — 770' R/W — 770' RIGHT OF WAY

— 775' R/W — 775' R/W — 775' RIGHT OF WAY

— 780' R/W — 780' R/W — 780' RIGHT OF WAY

— 785' R/W — 785' R/W — 785' RIGHT OF WAY

— 790' R/W — 790' R/W — 790' RIGHT OF WAY

— 795' R/W — 795' R/W — 795' RIGHT OF WAY

— 800' R/W — 800' R/W — 800' RIGHT OF WAY

— 805' R/W — 805' R/W — 805' RIGHT OF WAY

— 810' R/W — 810' R/W — 810' RIGHT OF WAY

— 815' R/W — 815' R/W — 815' RIGHT OF WAY

— 820' R/W — 820' R/W — 820' RIGHT OF WAY

— 825' R/W — 825' R/W — 825' RIGHT OF WAY

— 830' R/W — 830' R/W — 830' RIGHT OF WAY

— 835' R/W — 835' R/W — 835' RIGHT OF WAY

— 840' R/W — 840' R/W — 840' RIGHT OF WAY

— 845' R/W — 845' R/W — 845' RIGHT OF WAY

— 850' R/W — 850' R/W — 850' RIGHT OF WAY

— 855' R/W — 855' R/W — 855' RIGHT OF WAY

— 860' R/W — 860' R/W — 860' RIGHT OF WAY

— 865' R/W — 865' R/W — 865' RIGHT OF WAY

— 870' R/W — 870' R/W — 870' RIGHT OF WAY

— 875' R/W — 875' R/W — 875' RIGHT OF WAY

— 880' R/W — 880' R/W — 880' RIGHT OF WAY

— 885' R/W — 885' R/W — 885' RIGHT OF WAY

— 890' R/W — 890' R/W — 890' RIGHT OF WAY

— 895' R/W — 895' R/W — 895' RIGHT OF WAY

— 900' R/W — 900' R/W — 90

THE GROVE DELRAY BEACH
183 & 187 NE 2ND AV. DELRAY BEACH

PROJECT OVERVIEW

The Grove (restaurant) is looking to expand seating to next door, offering a more casual atmosphere and menu. The same staff and owners will operate this area, and food will be served out of the same kitchen for dinner.

With the "Sidebar" dining room, this will allow the space for a bar that will service both rooms, as well as added dining space

RNA

REX NICHOLS ARCHITECTS
1500 SOUTH FEDERAL HWY. STE 970
POINCIANA BEACH, FL 33062-1600
WWW.REXNICHOLSARCHITECTS.COM
INFO@REXNICHOLSARCHITECTS.COM
T-954.951.6101

REX NICHOLS AIA
AR007415

PROPOSED SITE PLAN

INDEX OF DRAWINGS

ARCHITECTURAL

| | |
|----|---------------------------------|
| A0 | TITLE SHEET / SITE PLAN |
| A1 | PROPOSED / EXISTING FLOOR PLANS |
| A2 | EXTERIOR ELEVATIONS |
| A3 | LIFE SAFETY PLAN |

CODE ANALYSIS

APPLICABLE BUILDING CODE:

Florida Building Code FBC 2014 Edition
2014 Florida Fire Prevention Code
Florida Existing Building Code 2014 Edition
Florida Specific NFPA 1, Fire Code 2012 Edition
Florida Specific Life Safety Code, 2012 Edition

CLASSIFICATION OF WORK:

Existing building, Type VB Building, alteration level 2
This building is not sprinklered.

DESCRIPTION OF WORK:

Interior completion of existing space

OCCUPANCY CLASSIFICATION:

Assembly A-2

GROSS AREA:

2,319 SF

COMMON PATH OF EGRESS TRAVEL - SEC.1028.8:

A common path of egress travel shall be permitted for the 20 ft from any point where serving any number of occupants

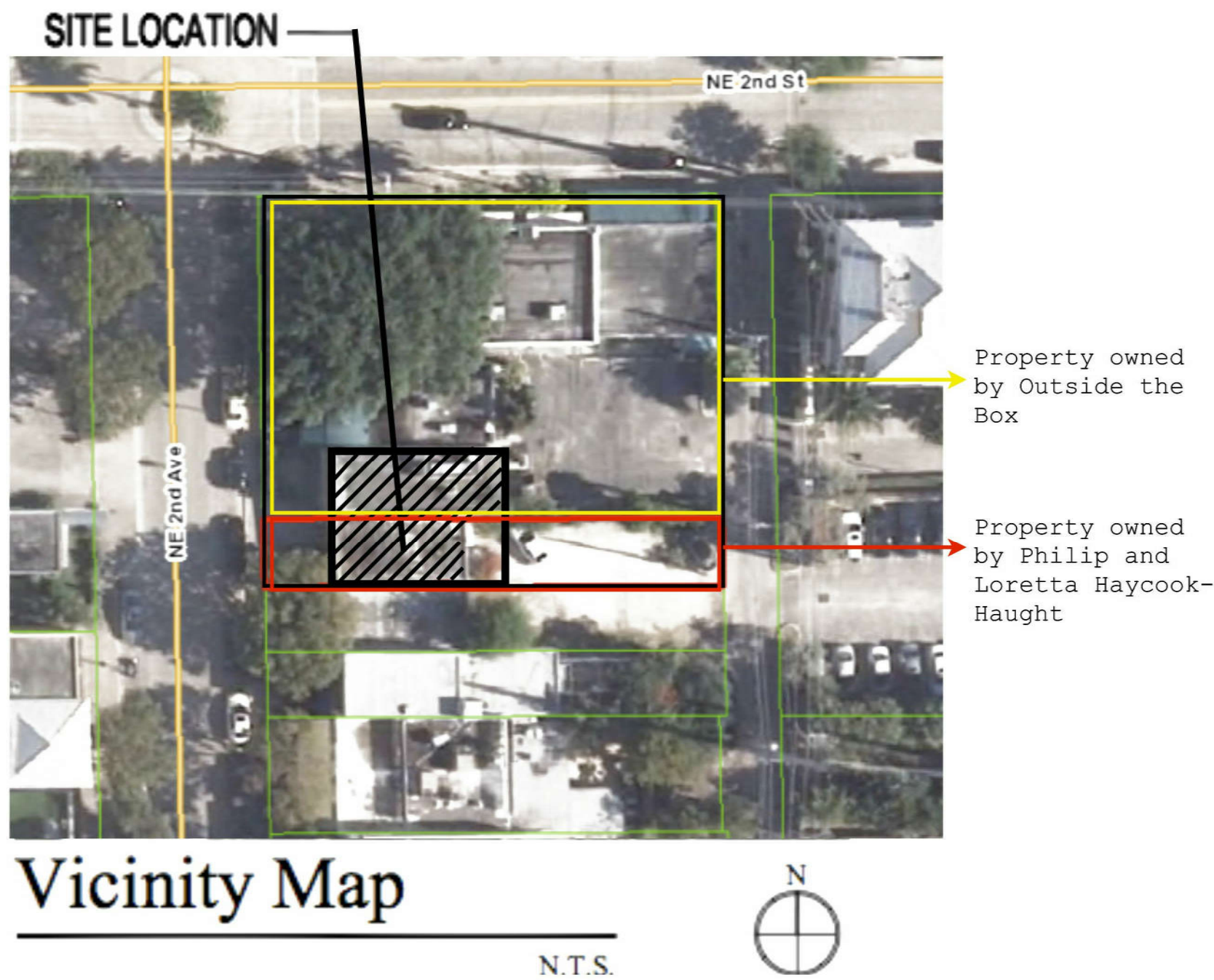
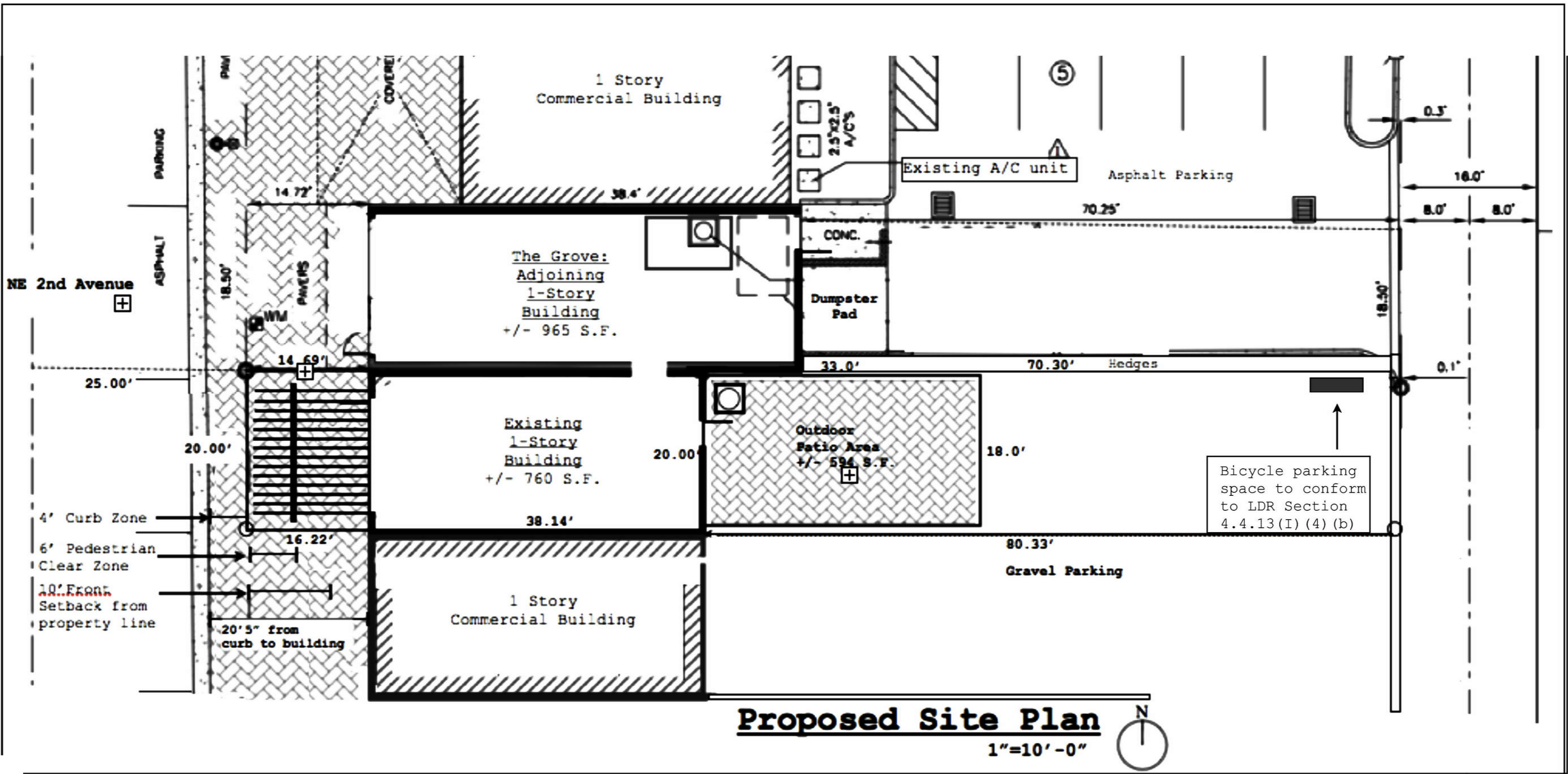
OCCUPANCY LOAD:

Based on FBC Table 1004.1.2. and Section 1004-4
A-2 ASSEMBLY Enclosed Spaces

Fixed seats: 40 PEOPLE
Kitchen: 2 PEOPLE
Total Occupancy Load 42 PEOPLE

EXIT REQUIREMENTS:

Per table 1021.2 FBC, The required minimum number of exits for a 42 occupants load is 2.



| Table 4.4.13(I) Dimensional Requirements for Storefronts | | | | |
|---|---------------------|----------------------------|---------|--------|
| | Architectural Style | Storefront- Modern Masonry | | |
| | | Minimum | Maximum | Actual |
| A | Building Setback | 10ft | 15ft | 15.00' |
| B | Store Width | N/A | 75ft | 20.00' |
| C | Storefront Base | 9 in. | 3ft | 9 in. |
| D | Glazing Height | 8ft | - | 9' 0" |
| E | Required Openings | 80% | - | 83% |
| F | Awning Projection | 3ft | - | 14' 0" |
| G | Projecting Sign | N/A | 3ft | N/A |

PARKING REQUIREMENTS:

Required 6 Spaces per 1000 Sq./Ft (LDR 4.4.13 (L)) Addition 760 interior + 594 = 1354 Total Sq/Ft 6 Spaces/1000 = 1 space per 166.66 sq/ft 1354 total sq/ft / 166.66 = 8.1 spaces required

The current retail space offers us 1.43 approved spaces, 8.1 Required - 1.43 Existing = 6.67 Needed (7)

These remaining 7 spaces are to be purchased as in-lieu spaces, with approval by the City Commission.

NOTES

These plans shall only be used for the purpose of review by Pineapple Grove, DDA, and the CRA, and shall not be used for construction.

183 & 187 N.E. 2ND AVE, DELRAY BEACH, FL
THE GROVE DELRAY BEACH

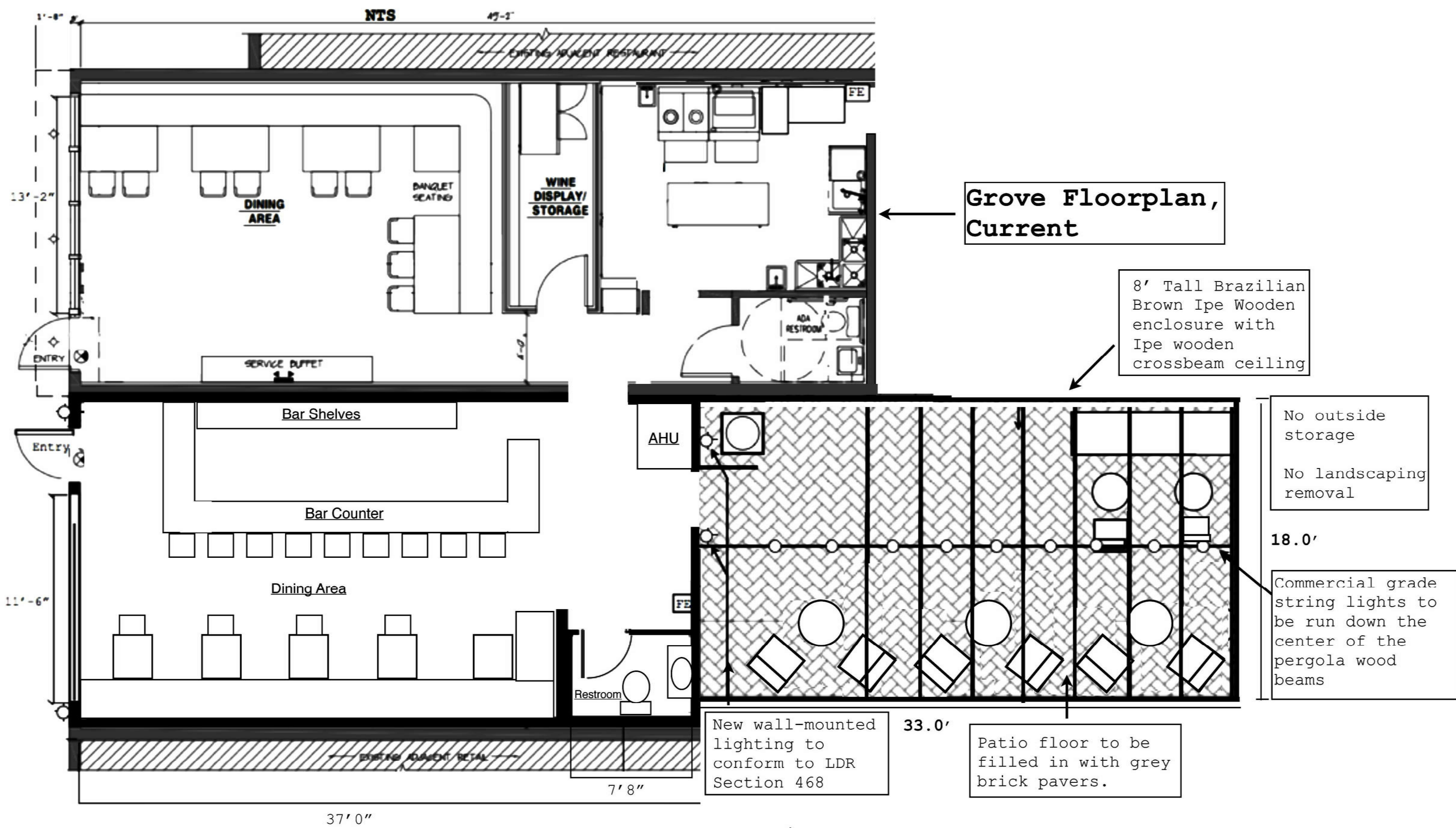
PROJECT NUMBER 11/2017
TITLE SHEET / SITE PLAN

ISSUED FOR
☐ REVIEW & COMMENTS
☐ REDLINE
☒ NOT FOR CONSTRUCTION
☐ PERMIT
☐ CONSTRUCTION

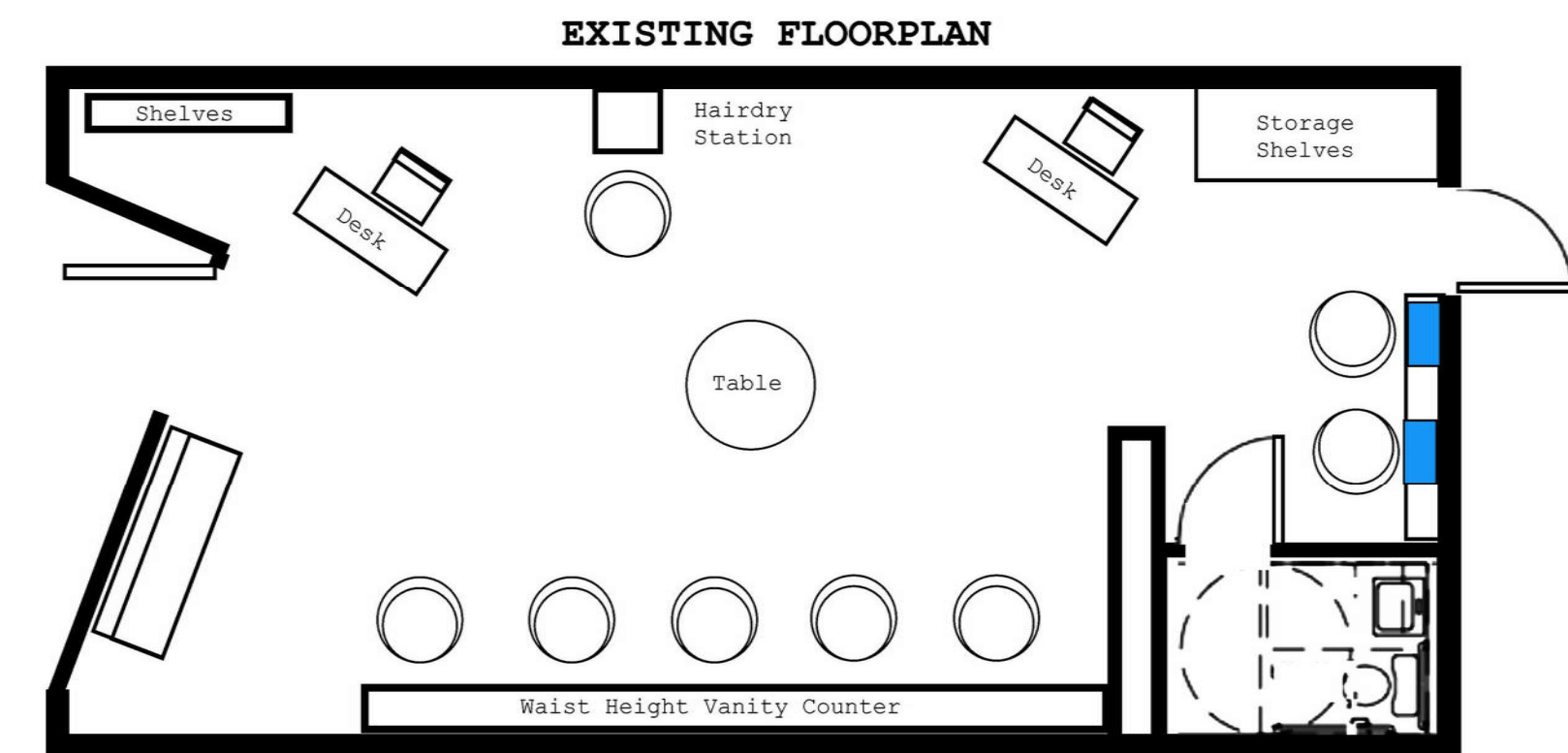
A0
This drawing is the property of REX NICHOLS ARCHITECTS, P.A., and is an instrument of service not to be reproduced in whole or in part without the express written permission of same.
COPYRIGHT 2017 ©

NOT FOR PERMITTING

7/7/2017 3:01:52 PM



○ SIDEBAR, PROPOSED FLOOR PLAN
3/16" = 1'-0"

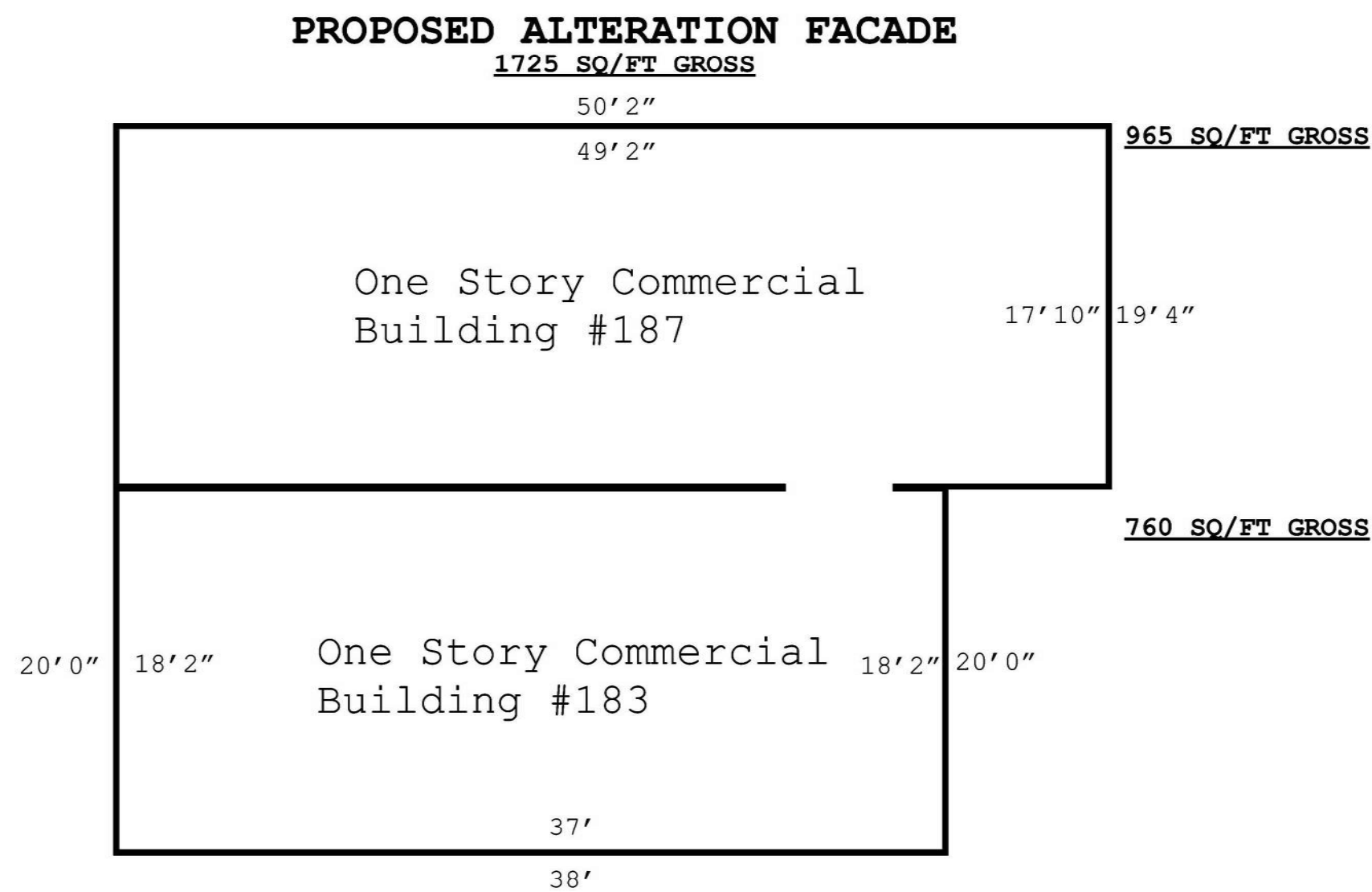


○ EXISTING FLOOR PLAN
3/16" = 1'-0"

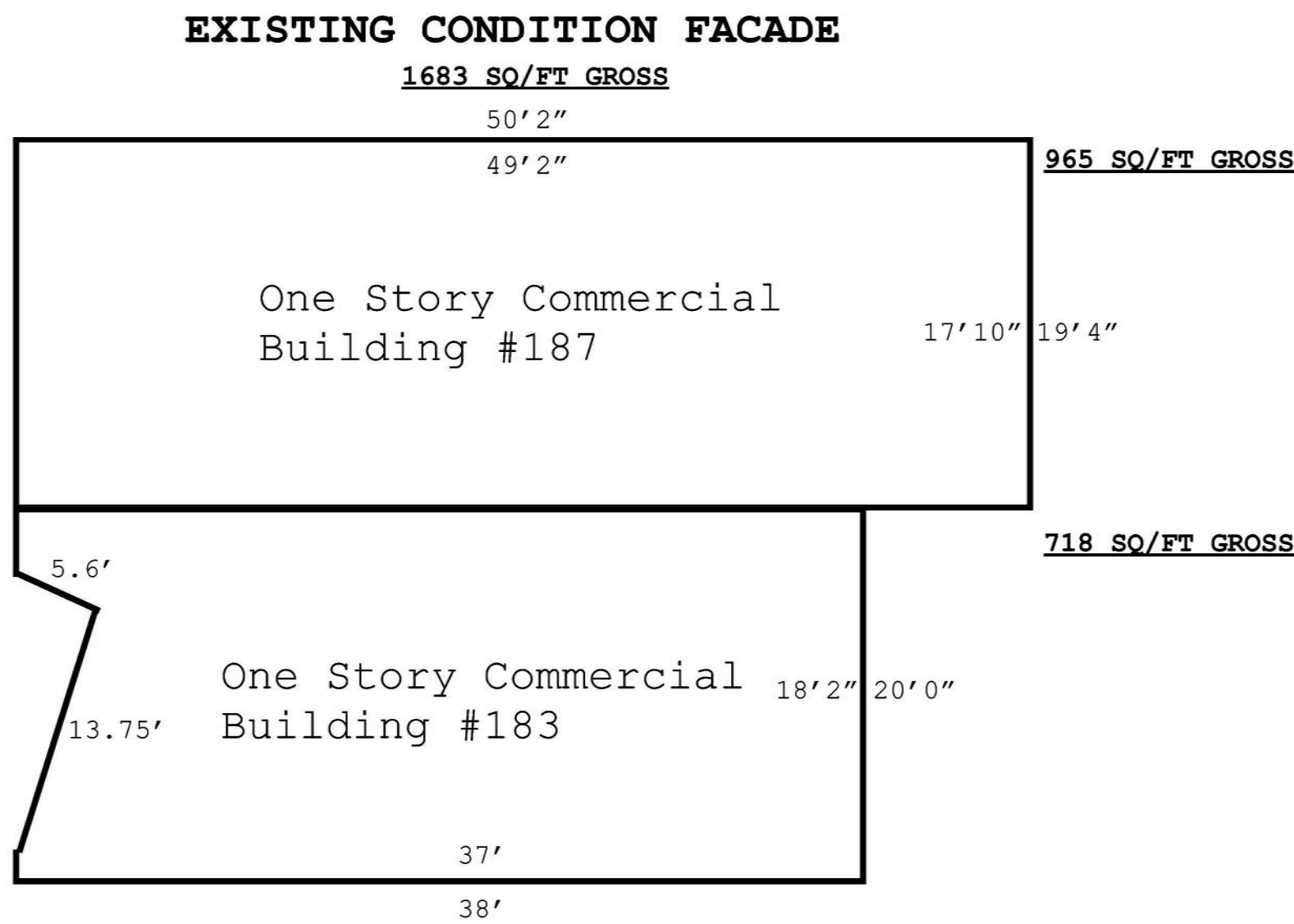
NOTES

These plans shall only be used for the purpose of review
by Pineapple Grove, DDA, and the CRA, and shall not
be used for construction.

PROPOSED ELEVATION



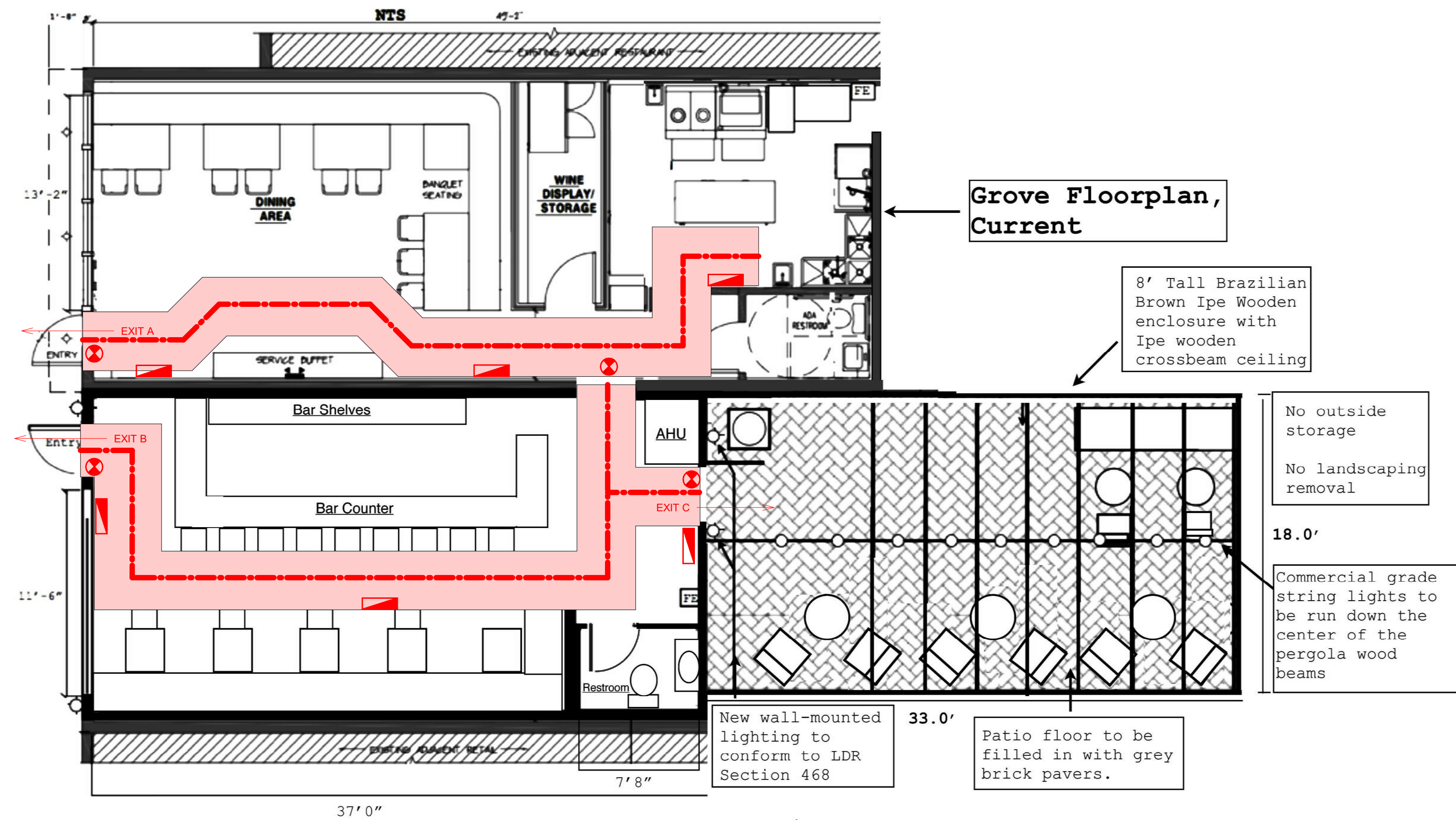
EXISTING ELEVATION



| Table 4.4.13(I) Dimensional Requirements for Storefronts | | | | |
|---|---------------------|----------------------------|---------|--------|
| | Architectural Style | Storefront- Modern Masonry | | |
| | | Minimum | Maximum | Actual |
| A | Building Setback | 10ft | 15ft | 15.00' |
| B | Store Width | N/A | 75ft | 20.00' |
| C | Storefront Base | 9 in. | 3ft | 9 in. |
| D | Glazing Height | 8ft | - | 9'0" |
| E | Required Openings | 80% | - | 83% |
| F | Awning Projection | 3ft | - | 14'0" |
| G | Projecting Sign | N/A | 3ft | N/A |

NOTES

These plans shall only be used for the purpose of review by Pineapple Grove, DDA, and the CRA, and shall not be used for construction.

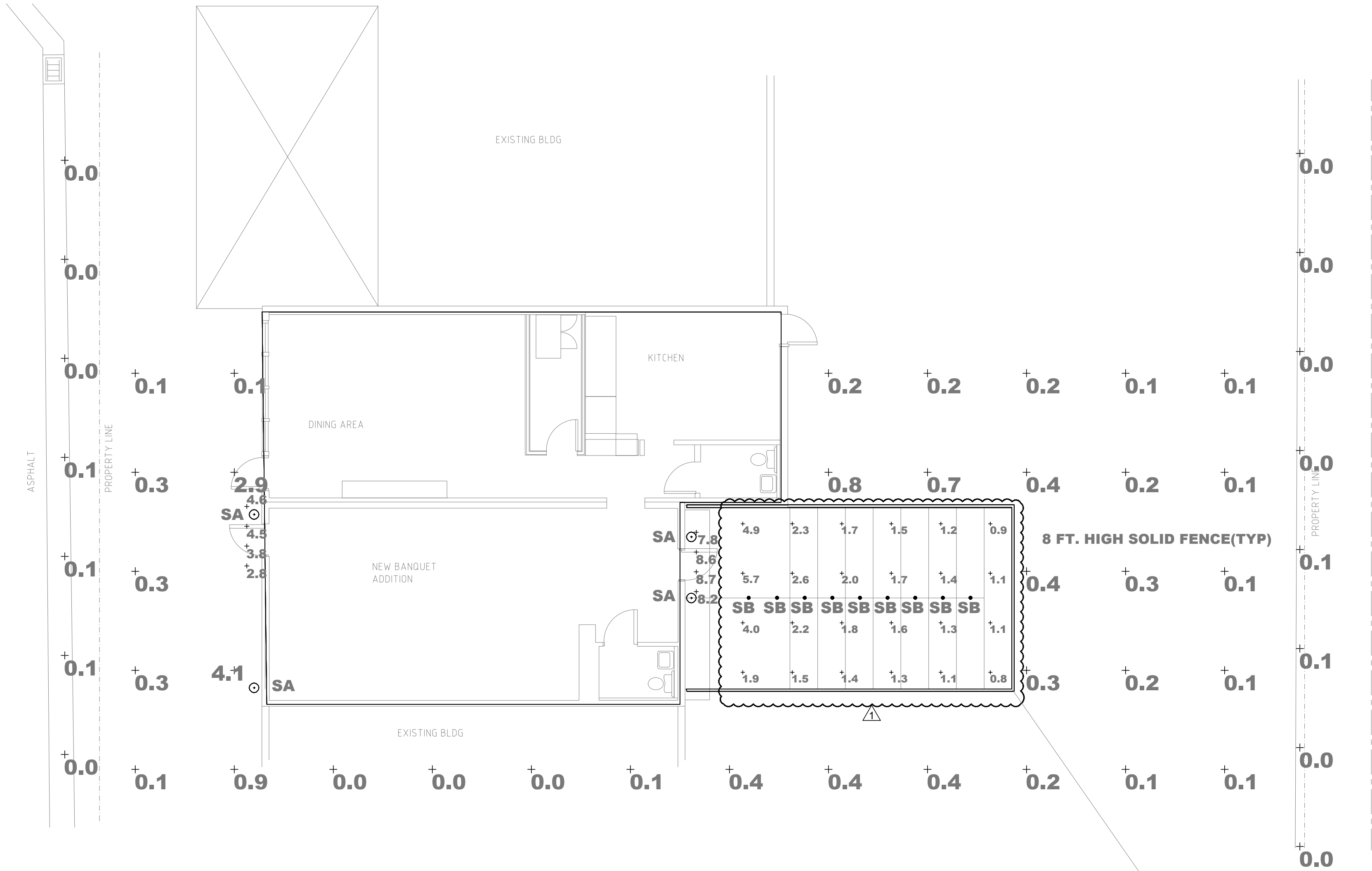


○ LIFE SAFETY
3/16" = 1'-0"

- EMERGENCY LIGHTS
- EXIT LIGHT
- PATH OF TRAVEL FOR EXIT A = 62 FT
- PATH OF TRAVEL FOR EXIT B = 42 FT
- EXIT REMOTENESS BETWEEN EXIT A AND B = 80 FT

NOTES

These plans shall only be used for the purpose of review
by Pineapple Grove, DDA, and the CRA, and shall not
be used for construction.




1 PHOTOMETRIC PLAN
E1.1 SCALE: 1/8" = 1'-0"

| Luminaire Schedule | | | | | | | |
|--------------------|-----|-------|-------------|-------------------|-------|--|------------|
| Symbol | Qty | Label | Arrangement | Total Lamp Lumens | LLF | Description | Lum. Watts |
| ☉ | 4 | SA | SINGLE | N.A. | 0.850 | MINKA LAVERY 72400-615B | 70 |
| ● | 9 | SB | SINGLE | N.A. | 0.900 | STRINGLIGHTS WITH LSPro_A19_40WE_W27_FIL_120_BX LAMP | 4.455 |

| Calculation Summary | | | | | | | |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| LEFT ENTRY | Illuminance | Fc | 3.93 | 4.6 | 2.8 | 1.40 | 1.64 |
| OUTDOOR PATIO | Illuminance | Fc | 1.96 | 5.7 | 0.8 | 2.45 | 7.13 |
| PROPERTY LINE LEFT | Illuminance | Fc | 0.04 | 0.1 | 0.0 | N.A. | N.A. |
| PROPERTY LINE RIGHT | Illuminance | Fc | 0.03 | 0.1 | 0.0 | N.A. | N.A. |
| RIGHT ENTRY | Illuminance | Fc | 8.33 | 8.7 | 7.8 | 1.07 | 1.12 |
| SITE AREA | Illuminance | Fc | 0.43 | 4.1 | 0.0 | N.A. | N.A. |

Decorative String Lights


COMMERCIAL GRADE



- 15 outdoor rated medium based (E26) sockets
- 48 ft. cord with 3 ft. spacing between each socket
- Maximum wattage for string run is 1500W
- Can connect up to 4 strings
- Available as a string only or as complete string and bulb kits

Decorative String Lights

COMMERCIAL GRADE



| Base | Volts | Item # | Ordering Code | Inner/Master | Description | Cord Length |
|------|-------|--------|--------------------|--------------|---|-------------|
| E26 | 120 | 810001 | STRING15/E26 | 1 / 4 | 15 Standard (E26) Base Sockets, 3' Spacing, 48' Cord, Bulbs Not Included | 48' |
| E26 | 120 | 810002 | STRING15/E26-G14KT | 1 / 4 | 15 Standard (E26) Base Sockets, 3' Spacing, 48' Cord, Includes 15 S14 Bulbs | 48' |
| E26 | 120 | 810003 | STRING15/E26-G16KT | 1 / 4 | 15 Standard (E26) Base Sockets, 3' Spacing, 48' Cord, Includes 15 Starlight Bulbs | 48' |
| E26 | 120 | 810004 | STRING15/E26-A19KT | 1 / 4 | 15 Standard (E26) Base Sockets, 3' Spacing, 48' Cord, Includes 15 Nostalgic Bulbs | 48' |

145 WEST COMMERCIAL AVENUE, HOODNACHE, NJ 07034
SHOWROOM & EDUCATION CENTER, DALLAS TRADE MART 3351
T: 800-528-5555 • F: 800-441-7708 • INFO@BULBRITE.COM

BULBRITE
www.bulbrite.com

f t i n g

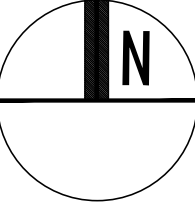
145 WEST COMMERCIAL AVENUE, HOODNACHE, NJ 07034
SHOWROOM & EDUCATION CENTER, DALLAS TRADE MART 3351
T: 800-528-5555 • F: 800-441-7708 • INFO@BULBRITE.COM

BULBRITE
www.bulbrite.com

f t i n g

PERMIT SET: 11/23/16

NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.



E1.1

E1.1

CONSULTING

16549

SIDEBAR AT THE GROVE

N.E. 2nd AVENUE

DELRAY BEACH, FLORIDA

REVISION:

| # | DATE | DESCRIPTION |
|---|----------|---------------|
| 1 | 12/28/16 | OWNER CHANGES |

ISSUED FOR PERMIT:

11-23-16

DRAWING TITLE:

PHOTOMETRIC PLAN

DATE: 11-23-16

SCALE: AS NOTED

DRAWN BY: MW

CHECKED BY: AN

PROJECT NO. 16549



