



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** Saltwater Brewery  
**Project Location:** 25 NW 18<sup>th</sup> Avenue  
**Request:** Approval of Class II Site Plan Modification  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** January 24, 2018

**Board Action:**

Approved (6-0) of the Class II Site Plan Modification for the addition of 435 SF of outdoor use to accommodate the placement of 1 silo and 3 tanks.

**Project Description:**

The property consists of Lot 1 of the Owens Commercial Subdivision according to the Plat thereof as recorded in Plat Book 74, Pages 130 and 131, Public Records of Palm Beach County. The subject property measures 0.38 acres, is zoned MIC (Mixed Industrial and Commercial) and contains a 1-story 7,880 sq. ft. manufacture and warehouse building that was built in 1952. T

The development proposal involves the conversion of three existing parking spaces into outside storage for the addition of four silos in the rear of the building.

The applicant is proposing the addition of 435 s.f. of outdoor use to accommodate four silos to the rear of the property. The placement of the silos will eliminate three parking spaces on site. There are 18 parking spaces, with the elimination of three spaces, the parking will be reduced to 15 parking spaces. The silos are 15'6" high by 7'9" wide. There will be a metal stairwell at 11'6" high connected by a 4' wide catwalk, the length of the silos, which is approximately 24'. The silos are used to store the grain and liquid that is used to make craft beer.

**Staff Recommendation:**

Approve

**Board Comments:**

None

**Public Comments:**

none

**Associated Actions:**

N/A

**Next Action:**

The SPRAB action is final unless appealed by the City Commission.

**---STAFF REPORT---**

**MEETING DATE:** January 24, 2018

**ITEM:** **Saltwater Brewery** – The action before the Board is that of approval of a Class II site plan modification associated with the addition of 435 square feet of outdoor use to accommodate four silos for Saltwater Brewery, pursuant to LDR Section 2.4.5(G)(1)(b).

### GENERAL DATA:

Applicant.....	Leigh Gove
Location.....	NW corner of West Atlantic Avenue and the CSX Railroad Track (25 NW 18 <sup>th</sup> Avenue)
Property Size.....	0.38 Acres
Future Land Use Map.....	CMR (Commerce)
Current Zoning.....	MIC (Mixed Industrial and Commercial)
Adjacent Zoning.....North:	MIC
	East: MIC
	South: MROC
	West: MIC



## ITEM BEFORE THE BOARD

The action before the Board is that of approval of a Class II site plan modification associated with the addition of 435 square feet of outdoor use to accommodate four silos for **Saltwater Brewery**, pursuant to LDR Section 2.4.5(G)(1)(b).

The subject property is located at 25 NW 18<sup>th</sup> Avenue (NW corner of West Atlantic Avenue and the CSX Railroad Track).

## BACKGROUND

The property consists of Lot 1 of the Owens Commercial Subdivision according to the Plat thereof as recorded in Plat Book 74, Pages 130 and 131, Public Records of Palm Beach County. The subject property measures 0.38 acres, is zoned MIC (Mixed Industrial and Commercial) and contains a 1-story 7,880 sq. ft. manufacture and warehouse building that was built in 1952. The subject property was previously occupied by the Rustic Rooster furniture store which was in operation for 12 years, closed down in March 2012 and relocated to Pineapple Grove.

The Site Plan Review and Appearance Board approved a Class III site plan on February 13, 2013 to convert the existing building to a 7,880 sq. ft. Micro-Brewery with 775 SF of outdoor use in the front (8,655 SF) to manufacture beer only.

The development proposal involves the conversion of three existing parking spaces into outside storage for the addition of four silos in the rear of the building.

## PROJECT DESCRIPTION

The applicant is proposing the addition of 435 s.f. of outdoor use to accommodate four silos to the rear of the property. The placement of the silos will eliminate three parking spaces on site. There are 18 parking spaces, with the elimination of three spaces, the parking will be reduced to 15 parking spaces. The silos are 15'6" high by 7'9" wide. There will be a metal stairwell at 11'6" high connected by a 4' wide catwalk, the length of the silos, which is approximately 24'. The silos are used to store the grain and liquid that is used to make craft beer.

## SITE PLAN MODIFICATION 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.

### LDR Chapter 4.6 Supplementary District Regulations:

#### Parking:

Pursuant to LDR Section 4.6.9(C)(5)(a), General Industrial Uses (manufacturing, assembly, attendant offices) shall provide parking at the rate of 3 spaces per 1,000 sq.ft. of gross floor area devoted to such uses. In addition, 1 space shall be provided for each 1,000 sq.ft. of gross floor area devoted to storage and warehouse use. The approved parking for the current site plan is as follows indicated on the table below:

Use Area	Parking Required	Parking Required
*Industrial manufacturing	$2,325 \times 3/1,000 = 7$ parking spaces	7
*Storage on the Ground Floor	$3,000 \times 1/1,000 = 3$ parking spaces	3
Storage on the mezzanine	$1,000 \times 1/1,000 = 1$ parking space	1
Tasting area (includes 775 S.F. outside)	$2,330 \times 3/1,000 = 7$ parking spaces	7
	Total spaces	18

The use area has now changed and the following parking requirement is indicated:

Use Area	Parking Required	Parking Required
*Industrial manufacturing	$665 \times 3/1,000 = 2$ parking spaces	2
*Storage on the Ground Floor	$4660 \times 1/1,000 = 5$ parking spaces	5
Storage on the mezzanine	$1,000 \times 1/1,000 = 1$ parking space	1
Tasting area ( includes 775 S.F. outside)	$2,330 \times 3/1,000 = 7$ parking spaces	7
	Total spaces	15

The industrial manufacturing parking calculation includes the actual process of the beer production. The storage calculation includes the inventory, equipment, and or material. The proposed silos are storage including new square footage within the existing foot print that was once considered industrial manufacturing. The parking requirement has been reduced from 18 parking spaces to 15 parking spaces therefore, the parking requirement has been met.

The proposed modification will not have an adverse impact on the surrounding area and there shall be no concerns of the proposed silos to the rear of the building with respect to compatibility with the surrounding areas.

<b>ALTERNATIVE ACTIONS</b>
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- A. Continue with direction.
- B. Approve the Class II site plan for **Saltwater Micro-Brewery located at 25 NW 18<sup>th</sup> Ave**, 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(G)(1)(b) of the Land Development Regulations.
- C. Deny the Class II site plan modification for **Saltwater Micro-Brewery located at 25 NW 18<sup>th</sup> Ave**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Sections 2.4.5(G)(1)(b) of the Land Development Regulations.

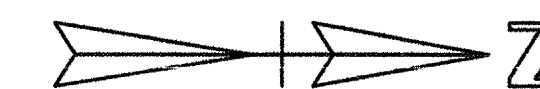
<b>STAFF RECOMMENDATION</b>
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Approve the Class II site plan for Saltwater Micro-Brewery located at 25 NW 18th Ave, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(G)(1)(b) of the Land Development Regulations.

Attachments:

- Site Plan

Staff Report prepared by: Jennifer Buce, Assistant Planner



#### LEGEND:

- CL = CENTERLINE  
CONC. = CONCRETE  
GEN. = CONC. GENERATOR PAD  
N.D. = NAIL & DISK #LB 353  
I.R. = 5/8" IRON ROD WITH CAP #LB 353  
L.P. = LIGHT POLE  
FH = FIRE HYDRANT  
C.A. = CENTRAL ANGLE  
C.B. = CHORD BEARING  
— ■ — = WOOD FENCE  
— — — = OVERHEAD UTILITY LINES

THE NORTH LINE OF LOT 1 IS ASSUMED TO BEAR N89°30'36"E.

SEC. 18/46/43 = SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST

FLOOD ZONE: X

#### DESCRIPTION:

FARM SUPPLY BUILDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY

FIRST AMERICAN TITLE INSURANCE COMPANY

MATTHEW B. WEALCATCH, P.A.


PARADISE BANK

#### DESCRIPTION:

LOT 1, OWEN'S COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 130 AND 131, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### MAP OF BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

  
PAUL D. ENGLE  
SURVEYOR & MAPPER #5708

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

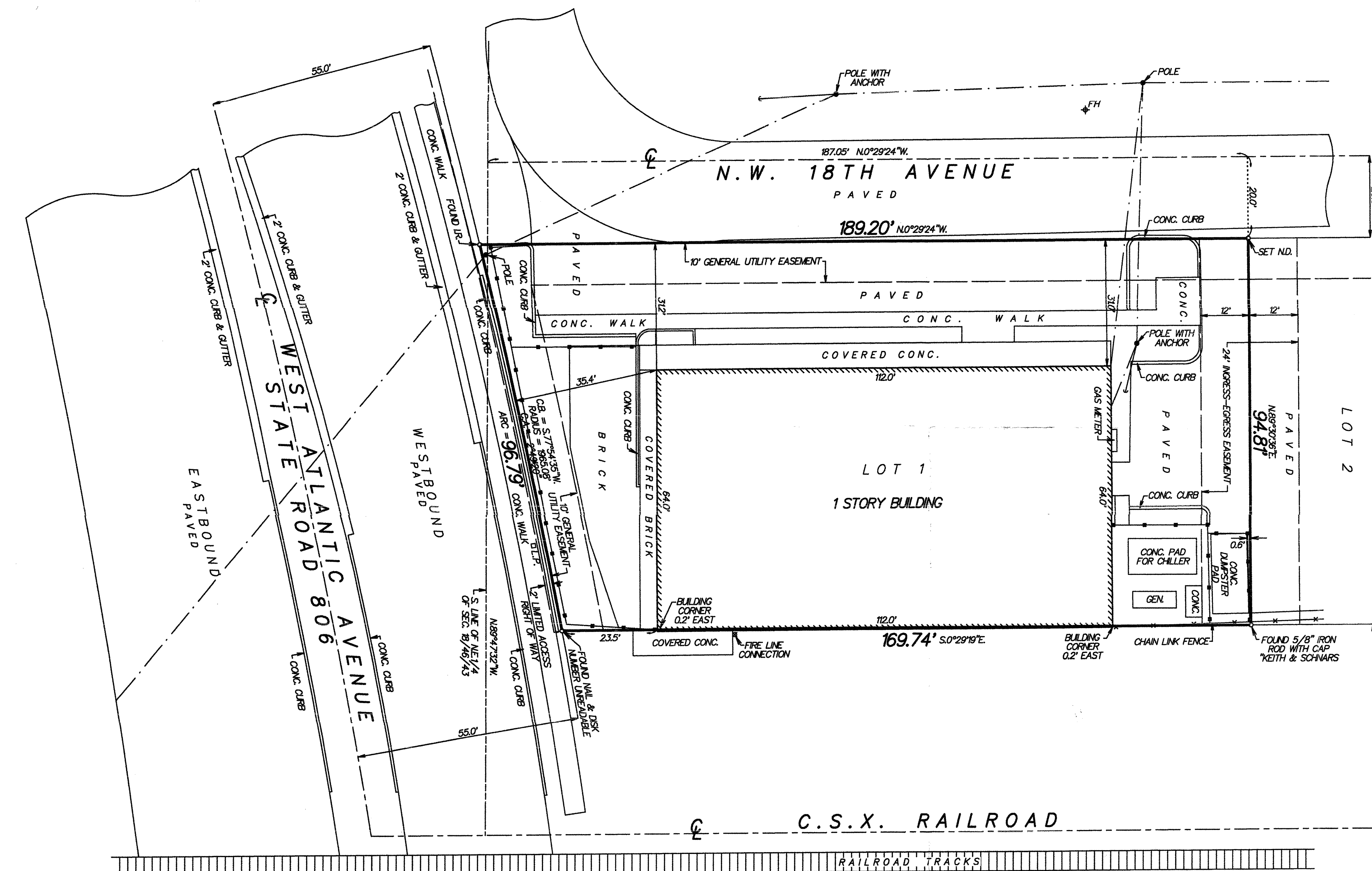
**O'BRIEN, SUTER & O'BRIEN, INC.**  
LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION #LB353  
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE  
955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445  
(561) 276-4501 732-3279 FAX 276-2390

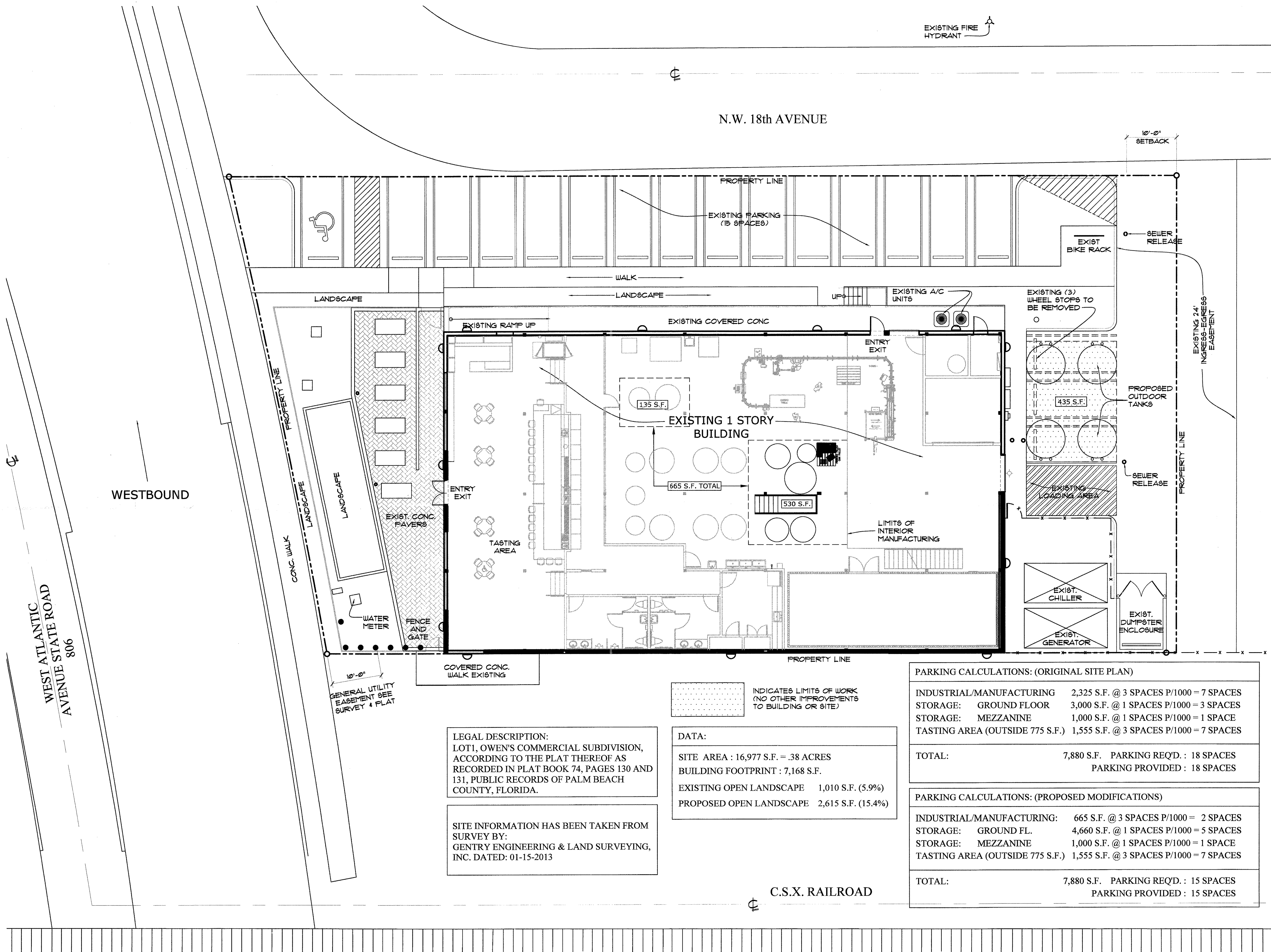
DATE OF SURVEY  
SEPT. 24, 2014  
FIELD BOOK  
D263

PAGE NO.  
14

SCALE:  
1" = 20'  
ORDER NO.:  
00-153db







SITE PLAN

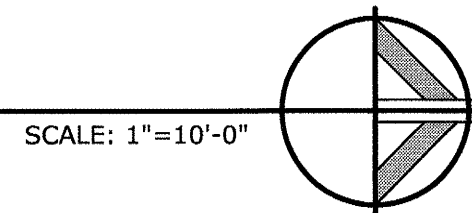
LEGAL DESCRIPTION:  
LOT 1, OWEN'S COMMERCIAL SUBDIVISION,  
ACCORDING TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 74, PAGES 130 AND  
131, PUBLIC RECORDS OF PALM BEACH  
COUNTY, FLORIDA.

SITE INFORMATION HAS BEEN TAKEN FROM  
SURVEY BY:  
GENTRY ENGINEERING & LAND SURVEYING,  
INC. DATED: 01-15-2013

DATA:	
SITE AREA : 16,977 S.F. = .38 ACRES	
BUILDING FOOTPRINT : 7,168 S.F.	
EXISTING OPEN LANDSCAPE 1,010 S.F. (5.9%)	
PROPOSED OPEN LANDSCAPE 2,615 S.F. (15.4%)	

PARKING CALCULATIONS: (ORIGINAL SITE PLAN)	
INDUSTRIAL/MANUFACTURING	2,325 S.F. @ 3 SPACES P/1000 = 7 SPACES
STORAGE: GROUND FLOOR	3,000 S.F. @ 1 SPACES P/1000 = 3 SPACES
STORAGE: MEZZANINE	1,000 S.F. @ 1 SPACES P/1000 = 1 SPACE
TASTING AREA (OUTSIDE 775 S.F.)	1,555 S.F. @ 3 SPACES P/1000 = 7 SPACES
TOTAL:	7,880 S.F. PARKING REQ'D. : 18 SPACES PARKING PROVIDED : 18 SPACES

PARKING CALCULATIONS: (PROPOSED MODIFICATIONS)	
INDUSTRIAL/MANUFACTURING:	665 S.F. @ 3 SPACES P/1000 = 2 SPACES
STORAGE: GROUND FL.	4,660 S.F. @ 1 SPACES P/1000 = 5 SPACES
STORAGE: MEZZANINE	1,000 S.F. @ 1 SPACES P/1000 = 1 SPACE
TASTING AREA (OUTSIDE 775 S.F.)	1,555 S.F. @ 3 SPACES P/1000 = 7 SPACES
TOTAL:	7,880 S.F. PARKING REQ'D. : 15 SPACES PARKING PROVIDED : 15 SPACES



REVISIONS	BY

**Slattery & Associates**  
ARCHITECTS  
PLANNERS  
2060 NW BOCA RATON BLVD.  
SUITE 2  
BOCA RATON, FL 33431  
TEL: 561-392-3848  
FAX: 561-392-5402  
WWW.SLATTERYARCHITECTS.COM

**SALT WATER BREWERY**  
25 N.W. 18TH AVENUE  
DELRAY BEACH, FLORIDA  
310-880-2379

*Slattery & Associates*  
SLATTERY AND ASSOCIATES  
FLORIDA REGISTRATION # AA0003381  
DATE OF SEAL: 12-22-17

DRAWN  
DR  
CHECKED  
JF  
DATE  
12-22-17  
SCALE  
AS NOTED  
JOB NO.  
2018-03  
SHEET  
**SP-1**

