



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Central Park Taekwondo
Project Location: 215 NE 5th Avenue
Request: Approval of a Class II Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: July 25, 2018

Board Action:

Approved 5-0 (Fred Kaub and Annie Adkins-Roof absent).

Project Description:

The project is located at 215 NE 5th Avenue. The property site measures 0.20 acres and is zoned CBD (Central Business District) within the Central Core Sub-district. The existing 1,500 sqft. building was constructed in 1971. The most recent tenant at the subject commercial property was a laundromat.

At its meeting of August 22, 2016, the Site Plan Review and Appearance Board (SPRAB) approved a Class I Site Plan Modification associated with architectural elevations changes to the existing building. The modifications included upgrades to the existing elevations to be compatible with the attached building to the south, addition of a 6 ft. parapet, and replacement of windows and doors.

This project is a Class II Site Plan Modification associated with site plan and architectural elevation changes to establish a new tenant, known as Central Park Taekwondo. The proposed architectural elevation changes include relocation of the existing storefront entrance door (west elevation), replacement of the rear doors (east elevation), and introduction of a new building color. The relocation of the front door will result in the addition of 28 sq.ft. The proposed site modifications include restriping the existing parking spaces located at the rear to accommodate a new ADA ramp.

Board Comments:

Board comments supportive of the request.

Public Comments:

None

Associated Actions:

N/A

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: July 25, 2018

ITEM: **Central Park Taekwondo (2018-132):** Class II Site Plan Modification associated with architectural elevation changes to the existing one-story building and site plan modifications to construct an ADA ramp for a new tenant at 215 NE 5th Avenue.

RECOMMENDATION: Approval of the Class II Site Plan Modification

GENERAL DATA:

Applicant..... Robert Currie

Owner..... Nunzia Inc.

Location..... 215 NE 5th Avenue – East side of NE 5th Avenue just north of NE 2nd Street

Property Size..... 0.20 acres

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

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

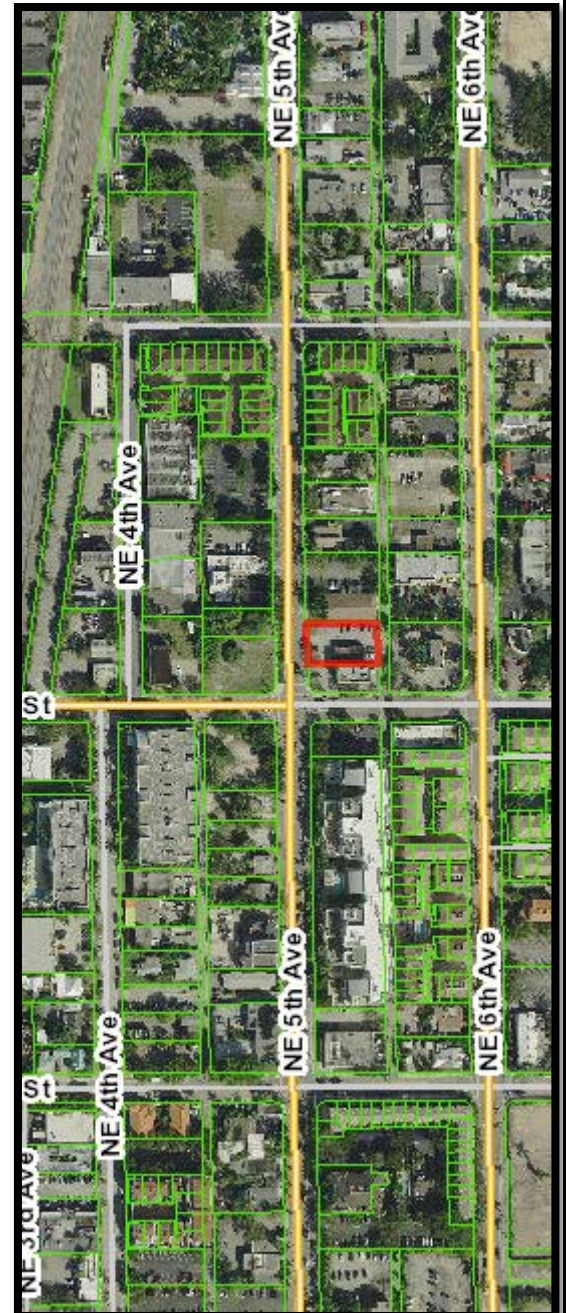
Adjacent Zoning. North: CBD
East: CBD
South: CBD
West: CBD

Existing Land Use..... Vacant

Proposed Land Use.... Commercial/ Personal Services

Water Service..... Existing on site

Sewer Service..... Existing on site



ITEM BEFORE THE BOARD

The action before the Board is approval of a Class II Site Plan Modification for **Central Park Taekwondo (File no. 2018-132)** associated with architectural elevation changes to the existing one-story building and site modifications to accommodate an ADA ramp, pursuant to LDR Section 2.4.5(G)(1)(b). The request includes the following actions:

- Site Plan; and,
- Architectural Elevations.

The subject site is located at 215 NE 5th Avenue, which is on the east side of NE 5th Avenue just north of NE 2nd Street.

BACKGROUND INFORMATION AND PROJECT DESCRIPTION

The subject 0.20 acre property is located in the Central Business District (CBD) within the Central Core (CC) sub-district and consists of Lot 9 (less the west 10 ft.), Block 106, Town of Linton. The existing 1,500 sqft. building was constructed in 1971. The most recent tenant at the subject commercial property was a laundromat.

At its meeting of August 22, 2016, the Site Plan Review and Appearance Board (SPRAB) approved a Class I Site Plan Modification associated with architectural elevations changes to the existing building. The modifications included upgrades to the existing elevations to be compatible with the attached building to the south, addition of a 6 ft. parapet, and replacement of windows and doors.

Now before the Board is a Class II Site Plan Modification associated with site plan and architectural elevation changes to establish a new tenant, known as Central Park Taekwondo. The proposed architectural elevation changes include relocation of the existing storefront entrance door (west elevation), replacement of the rear doors (east elevation), and introduction of a new building color. The relocation of the front door will result in the addition of 28 sq.ft. The proposed site modifications include restriping the existing parking spaces located at the rear to accommodate a new ADA ramp.

SITE PLAN ANALYSIS

Pursuant to Section 2.4.5(G)(2), approval of a modification to a site plan through a Class II application requires no review of Performance Standards found in Section 3.1.1, but required action by the Board.

The proposed site plan modifications are associated with improvements to the rear portion of the site to accommodate a new ADA ramp to improve access to the secondary building entrance. The three existing parking spaces will be restriped to compact parking spaces. The proposed compact parking space dimensions of 8 ft. wide by 16 ft. deep comply with LDR Section 4.6.9(D)(4). Yellow ballards will be located between the proposed 5 ft. ADA ramp and the parking spaces.

Per LDR Section 4.4.13(L), Commercial Uses in the CBD are required to provide one parking space per 500 sq.ft. of gross floor area. The relocation of the front door will result in the addition of 28 sq.ft., but no additional parking spaces will be required ($28 \text{ sq.ft.} \times 1/500 = 0.05$ rounded down to 0).

ARCHITECTURAL ELEVATIONS ANALYSIS

LDR Section 4.6.18(E) – Criteria for Board Action: The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

1. The plan or the proposed structure is in conformity with good taste; good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The proposed architectural elevation changes include relocation of the existing storefront (west elevation), replacement of the rear doors (east elevation), and introduction of a new building color. The existing building entrance located on the west elevation, facing NE 5th Avenue, will be relocated to be flush with the existing façade. The existing storefront double door opening with side lights on both sides will remain the same. New doors are proposed at the existing openings on the rear elevation. All doors systems will include a white painted metal frame. The building color is proposed to change from light orange to gray with a dark blue eyebrow accent.

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

REVIEW BY OTHERS

At its meeting of July 9, 2018, the **Downtown Development Authority (DDA)** reviewed the development proposal and recommended approval.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the request for a Class II Site Plan Modification for **Central Park Taekwondo (File no. 2018-132)**, 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 Section 4.6.18(E) of the Land Development Regulations.
- C. Move denial of the request for a Class II Site Plan Modification for **Central Park Taekwondo (File no. 2018-132)**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

STAFF RECOMMENDATION

By Separate Motions:

Site Plan:

Move approval of the Class II Site Plan Modification for **Central Park Taekwondo (File no. 2018-132)**, 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.

Architectural Elevations:

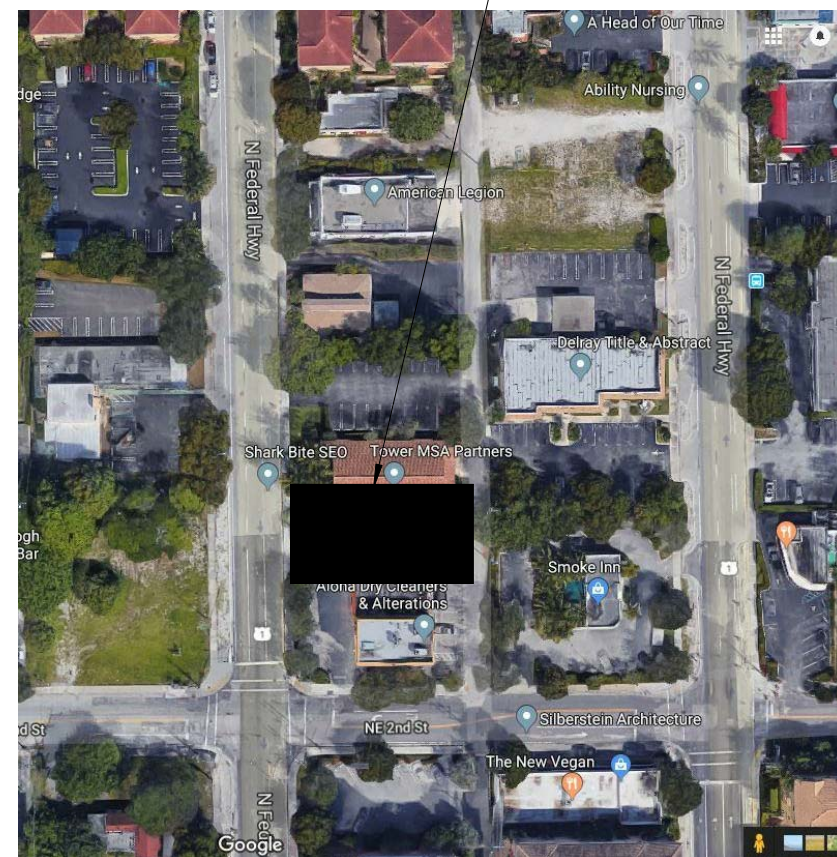
Move approval of the Architectural Elevations for **Central Park Taekwondo (File no. 2018-132)**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

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

CLASS II RE-SUBMITTAL

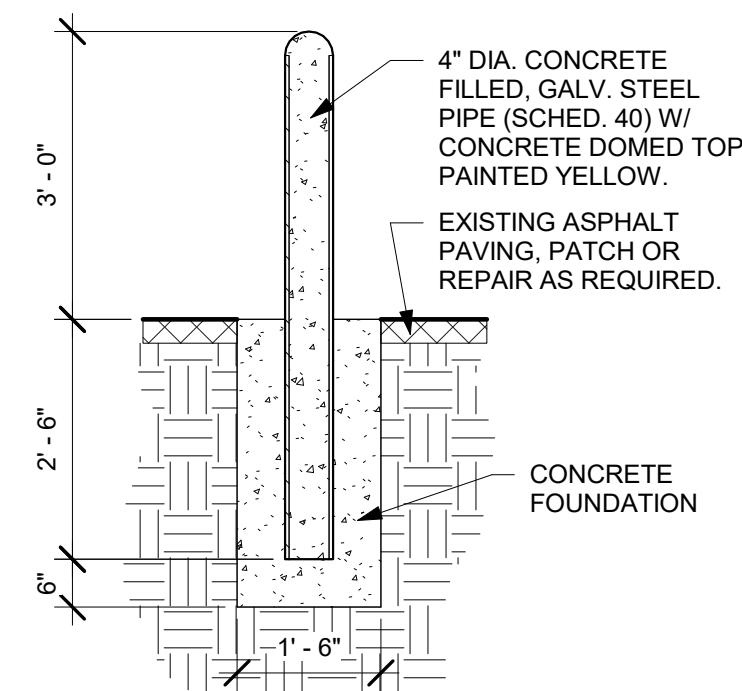


PROJECT LOCATION



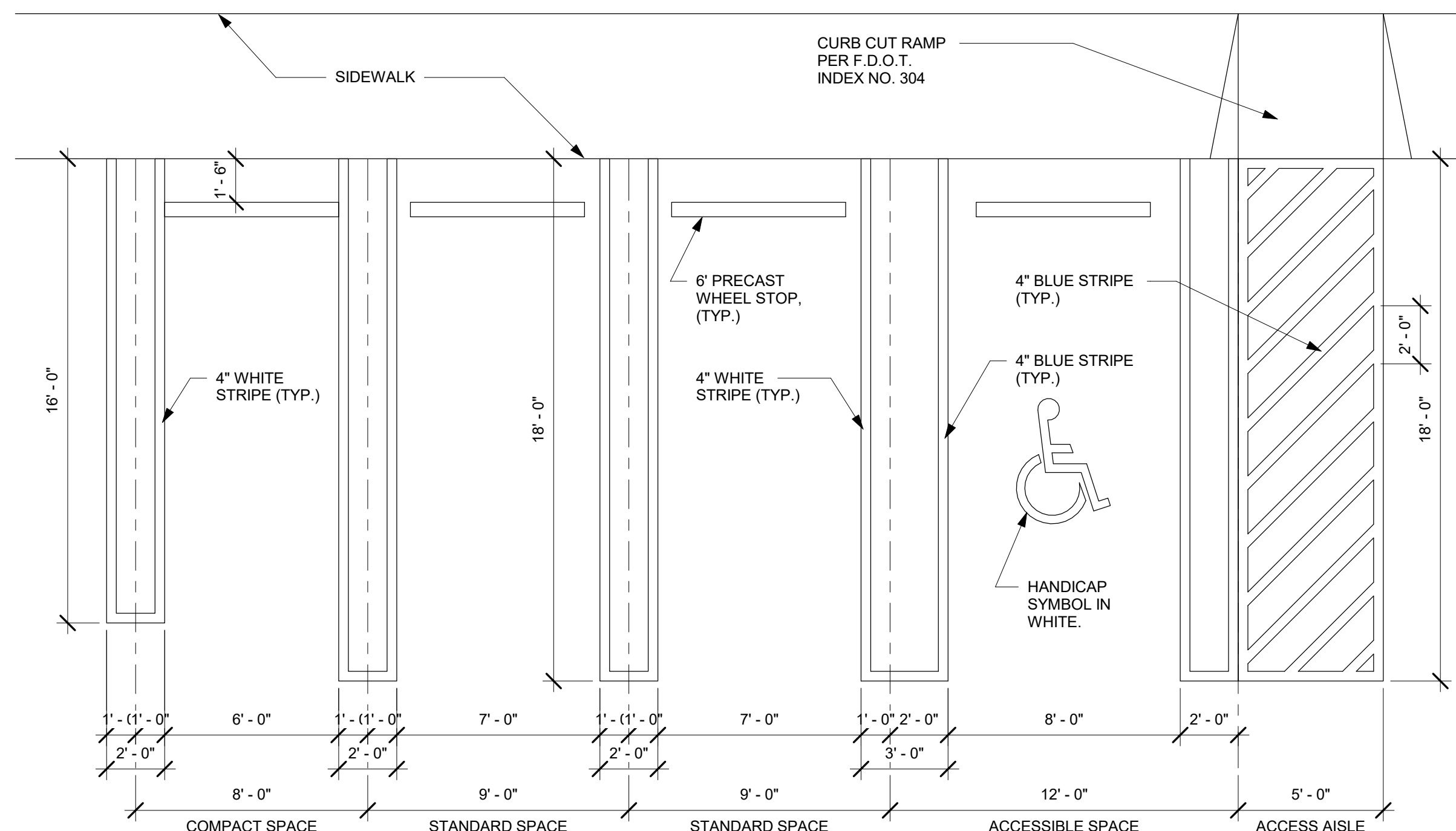
LEGAL DESCRIPTION

LOTS 9 AND 10, LESS THE SOUTH 50 FEET OF LOT 10, AND LESS THE WEST 10 FEET OF LOTS 9 AND 10, BLOCK 106, TOWN OF LINTON (NIKA DELRAY BEACH), ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3. PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF DELRAY BEACH, FLORIDA IN O.R. BOOK 24197, PAGE 1554. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 2.00 FEET OF LOTS 9 AND 10, LESS THE SOUTH 50 FEET OF LOT 10, AND LESS THE WEST 10.00 FEET OF LOTS 9 AND 10, ALL IN BLOCK 106 AS RECORDED IN THE MAP OF THE TOWN OF LINTON, FLORIDA, IN PLAT BOOK 1 PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



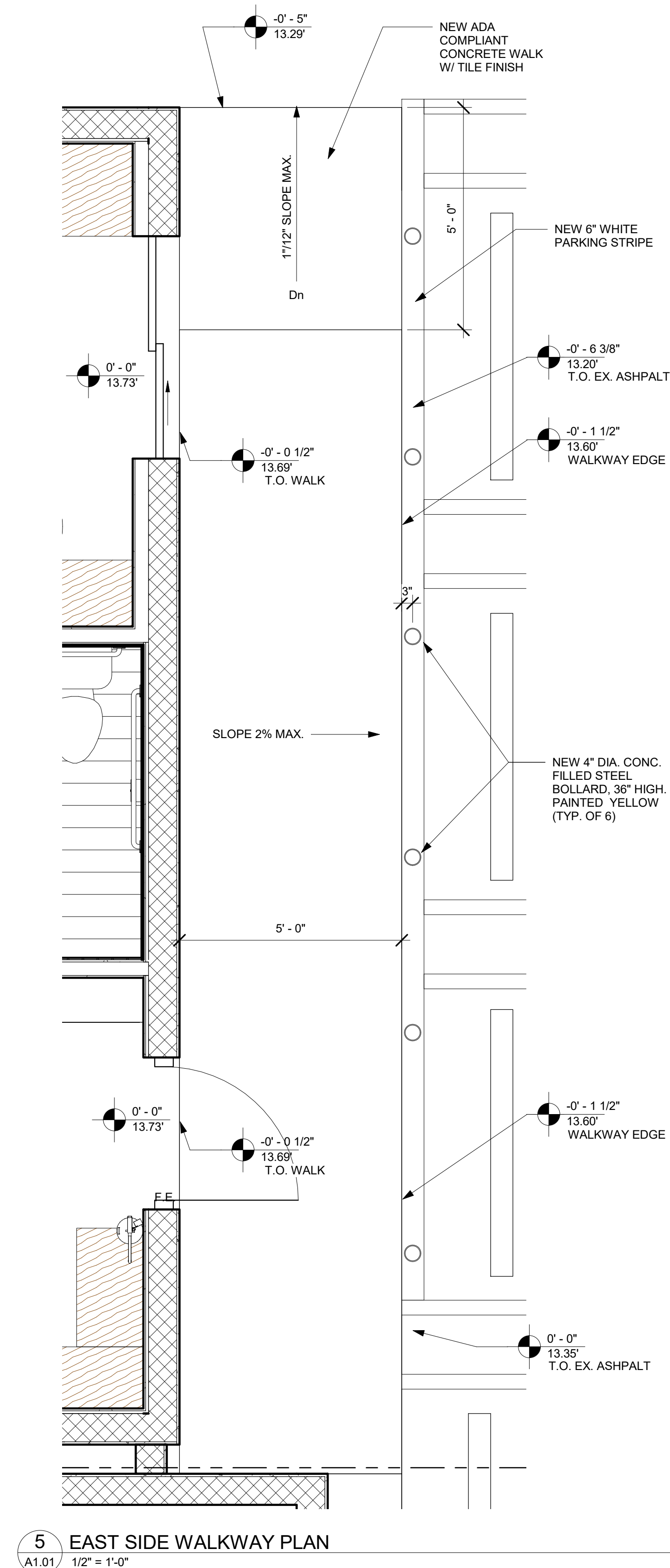
4 PROTECTIVE BOLLARD DETAIL

A1.01 $1/2" = 1'-0"$
HANDICAP SIGN (FTP-25)



3 DELRAY BEACH STANDARD PARKING DETAILS

A1.01	$1/4'' = 1'-0''$
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5 EAST SIDE WALKWAY PLAN

A1.01	1/2" = 1'-0"
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SITE DATA			
ZONING CLASSIFICATION:		CBD (COMMUNITY BUSINESS DISTRICT)	
FUTURE LAND USE:		GC	
SITE AREA:		8,906 S.F. (.2045 ACRES)	
EXISTING PERVIOUS AREA:	661 S.F.-7.5%	PROPOSED PERVIOUS AREA:	661 S.F.-7.5%
EXISTING IMPERVIOUS AREA:	6,745 S.F.-76.0%	PROPOSED IMPERVIOUS AREA:	6,745 S.F.-75.7%
EXISTING BUILDING AREA:	1,472 S.F. -16.5%	TOTAL BUILDING AREA:	1,500 S.F. -16.8%
PARKING DATA			
OFFSTREET PARKING (LDR 4.4.13)			
BUSINESS USE: 1 SPACE PER 500 S.F. [NET FLOOR AREA]			
EXISTING PARKING REQUIREMENTS:			
BUSINESS USE: 1,500 G.S.F.		=3 SPACES	
TOTAL PARKING REQUIRED:		=3 SPACES	
PARKING PROVIDED :			
STANDARD SPACES:		=11 SPACES	
COMPACT SPACES:		=3 SPACES	
ACCESSIBLE PARKING SPACES:		=1 SPACE	
TOTAL PARKING PROVIDED:		=15 SPACES	

SITE PLAN NOTES

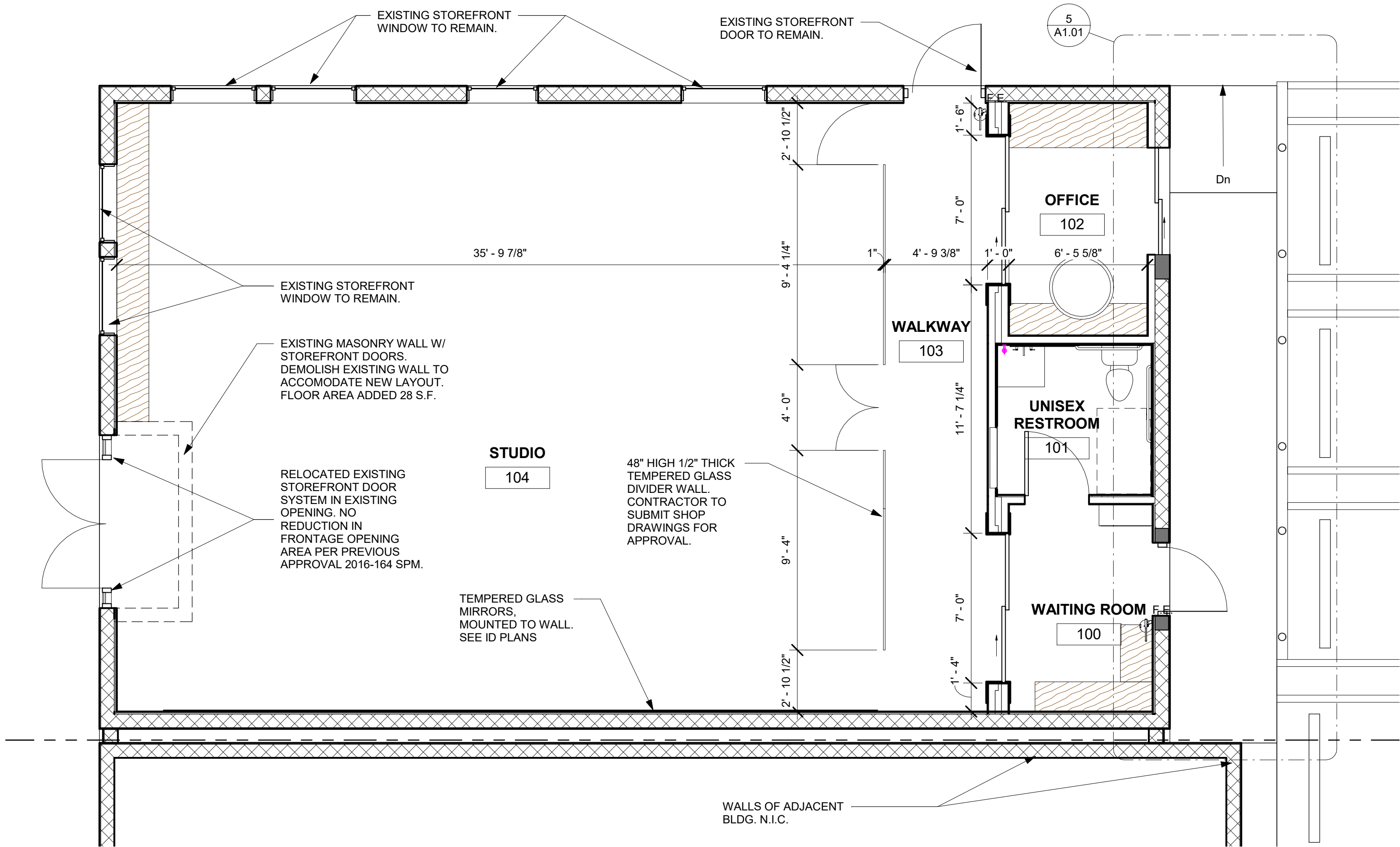
1. ALL SITE PLAN ELEMENTS ARE TO REMAIN IN PLACE PER PREVIOUS SITE PLAN APPROVALS 2016-164-SPM (THIS PROJECT), 2010-216-SPM (ADJ. BUILDING) AND 2008-157-SPM (LANDSCAPE ONLY).
2. NO CHANGES TO THE SITE LIGHTING AND/OR PHOTOMETRICS ARE PROPOSED
3. NO CHANGES TO EXISTING PARKING LOCATIONS OR QUANTITIES ARE PROPOSED.
4. NO CHANGES TO THE LANDSCAPING AREAS ARE PROPOSED.

BUILDING CODE INFORMATION

2017 FLORIDA BUILDING CODE - BUILDING

CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: BUSINESS (B)
AREA: 1,500 G.S.F. (1,395 S.F. NET FLOOR AREA)
MAX. BLDG. HEIGHT: 55' (FBC), 48' (LDR), 18' (PROVIDED)
OCCUPANCY CALCS: 1,395 N.S.F. X 100 SF./PERSON = 14 PEOPLE

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1 PROPOSED FLOOR PLAN
A2.01 1/4" = 1'-0"



**CURRIE
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AGUILA**
architects

*Architecture, Planning,
Interiors, &
Sustainable Design*

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E-MAIL: office@csa-architects.com

ISSUED FOR :

BIDS

PERMIT

CONSTRUCTION

SEAL

JESS M. SOWARDS
FL. REG # AR0013205

PROJECT TITLE

**CENTRAL PARK
TAEKWONDO**

215 NE 5TH AVENUE
DELRAY BEACH, FL

REVISIONS		
NUM.	DESCRIPTION	DATE

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

J:\180503 CENTRAL PARK TAEKWONDO\01-DRAWINGS\01-SCHEMATIC DESIGN\180503-CP Taekwondo - Central.rvt

DRAWING TITLE

**PROPOSED
FLOOR PLAN**

DATE 07/16/18 | DRAWN BY KAB

JOB NUMBER 180503

DRAWING NUMBER

A2.01

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ISSUED FOR :

BIDS

PERMIT

CONSTRUCTION

SEAL

ROBERT G. CURRIE
FL. REG.# AR0004964

PROJECT TITLE

**CENTRAL PARK
TAEKWONDO**

215 NE 5TH AVENUE
DELRAY BEACH, FL

REVISIONS		
NUM.	DESCRIPTION	DATE

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J:\180503 CENTRAL PARK TAEKWONDO\01-DRAWINGS\01-SCHEMATIC DESIGN\180503-CP TaeKwondo - Central.rvt

DRAWING TITLE

**COLORED
ELEVATIONS**

DATE
07/16/18

DRAWN BY
KAB

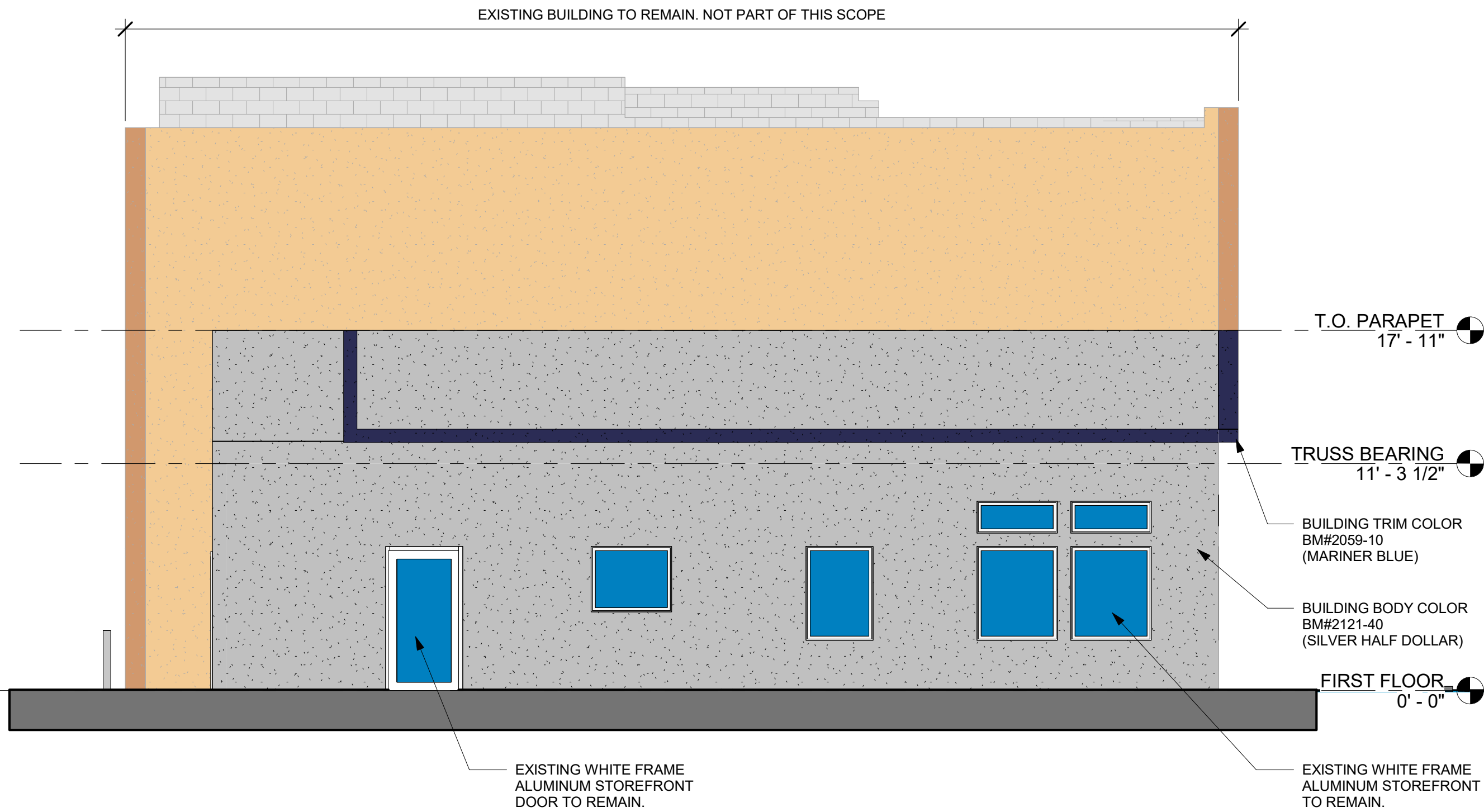
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180503

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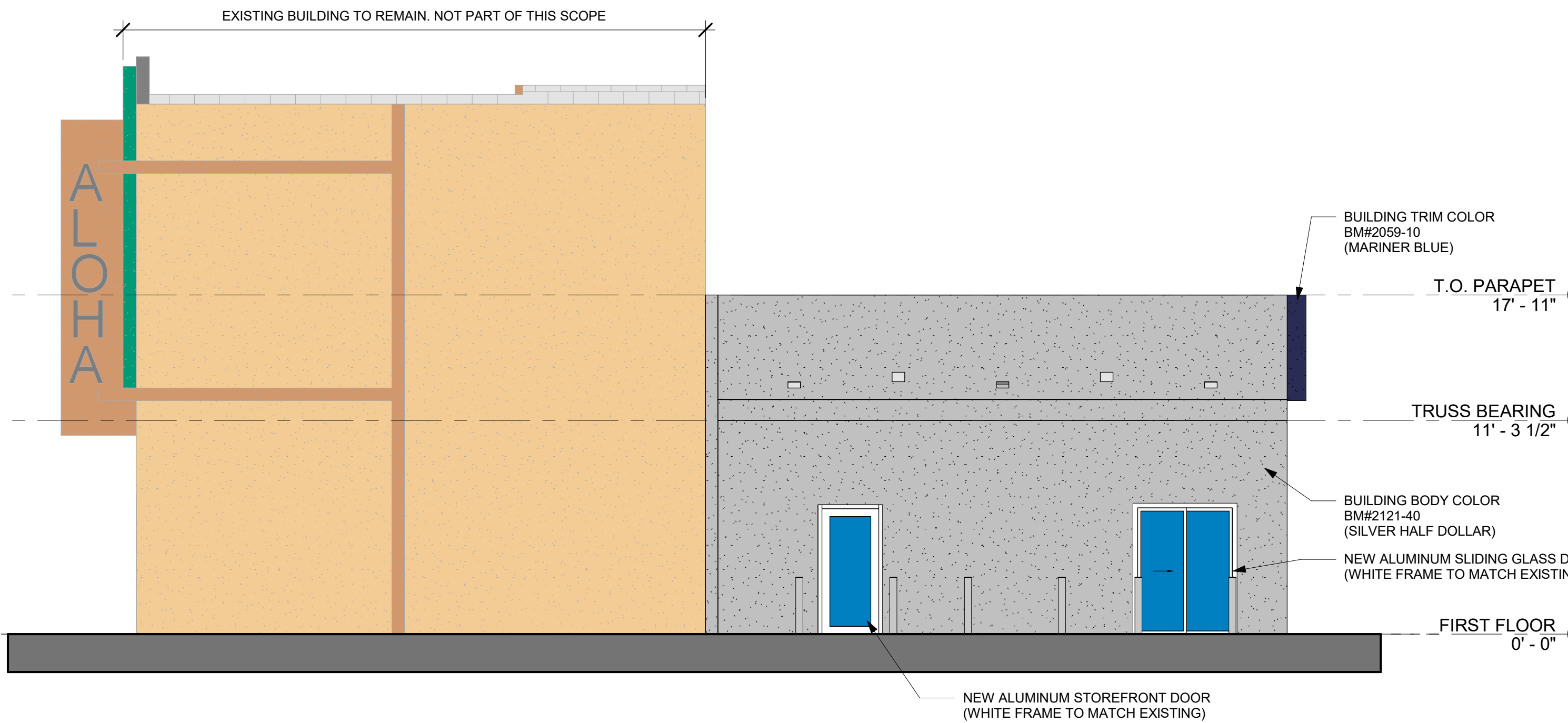
A3.03



1 COLORED WEST ELEVATION
A3.03 3/16" = 1'-0"



2 COLORED NORTH ELEVATION
A3.03 3/16" = 1'-0"



3 COLORED EAST ELEVATION
A3.03 3/16" = 1'-0"

EAST ELEVATION NOTE:
ALL UTILITY BOXES, CONDUITS TO BE
PAINTED TO MATCH ADJACENT WALL
(BM#2121-40)

CLASS II RE-SUBMITTAL