



# SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

## DEVELOPMENT SERVICES DEPARTMENT

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

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

### SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: June 12, 2019

File No.: 2019-188 SPF-SPR-  
CLI

Application Type: Class I Site Plan Modification

#### General Data:

Owner: Gonzalez Architects

Location: 307 E. Atlantic Avenue

PCN: 12-43-46-16-01-092-0060

Property Size: 0.12 Acres

FLUM: CC (Commercial Core)

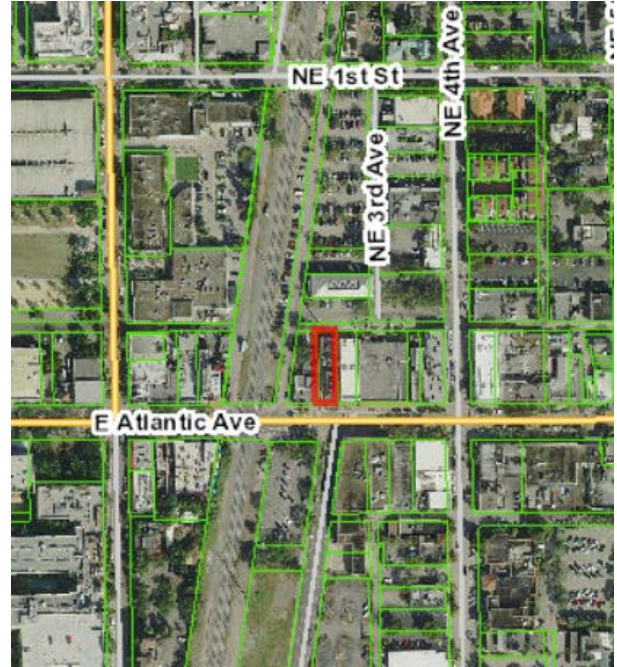
Zoning: CBD (Central Business District)

#### Adjacent Zoning:

- North: CBD
- South: CBD
- East: CBD
- West: CBD

Existing Land Use: Restaurant

Proposed Land Use: Restaurant



#### Item before the Board:

The action before the Board is for the consideration of a Class I Site Plan Modification for **307 E. Atlantic Ave** pursuant to LDR Section 2.4.5 (G), including:

- ☐ Architectural Elevations
- ☐ Photometrics

#### Optional Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Class I (2019-188) Site Plan Modification, and Architectural Elevations for **307 E. Atlantic Avenue**, as amended, 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), 2.4.5(I)(5), 4.6.18(E), and Chapter 3 of the Land Development Regulations.
3. Move denial of the Class I (2019-188) Site Plan Modification, and Architectural Elevations for **307 E. Atlantic Avenue**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Sections 2.4.5(G)(5), 2.4.5(I)(5), 4.6.16, 4.6.18(E), and Chapter 3 of the Land Development Regulations.

Project Planner:  
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Review Dates:  
June 12, 2019

Attachments:  
1. Building Elevations



**Assessment and Summary:**

The property consists of 0.12 acres and is currently zoned CBD (Central Business District). The project consists of minor architectural elevation changes to the façade of the existing building which include the introduction of reclaimed wood cladding to the upper façade, replacement of the existing storefront and the over the counter window, bar rail with wood top and metal base which will be placed in front of the over the counter window, light fixtures and the brick cladding to receive whitewash finish. The proposed changes meet all applicable Land Development Regulations which include dimensional requirements and storefront glazing.

**Background:**

The subject property is located on the north side of East Atlantic Avenue at SE 3<sup>rd</sup> Avenue within the Central Business District (CBD) and consists of Town of Delray Lt 6 & S 9.85 ft of E .27 ft of Lt 7 blk 92. The Main Street Vernacular style structure property contains a single-story commercial building originally constructed in 1955 that has been expanded upon and remodeled on several occasions. The building is approximately 4,600 square feet and was formerly occupied by various tenants including Aspen Jack's, McDougall's Neighborhood Bar, Loco's Only Bar, A-Train Blues & Jazz Café, Nacho Mama, Paddy McGee's and most recently Luige's Cold Fire Pizza.

At its meeting of May 27, 2009, the SPRAB approved an architectural elevation change which included the modification of the entrance and re-location of the existing storefront (approximately 10 feet back) to create a sidewalk café area while maintaining the existing roof structure, and installation of a new storefront system with new door, transom window, and a glazed folding partition for Nacho Mama's. Note: Nacho Mama never occupied the space.

On March 2, 2010, a Class I Site Plan Modification was submitted for architectural changes to the storefront for Paddy McGee's which included folding French doors and windows to be utilized as a service window for outdoor dining.

Now before the board is a Class I Site Plan Modification which includes minor changes to the façade.

**Project Description:**

The subject request includes minor changes to the façade which will not create any new openings to the storefront of the existing restaurant. The applicant is also updating the light fixtures along the pathway of the sidewalk area.

**Site Plan Analysis:**

The following items identified in the Land Development Regulations shall specifically be addressed by the Site Plan Review and Appearance Board (SPRAB) for final action on the site and development applications/requests, as presented.

**LDR Section 4.4.13(D) – Dimensional Requirements by CBD Sub District**

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 Table 4.4.13(C), the following dimensional requirements are applicable, East Atlantic Avenue is classified as a Primary Street.

	East Atlantic Avenue	
	Front Requirement	Provided
Setbacks	10' min./ 15' max.	13.8'
Building Frontage Required on Primary Streets	75% min./ 100%max	100%

**Storefront and Glazing Area:**

Pursuant to LDR Section 4.4.13(E)(4)(e) the storefront is a frontage type along the sidewalk level of the ground story, typically associated with commercial uses. Storefront Dimensions Table 4.4.13(l) provides the dimensional requirements for all elements contained in a storefront as indicated in the chart below:

Commercial Storefronts	Dimensional Requirements		Proposed
	Minimum	Maximum	East Atlantic Avenue
Building Setback	10 ft.	15 ft.	13.8'
Storefront Width	N/A	75'	37.93'
Storefront Base	9"	3'	10"
Glazing Height**	8 ft.	---	8'9"
Required Openings	80%	---	82%
Awning Projection	5'	-	N/A

**Lighting:**

Pursuant to LDR Section 4.6.8, whenever new lights are introduced on-site a photometric plan must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. The photometric plan meets the minimum and maximum foot candle allowances of 0.5 to 5.0 for accent pathways, thus meeting this requirement.

**Architectural Elevations Analysis:**

Pursuant to LDR Section 4.4.13(F), the CBD has seven permitted architectural styles, which are described and illustrated in the Central Business District Architectural Design Guidelines. Pursuant to LDR Section 4.6.18(E), the following criteria shall be considered by the Site Plan Review and Appearance Board 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 minor façade changes to the 1955 Main Street Vernacular Style building are in conformity with good taste and design and will contribute to the image of East Atlantic Avenue and will bring a brightness and a new welcoming look to the existing restaurant in a highly trafficked area of the busy downtown area. The surrounding area, which includes Johnnie Browns and Wings, will continue to benefit from the streetscape which will not be disrupted as only minor facades are being proposed.

The front elevation includes the installation of new reclaimed wood cladding while the cornice and decorative molding will remain. New storefront door and a new over the counter window are being proposed while the existing wood doors will be refinished. A new bar rail at 3'8" high with wood top is being introduced in front of the counter window. The brick cladding will be painted a whitewash and all others to receive fresh paint.

Given the analysis above, a positive finding can be made of the architectural elevations.

**Review by Others:**

- At the meeting of June 10, 2019, the DDA (Downtown Development Authority) reviewed the development proposal.

