



# 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.: 2019-028 SPF-SPR-CL2

Application Type: Class II Site Plan Modification

#### General Data:

Owner: PR-RE I, LLC.

Location: 640 E. Atlantic Avenue

PCN: 12-43-46-16-01-117-0152

Property Size: 0.60 Acres

FLUM: CC (Commercial Core)

Zoning: CBD (Central Business District)

#### Adjacent Zoning:

- North: CBD
- South: RM (Multiple Family Residential)
- 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 II Site Plan Modification for **Hawkers Asian Street Fare** located at **640 E. Atlantic Avenue** pursuant to LDR Section 2.4.5 (G), including:

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Architectural Elevations

#### Optional Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Class II (2019-028) Site Plan Modification, Landscape Plan, Architectural Elevations for Hawker's Asian Street Fare located at 640 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), 4.6.16, 4.6.18(E), and Chapter 3 of the Land Development Regulations.
3. Move denial of the Class II (2019-028) Site Plan Modification, Landscape Plan, Architectural Elevations for Hawker's Asian Street Fare located at 640 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:

Jennifer Buce  
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561-243-7138

#### Review Dates:

June 12, 2019

#### Attachments:

1. Site Plans
2. Elevations
3. Landscape Plan



**Notes:**

1. Sidewalk Easement is required prior to issuance of building permit.
2. That the table for storefront and Glazing area must reflect the correct calculations prior to certification.

**Assessment and Summary:**

The property consists of 0.60 acres and is currently zoned CBD (Central Business District). The project consists of minor changes to the approved site plan from 2016, a landscape plan and architectural changes to the existing façade. The current standalone bar will not be affected by any of the proposed changes. The proposed changes meet all applicable Land Development Regulations which include dimensional requirements, streetscape standards, storefront glazing and blank walls. The applicant has decreased some of the nonconformities such as the blank wall along SE 7<sup>th</sup> Avenue by providing a green wall and decorative windows to help create a more harmonious look along SE 7<sup>th</sup> Avenue.

Since the square footage did not decrease or increase the parking requirement remains the same as approved from 2016 while the bicycle parking decreased as only one space per 1,000 is required. In addition, the roof top equipment and dumpster enclosure are both screened from the public. A sidewalk has been included along SE 7th Avenue to enhance the walkability and provide safety to pedestrians. The landscape plan has been reviewed by the Senior Landscape Planner and is in compliance with Land Development Regulations Section 4.6.16. The proposed elevation changes will be an improvement from the vacant property which will include a cedar trellis in the front and interior to the courtyard as well.

**Background:**

The subject property is located at the southwest corner of East Atlantic Avenue and SE 7th Avenue within the Central Business District (CBD). The property consists of an existing one-story commercial building constructed in 1975. The building most recently consisted of three tenant spaces which included a stand-alone bar (Hurricane Bar & Lounge), a consignment shop (A Blast from the Past), and a restaurant (Sonoma). Two of the three aforementioned tenants have vacated their spaces, while the stand-alone bar remains.

At its meeting of February 3, 2015, the City Commission approved in lieu parking request for nine parking spaces.

At its meeting of February 10, 2016, the Site Plan Review and Appearance Board approved a Class III Site Plan Modification which involved the expansion of the existing restaurant use into the retail space, and addition of use area at the front which consists of 8,339 SF of use area.

Now before the board is a Class II Site Plan Modification which includes minor changes to the site plan, architectural changes, landscape changes, and the addition of a sidewalk.

**Project Description:**

The subject request includes minor changes to the Site Plan, Architectural Elevations and Landscape Plans to renovate the previous restaurant and consignment spaces into one restaurant, and enclose the open entry space between the two, which presently leads into a courtyard. The existing courtyard will be converted into additional outdoor seating area for the restaurant. The side and rear facades will also be improved to be consist with the overall building renovation. In addition, a sidewalk will be installed along SE 7<sup>th</sup> Avenue.

**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 due to existing non-conformities that will not be increased. Pursuant to Table 4.4.13(C), the following dimensional requirements are applicable, East Atlantic Avenue is classified as a Primary Street, and SE 7th Avenue is a Secondary Street.



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	East Atlantic Avenue		SE 7 <sup>th</sup> Avenue (Secondary/Side Street)	
	Front Requirement	Provided	Side-Street Requirement	Provided
Setbacks	10' min./ 15' max.	15' (to trellis) *	10' min. / 15' max.	10' – 12'
Building Frontage Required on Primary Streets	75% min./ 100%max	61%**	N/A	N/A

\*Existing non-conformity to be decreased; primary wall plane is set back 29' from property line

\*\*Existing non-conformity.

## Streetscape Standards:

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 15 ft. in width, measured from the back of curb. The streetscape area is comprised of a curb zone, a pedestrian clear zone, and any remaining front setback area. The curb zone is at least four feet wide, measured from the back of curb, and accommodates street trees and public infrastructure needs such as utility poles, streetlights, street signs, parking meters, etc. The pedestrian clear zone is at least six feet wide. The code requires that portion of the pedestrian clear zone located within the front setback area must be designed as an extension of the public sidewalk and shall match the public sidewalk in design and material, providing a seamless physical transition. Buildings with retail or commercial uses in the ground story shall detail and design any remaining front setback area within the 15-foot wide minimum streetscape area using a hardscape design. This portion may be used to accommodate outdoor dining areas, subject to Section 6.3. Landscaping comprised of plants in removable planters, palms, and/or ground planting may be installed adjacent to the building provided it does not obstruct views into storefront windows.

Streetscape Standards	Minimum Standard	Proposed	
		East Atlantic Avenue	SE 7 <sup>th</sup> Avenue
Curb Zone	4'0"	4'0"	5*
Pedestrian Zone	6'0"	6'0"	
Remaining Front Setback Area	5'0"	5'0"	
<b>Total Streetscape Width</b>	<b>15'</b>	<b>15'</b>	<b>5'</b>

\*Decreased an existing nonconformity from the approved site plan of 2016 by adding a sidewalk.

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. A sidewalk easement, in a form acceptable to the City Attorney, over any portion of the pedestrian clear zone located within the front setback shall be granted to the City. The property owner shall also be required to enter into a maintenance agreement, in a form acceptable to the City Attorney, requiring the property owner to be responsible for and maintain any improvements made or installed by the owner to meet the requirements of this section. A sidewalk easement is required for both Atlantic Avenue and SE 7<sup>th</sup> Avenue prior to issuance of building permit.

## 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	SE 7 <sup>th</sup> Avenue
Building Setback	10 ft.	15 ft.	15'	10'-12'
Storefront Width	N/A	75'	72'	141*
Storefront Base	9"	3'	9"	9"
Glazing Height**	8 ft.	---	8'4"	8'4"
Required Openings	80%	---	57.6%*	44%**
Awning Projection	5'	-	9'4" -24'/10'6"	N/A

\*Existing non-conformity.

\*\*Decreasing existing non-conformity.

#### **Blank Walls:**

Pursuant to LDR 4.4.13(F)(4)(e)(2) Blank walls. Blank walls shall receive two or more of the following special design treatments in order to increase pedestrian comfort or create visual interest:

- Vertical trellis in front of the wall with climbing vines or other plant materials over at least 30 percent of the blank wall surface.
- Small setbacks, projections, or indentations with a minimum depth of eight inches, or intervals of material change to break up the wall's surface.
- Additional architectural details such as pilasters, medallions, decorative panels or castings, decorative accent tiles, wall-mounted fountains, or public art shall be integrated on any exterior wall to avoid a blank wall appearance.

The applicant has added a trellis that includes a green wall as well as decorative windows to help create a visual interest along SE 7<sup>th</sup> Avenue. Therefore, the requirement of blank walls has been met.

#### **Parking:**

The proposal does not include any new square footage or conversion request, therefore the approval from the Class III Site Plan Modification of February 10, 2016 and the approval by the City Commission on February 3, 2015 is still valid. Per the site plan the applicant intends on sealcoat and restriping the existing parking lot. The asphalt area of the parking lot is not proposed to increase or be altered, and therefore, all existing non-conformities may be maintained. Any improvement which will increase or create a non-conformity will require further relief.

#### **Bicycle Parking:**

Pursuant to LDR Section 4.4.13(I)(4) bicycle parking is required. The requirement is 1 space per 1,000 gross square feet. Therefore, a total of 8 bicycle parking spaces are required. A total of 14 bicycle parking spaces have been provided. The applicant has the option to reduce the amount of bicycle parking that is being provided. If the applicant chooses to do so it can be made prior to certification and must reflect no less than the required 8 spaces. The spaces have been provided to the rear at the southeast corner of the building.

#### **Solid Waste Disposal:**

The trash and recycling must be screened from the public right of way. The applicant has indicated that the trash and recycling containers will be located on the southwest corner of the building next to the existing standalone bar. A positive finding is made to this requirement.

#### **Roof Mounted Equipment**

Pursuant to 4.4.13(F)(6)(c) Flat roofs shall be screened from adjacent properties and streets with decorative parapets. The maximum height of the parapet wall shall be six feet in height or sufficient height to screen all roof mounted equipment, whichever is greater, measured from the top of the roof deck to the top of the parapet wall. Roof mounted equipment will be screened by a 5'6" high parapet.

#### **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 photometric plan meets the minimum and maximum foot candle allowances of 1.0 to 10.0 for building entrance, thus meeting this requirement.

**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 proposed landscape plan has been submitted and evaluated by the Senior Landscape Planner and found to be in compliance. The new landscaping will enhance the side of the building with a variety of planting of Green Island Ficus, White Striped Tasman Flax Lily, Queen Emma's Purple Crinum, Red Tip CocoPlum, and Wax Jasmine. The rear of the building within the parking lot will have Simpson's Stopper and Dahoon Holly.

**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 additions and alterations to the circa 1975 building are in conformity with good taste and design and will contribute to the image of East Atlantic Avenue while adding interest and activity at a highly visible location. The surrounding area, which includes other CBD zoned properties, some of which are located within the Marina Historic District, will benefit from the proposed improvements by offering a sidewalk for the safety of the pedestrians and for the continuity of the streetscape and streetscape along SE 7<sup>th</sup> Avenue.

The front elevation includes the installation of new Nano doors on the east and west sides of the north elevation. A new cedar trellis will cover the proposed sidewalk cafe surrounded by a three-foot-high concrete block wall. The Masonry Modern look proposes a wood rain screen on metal accent panel on the front elevation with a wood panel façade. The east elevation introduces wall mounted window designs along with a vertical trellis to break up the blank wall. The applicant is also proposing a trellis within the courtyard seating and rear of the building. A roll up door and the wood accent panels are proposed through the interior courtyard. The remaining walls will be a stucco finish.

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.