



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

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

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: **October 28, 2020**

File No.: **2020-265 SPF-SPR-CLI**

Application Type: **Class I Site Plan Modification**

General Data:

Owner: Menin Development Inc

Location: 110 E. Atlantic Avenue

PCN: 12-43-46-16-01-077-0010

Property Size: 0.457 Acres

FLUM: CC (Commercial Core)

Zoning: CBD (Central Business District)

Adjacent Zoning:

- North: CBD
- South: CBD
- East: CBD
- West: OSSHAD (Old School Square Historic Arts District)

Existing Land Use: Restaurant, Retail and Office

Proposed Land Use: Restaurant, Retail, Office



Item before the Board:

The action before the Board is for the consideration of a Class I Site Plan Modification for **110 E. Atlantic Ave** pursuant to LDR Section 2.4.5 (G), including:

- Minor modifications to the architectural Elevations

Optional Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Class I (2020-265) Site Plan Modification and Architectural Elevations for **110 E. Atlantic Avenue**, as amended by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 3 of the Land Development Regulations.
3. Move denial of the Class I (2020-265) Site Plan Modification and Architectural Elevations for **110 E. Atlantic Avenue**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 3 of the Land Development Regulations.

Background:

The subject property is located at the SE corner of East Atlantic Avenue and SE 1st Avenue within the Central Business District (CBD) and consists of Lots 1-3 and Lots 7-9, Block 77, Town of Delray. The property contains a four-story office building with underground parking and was formally known as the GRIP Building originally built in 1976. The property has an extensive land use history. The following are the most recent land use actions that relate to the property:

Project Planner:

Jennifer Buce
buce@mydelraybeach.com
561-243-7138

Review Dates:

October 28, 2020

Attachments:

1. Building Elevations
2. Site plan
3. survey



On February 14, 2001, the SPRAB approved a site plan modification consisting of minor changes to the site and extensive façade changes to accommodate SOPRA restaurant. Further modifications, including the installation of a 144 square foot walk-in cooler with an eight-foot-high concrete block wall enclosure at the south side of the building, were approved by the SPRAB at its meeting of April 25, 2001.

On September 8, 2004, the SPRAB approved a site plan modification to convert 1,607 square feet of general commercial (office) floor area to restaurant (ice cream parlor). The modifications included: a) the replacement of the two (2) easternmost windows along the north elevation with aluminum and steel cable railings; b) the replacement of the windows at the northwest corner of the building with concrete stairs and aluminum hand rails; and c) the installation of a new storefront within the footprint of the building, approximately nine feet from the existing exterior wall facing East Atlantic Avenue to accommodate an entrance from Atlantic Avenue and SE 1st Avenue at the northwest corner of the building, and a 295 square foot outdoor seating area.

At its meeting of March 11, 2011, the SPRAB approved a Class III site plan modification consisting of a 355 square foot kitchen expansion and architectural elevation changes to operate a restaurant on the northwest corner of the building know as Café de France. The modifications included the installation of black fabric awning along the west elevation to cover a sidewalk café area along SE 1st Avenue.

On August 27, 2014, SPRAB approved a Class III site plan modification, landscape plan, and architectural elevations for Rocco's Tacos to convert 423 sq. ft. of lobby space to restaurant, including a new kitchen, ADA compliant restrooms, sidewalk café dining area at the front of the building, and a handicap parking space at the rear.

On February 24, 2016 a Class III Site Plan Modification, Landscape Plan and Architectural Elevations with a waiver request for the porch depth was approved for 5' where 8' is required.

On August 28, 2019, A Class I Site Plan Modification was approved for the installation of retractable awnings on the north and west elevations for the existing restaurants Rocco's Tacos and L'Aqua. The awnings were approved at Rocco's Taco's at 37' x 8'3" and at L'Aqua 22' x 8'3" and on the west elevation at 19' x 8'3". A hold harmless agreement was recorded for the north elevation awnings as they encroach in the public right of way.

Now before the board is a Class I Site Plan Modification which include minor elevation changes to the main entrance and Bays two and three formerly known as L'Aqua and common office space area.

Project Description:

The subject request includes minor architectural elevation changes which include combining parts of Bay two and three for a proposed revised square footage of 3,182. The proposed restaurant will be 2,957 square feet and the remaining 225 square feet will be office building common area (mechanical and electrical room). The restaurant does assess parking and bicycle requirements which is provided on site as they have additional parking as described below. A parking description is included with this report and will be included with the site plan to memorialize it moving forward as the certified plans on the last certified set are incorrect. The main entrance and bay will receive new stone brick cladding and painting on the north and west façade, new light fixtures, and new planters at 2nd level and covered porch area.

Parking

Pursuant to LDR Section 4.6.9(C)(8)(a), when a building or combination of building on a unified site contains a mix of uses the shared parking calculation can be used; the minimum total number of required parking spaces is 108. The subject property provides on-site, off-site and through the in lieu of payment program. According to a study that was conducted in 2018, the total number of on-site parking spaces is 26 (24 spaces in the parking garage located on-site and two handicapped spaces on the south side of the property). On June 16, 2002 an Exchange Agreement was made and identifies 55 fulltime spaces and 40 part time parking spaces in the Federspiel parking garage. In addition, ten in lieu spaces were approved for the subject property through the in-lieu payment program. In September 2004, the City Commission approved five spaces; In February 2011, the City Commission approved one space and in December 2014 four in lieu spaces were approved. Based on the information above, the 110 Building currently has 131 spaces.

The conversion of 829 SF from commercial/retail to restaurant changed the parking requirement to 118 required spaces according to the shared parking calculation.



Commercial Uses in the CBD	Requirement	Existing and Proposed Sq. Ft.	Min. number of spaces required
Offices (> 10,000 sq. ft and located within 750 feet of a public parking garage)	1 space / 500 sq. ft	27,318 sq. ft	54.63
Retail and Commercial Uses	1 space / 500 sq.ft.	1,654 sq. ft	3.3
Restaurants (in the Atlantic Ave.)	12 spaces / 1,000 sq.ft. for the first 6,000 sq.ft.	6,000 sq. ft	72
Restaurants (in the Atlantic Ave.)	15 spaces / 1,000 sq.ft. above 6,000 sq.ft.	2,529 sq. ft	38
Total		37,501 sq.ft.	168 <i>(rounded down to 157)</i>

Shared Parking Calculations Table
Use for multiple use projects

Use	Required	Weekday						Weekend			
		Night		Day		Evening		Day		Evening	
		Midnight to 6 AM	3 AM to 4 PM	3 AM to 4 PM	6 PM to Midnight	6 PM to Midnight	3 AM to 4 PM	6 PM to Midnight	3 AM to 4 PM	6 PM to Midnight	
Residential		100%	0	60%	0	30%	0	80%	0	30%	0
Office	54.63	5%	2.7315	100%	54.63	10%	5.463	10%	5.463	5%	2.7315
Commercial/Retail	3.3	5%	0.165	70%	2.31	30%	2.31	100%	3.3	70%	2.31
Hotel		80%	0	80%	0	100%	0	80%	0	100%	0
Restaurant	110	10%	11	50%	55	100%	110	50%	55	100%	110
(theatres, bowling alleys, etc)		10%	0	40%	0	100%	0	80%	0	100%	0
Reserved Parking		100%	0	100%	0	100%	0	100%	0	100%	0
Other		100%	0	100%	0	100%	0	100%	0	100%	0
TOTALS	168		14		112		118		64		115

118 Total Spaces Required

Bicycle

There are 18 existing bicycle racks on site in the lower level parking garage. Per Ordinance 29-20, the bicycle requirement has been met with the requirement of 10 spaces (5 racks).

Commercial Uses in the CBD	Requirement	Existing and Proposed Sq. Ft.	Min. Number of Spaces required
Office < 50,000	1 space/ 5,000 sq. ft	27,318	5.4636
Retail/Restaurant	1 space/2,500 sq.ft.	10,183	4.0732
Total		37,501 sq. ft.	9.5368 Rounded to 10 spaces, 5 racks

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 project proposes 11 new wall sconces on the north and west elevations that are full cut off luminaires. The lighting levels provided meet the minimum and maximum foot candle allowances.

Architectural Elevation 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 combining bay two and three for a proposed restaurant. The new square footage of the restaurant is 2,957 SF. The previous restaurant was 2,128 SF. The remainder of the combination of the bay which is 225 SF will become building common area which will house mechanical and electrical equipment.

The proposed elevation changes on the north elevation consists of the main entrance with a new horizontal wood plank cladding system in Warm White Oak Finish, the existing Prodema façade surface Cladding to be removed and replaced with new vertical Dark Espresso Walnut Finish, the exterior columns and lower wall to remain and receive new white paint. Ivy Creepers to be planted on the column surfaces to accent the walls. The stucco walls will receive a light grey finish and the storefront and stucco bands a new white finish. New retractable fabric awnings are being introduced along the north and west façade in grey and white stripes. The north awnings are 10 feet 11 inches and nine feet eight ½ inches and project six feet. The awnings on the west side are nine feet and project four feet six inches. The proposed awnings will encroach into the public right-of-way on East Atlantic Avenue in the open position. Pursuant to LDR Section 4.3.4(H)(4)(o) canopies, marquees and covered walkways may extend within front and side setback areas in commercial zone districts through the approval of Canopy Hold Harmless Agreement with the City per LDR Section 6.3.4. There is an existing Hold Harmless Agreement that will be amended and recorded to reflect the changes to bay two and three. Lastly, the railing will be removed and new mullion less glass railings will be installed along the restaurant.

Review by Others:

- At the meeting of October 13, 2020, the **DDA (Downtown Development Authority)** reviewed the development proposal.