



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

November 19, 2020

File No.: 2020-262 SPF-SPR-CLI

Application Type: Class I Site Plan Modification

General Data:

Owner: JHB Florida Properties, LLC

Agent: James H Batmasian

Location: 418 E Atlantic Avenue

PCN: 12-43-46-16-01-101-0030

Property Size: 0.034 Acres

FLUM: CC (Commercial Core)

Zoning: CBD (Central Business District)

Adjacent Zoning:

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

Existing Land Use: Retail

Proposed Land Use: Retail



Item before the Board:

The action before the Board is for the consideration of a Class I Site Plan Modification for Chocolat located at **418 E. Atlantic Ave** pursuant to LDR Section 2.4.5 (G), including:

- ☐ Minor modifications to the storefront and awning

Optional Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Class I (2020-262) Site Plan Modification and Architectural Elevations for 418 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 (2020-262) Site Plan Modification and Architectural Elevations for 418 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.

Project Planner:

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

Review Dates:

November 18, 2020

Attachments:

1. Survey
2. Building elevations

**Project Description:**

The subject request includes minor changes to the storefront and awning.

Assessment and Summary:

The property consists of 0.034 acres and is currently zoned CBD (Central Business District) within the Central Core Sub-District. The project consists of architectural elevation changes to the façade of the existing building which include a change to the store front by introducing a new door system in the middle and windows on either side and a new awning.

Background:

The subject property consists of 0.034 acres and is in the Central Business District (CBD) within the Central Core subdistrict. The property is located on the south side of East Atlantic Avenue between SE 4th Avenue and SE 5th Avenue and consists a 1,495 sf. building which was constructed in 1955 and contains a retail use which was last known as Dr. Doodle's.

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

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.

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(I) 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
Storefront Base	9 in	3 ft	1' 6" in
Glazing Height	8 ft	-	13' windows/17' doors
Awning Projection	5 ft	-	5'5"
Required Openings	80%		92%

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 elevations incorporate a new storefront façade design with a new entry door and window system with the frame in standard bronze. The door system has been moved from the east side to the middle and is now a double window system. The modifications to the entire façade includes a color change from green to a beige. The awning projects five feet five inches and is twenty feet wide. Signage is proposed on the awning and will be reviewed and approved administratively.

Review by Others:

- At the meeting of November 16, 2020, the **DDA (Downtown Development Authority)** reviewed the development proposal.