



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: June 23, 2021

File No.: 2021-161 SPF-SPR-
CLI

Application Type: Class I Site Plan Modification

General Data:

Owner: 290 East Atlantic Avenue, LLC

Applicant: Ginger Flesher

Location: 29 SE 2nd Avenue

PCN: 12-43-46-16-J9-001-0000

Property Size: 1.2 Acres

FLUM: CC (Commercial Core)

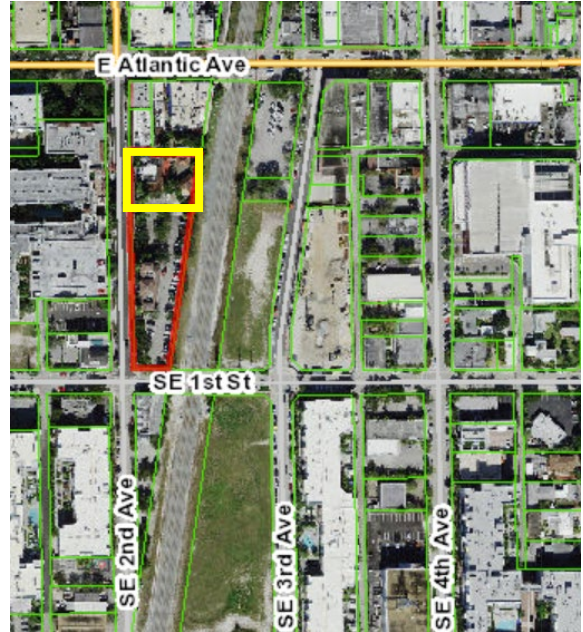
Zoning: CBD (Central Business District)

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 **29 SE 2nd Ave** pursuant to LDR Section 2.4.5 (G), including:

- ☐ New Awning and painting of the building
- ☐ New pergola awning system in the courtyard
- ☐ Replacement of a fabric awning to an aluminum awning in the courtyard area.

Optional Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Class I (2021-161) Site Plan Modification and Architectural Elevations for **29 SE 2nd 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 (2021-161) Site Plan Modification and Architectural Elevations for **29 SE 2nd 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
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561-243-7138

Review Dates:

June 23, 2021

Attachments:

1. Building Elevations
2. Color palate



Background:

The subject property is located on the East side of SE 2nd Avenue between Atlantic Avenue and SE 1st Street and consists of Avenue Tract A of "Avenue East Plat" according to the plat thereof, as recorded in Plat Book 107, Pages 11-12, of Public Records of Palm Beach County, Florida. It measures approximately 1.1 acres and is zoned in the Central Business District (CBD).

The subject property was approved on August 23, 1995, as a two phased mixed-use redevelopment project known as Grove Square (fka Block 85 Redevelopment). Phase One included the demolition of 914 square feet of existing commercial buildings to accommodate a breezeway leading to a rear courtyard area, conversion of an 832 square foot of retail structure and 1,486 square foot building addition to restaurant use, demolition of 396 square feet of the original 1926 Ken and Hazel's building and a 946 feet addition to the same structure, construction of 29 parking spaces, addition of a gazebo to the site, a dumpster enclosure and landscape modifications.

Phase two consisted of a four story, 12,328 square foot office and residential structure, constriction of 28 parking spaces, addition of a dumpster enclosure and landscaping modifications.

At its meeting of April 22, 2009, a Class I Site Plan Modification was approved for roof top screening.

Now before the board is a Class I Site Plan modification to install a new awning system on the front, replacement of a fabric awning to an aluminum awning and a retractable awning system in the courtyard area, and the painting of the building.

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 setbacks of this property are unique due to the redevelopment of the property in 1995. The front setbacks are E. Atlantic Avenue, SE 2nd Avenue and SE 1st Street. There is a side interior along the Railroad tracks.

The proposed architectural elevation changes include the removal of three exiting awnings on the west elevation of the building and the introduction of one new awning cantilevered over the windows and front door of the west elevation that extends five feet from the building face and is twenty-eight feet wide. The building will receive new paint. The body of the building will be Snowbound, the roof Software and the Door Bora Bora Shore. The awning will be Black and White striped.

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. The awning extends 1'6" into a City sidewalk easement; therefore, requiring the Hold Harmless Agreement for the awning proposed in the front. In addition, the awning also encroaches into a Florida Power and Light Easement. The applicant is aware that at building permit FPL must approve the encroachment in order to install the awning.

The proposed awnings in the courtyard consist of the removal of an existing fabric awning and replacing it with an aluminum awning in white insulated panel. It measures 43'7" long by 19'3" wide and will be attached to the roof and white post.

A new retractable awning system is proposed in white vinyl with brown and bronze post. It measures approximately 74 wide by 45'5" long. The existing awnings in the courtyard cover approximately 5,102 SF. The new awnings will be an additional 3,357 SF for a total of 8,549 SF of coverage in the courtyard area. The retractable awning will remain in the open position unless inclement weather is approaching and at that time actions will be taken to secure the outdoor area.



The 1996 restaurant and outdoor area is located within the Central Business District; therefore, the design guidelines and characteristics are governed by the CBD Architectural Guidelines. The architectural style of the building is closes to Anglo Caribbean. The exterior finishes are predominantly smooth stucco while colors tend to be subtle with an emphasis on natural materials and earth tones. The detailing and ornamentation are very simple and tectonic in its usage.

The proposed colors are subtle with an introduction of color (Bora Bora Shore) in the front door and the awning which complement the building. Pursuant to LDR 4.4.13(E)(4)(2)(b) awnings shall be consistent with the buildings architecture and proportionate to the façade opening shape and size. The awning on the front is proportionate with the building and the Black and White colors bring a brightness to the soft earth tones of the proposed paint of Snowbound on the walls and Software on the roof. The building is proposed in Snowbound and the roof in Software. The proposed awnings in the courtyard will offer shade from the Florida heat and cover from the rain.

Review by Others:

- At the meeting of June 14, 2021, the **DDA (Downtown Development Authority)** reviewed and approved the development proposal.