

COA



Planning, Zoning and Building Department

TO: Jeffrey Costello, Executive Director
Community Redevelopment Agency

FROM: Scott Pape, Principal Planner

RE: October 20, 2016 - Community Redevelopment Agency Agenda Items

The Planning and Zoning Department is processing the following petitions that pertain to properties located within the Community Redevelopment Area. Pursuant to Land Development Regulations Section 2.4.2(C), please provide review comments.

PROJECT NAME:	CUT 432 RESTAURANT
PETITION TYPE:	CLASS III SITE PLAN MODIFICATION
APPLICANT:	GEORGE BREWER
PROJECT PLANNER:	DEBORA SLASKI
PLANNER'S PH#	561.243.7348

Project Description: The subject property is located at 428 East Atlantic Avenue, west of the southwest corner of East Atlantic Avenue and SE 5th Avenue within the Central Core (CC) Sub-district of the Central Business District (CBD). The property consists of an existing 14,584 square foot one-story commercial building constructed in 1955.

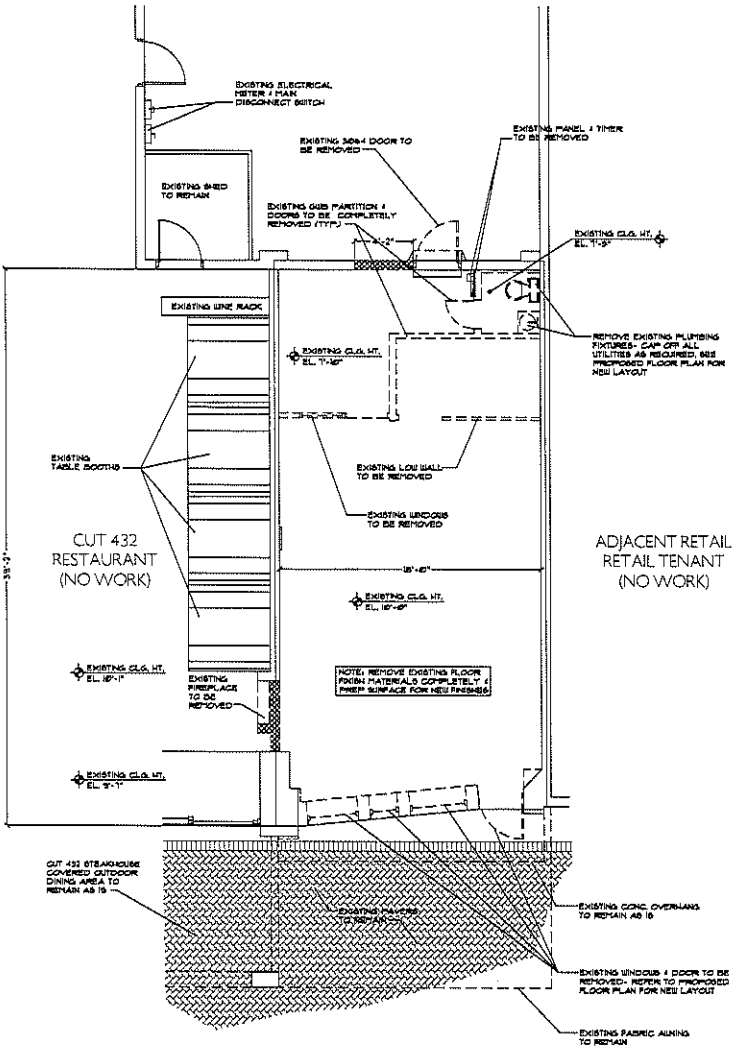
The proposed changes involve the expansion and conversion of a retail tenant space to restaurant. The request is to expand the existing *Cut 432* restaurant into the adjacent bay to the west to accommodate a bar and additional indoor seating. The proposal involves the expansion of the overall square footage of the existing 2,150 sq. ft. restaurant to include the proposed 669 square foot retail space to restaurant use. The total square footage will consist of 2,819 square feet.

Parking: Per LDR Table 4.4.13(L), the proposed conversion to restaurant is required to have a minimum of 8 parking spaces for the proposed 669 sq.ft. restaurant expansion (12 spaces per 1,000 sq.ft. of gross floor area). The existing 687 sq.ft. retail tenant space is credited with 1.37 parking spaces (5 spaces per 1,000 sq.ft. of gross floor area). Thus, pursuant to LDR Section 4.6.9(E)(3)(b)(1), this development proposal is required to provide a minimum of 7 parking spaces. The applicant has submitted an In-Lieu of Parking Fee application for the 7 parking spaces required.

Elevation Changes: The improvements to the front elevation include the installation of new, impact resistant folding aluminum and glass doors measuring 16'-6" and having a 9" kick plate on the base. The exterior wall will receive an aluminum brick cladding finish to match the existing restaurant frontage. The existing white awning will be maintained.

The proposed rear elevation will include the addition of an awning structure, and relocation of an A/C unit and exterior door. The existing A/C unit will be relocated to the roof, which will be covered by an existing parapet. The exterior opening will be relocated and enlarged with a metal door measuring 7'-2". The proposed awning will be cantilevered from the building measuring 7'-8" height.

Attachments: Site Plan, Floor Plan, Elevation Plan, Photometric Plan.



EXISTING/ DEMO FLOOR PLAN

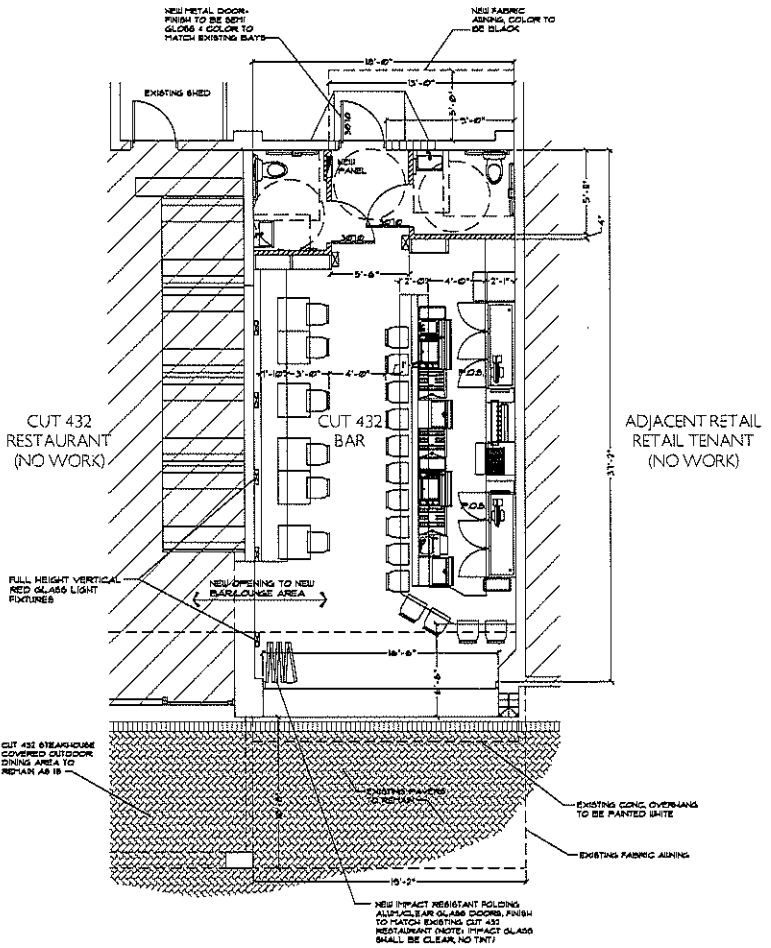
1/4" = 1'-0"

DEMO NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY BEARING WALLS AND/OR COLLUMS PRIOR TO REMOVAL. CONTACT ARCHITECT IF THERE IS A CONFLICT.
2. CONTRACTOR SHALL REMOVE ALL FLOORING THROUGHOUT AND PREP FOR NEW FLOORING.
3. CONTRACTOR SHALL REMOVE ALL ACROUSTICAL CEILING TILES, GRID, AND SUSPENDED LIGHT FIXTURES.
4. CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING PERMANENT FIXTURES AND A/V EQUIPMENT IF REQUIRED.
5. CONTRACTOR SHALL DISCONNECT ELECTRICAL AND PLUMBING IN ALL AFFECTED AREAS.

LEGEND:

- [Solid line] EXISTING WALLS TO REMAIN
- [Dashed line] EXISTING WALLS TO BE REMOVED
- [Line with diagonal hatching] EXISTING FIRE RATED TYPICAL SEPARATION WALL TO REMAIN. CONTRACTOR TO VERIFY FOR THICKNESS
- [Line with vertical hatching] DOOR TO BE REMOVED
- [Line with horizontal hatching] NEW INTERIOR STUD WALL. SEE PLAN FOR THICKNESS
- [Line with diagonal hatching] NEW EXTERIOR WALL



PROPOSED FLOOR PLAN

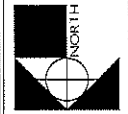
1/4" = 1'-0"

GEORGE BREWER ARCHITECTURE LLC
 85 SE 4TH AVENUE
 DELRAY BCH, FL 33483
 PHONE 561.272.7301
 FAX 561.272.3732
 BREWERARCHITECTURE.COM

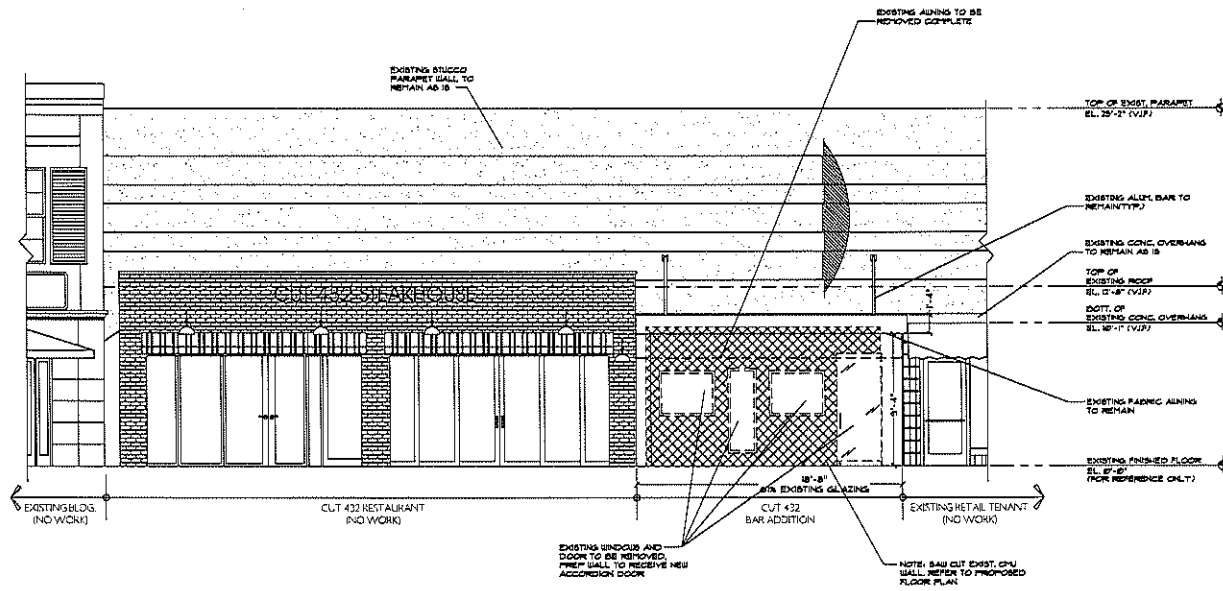
CUT 432 - BAR
 ADDITION/ RENOVATION
 428 E. ATLANTIC AVENUE
 DELRAY BEACH, FLORIDA

AR02/13954

DATE: 01-28-2016
 PERMIT NO.
 REVISIONS:
 08-12-2016

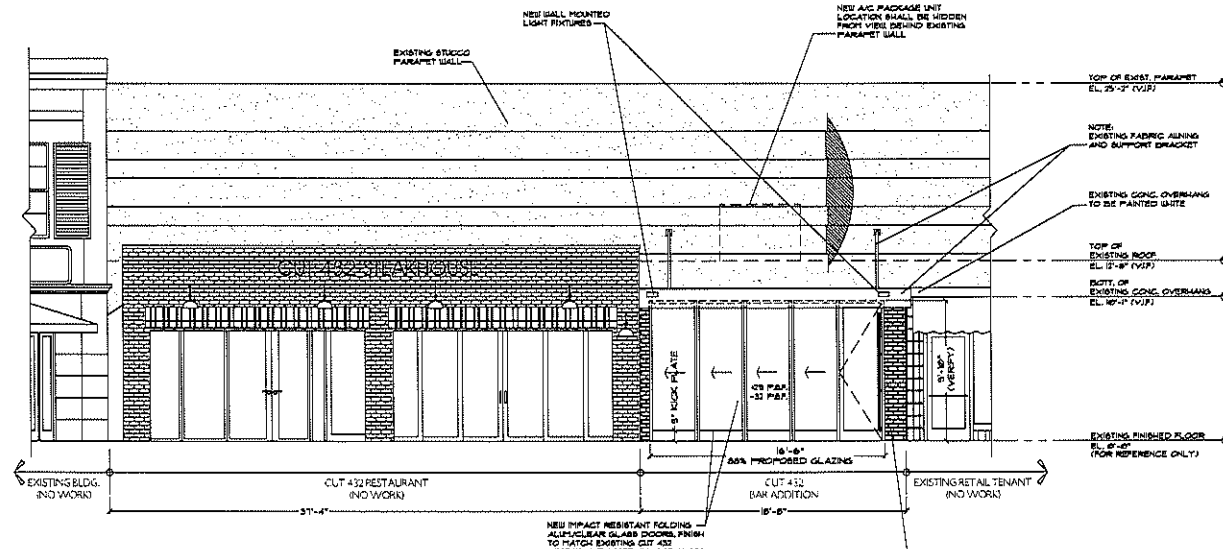


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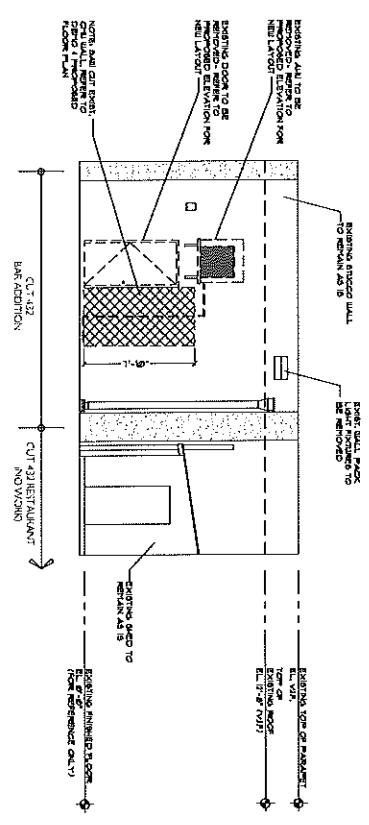
EXISTING/ DEMO FRONT ELEVATION

1/4" = 1'-0"



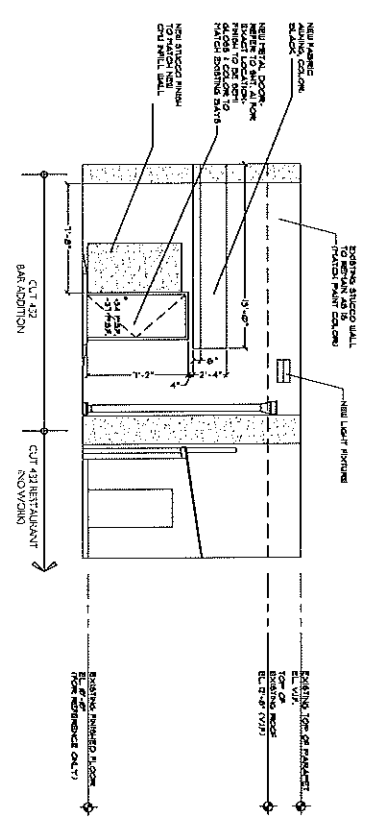
PROPOSED FRONT ELEVATION

1/4" = 1'-0"



EXISTING/ DEMO REAR ELEVATION

1/4" = 1'-0"



PROPOSED REAR ELEVATION

1/4" = 1'-0"

6B



Planning, Zoning and Building Department

TO: Jeffrey Costello, Executive Director
Community Redevelopment Agency

FROM: Jennifer Buce

RE: October 20, 2016

The Planning, Zoning and Building Department is processing the following petition that pertains to properties located within the Community Redevelopment Area. Pursuant to Land Development Regulations Section 2.4.2(C), please provide review comments.

PROJECT NAME:	Asta Parking
PETITION TYPE:	Class II Site Plan Modification
APPLICANT:	Kash Patez
PROJECT PLANNER:	Jennifer Buce, Assistant Planner
PLANNER'S PH#	243-7138

Project Description: The Class II Site Plan Modification is the placement of pay meters and signage at 241 NE 2nd Avenue. The property is located on the eastside of NE 2nd Avenue in the Esplande Plaza in the Central Business District. A total of four pay meters and 45 signs have been proposed. In the TAC review staff recommended a reduction of signage and the relocation of three pay meters. The applicant has complied with both.

The application is still under review in the Planning and Zoning Department.

Attachments: site plan, elevation plan, proposed ordinances etc.



PARKING PAY STATION SPECIFICATION

NOTE: PAY STATION TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ELECTRICAL POWER. THIS UNIT WILL BE SOLAR POWERED, NO ELECTRICAL WIRING REQUIRED.

INSTRUCTIONS

1. Select the amount to pay.
2. Enter the amount on the keypad.
3. Press "Pay" to complete the transaction.
4. Take to the vehicle.

Download the Luke II App
or go to PartByApp.com

ASTA PARKING INC.

ZONE 982

ASTA PARKING

PAY HERE

PARKING

PAY VIA APP OR METER IN ADVANCE

ASTA PARKING

PARKING

PAY VIA APP OR METER IN ADVANCE

ASTA PARKING

SINCE: MRP / MRP: 744-4574

PAYMENT OPTIONS

Download the Luke II App
or go to PartByApp.com

PARKING

PAY BY METER

ASTA PARKING

ZONE 000

PARKING

PAY VIA APP OR METER IN ADVANCE

ASTA PARKING

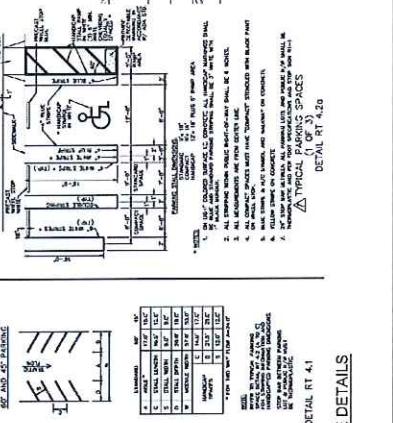
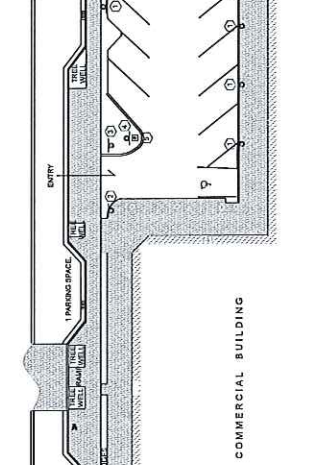
SINCE: MRP / MRP: 744-4574

PAY HERE SIDE (24659) **PARKING SIGNS** **N.T.S.**

PAYMENT OPTIONS SIGN (24659)

PARKING LEFT SIGN (24659)

PARKING RIGHT SIGN (24659)



1"=20'

PARALLEL

PERPENDICULAR

PARKING LOTS DETAIL RT 4.1

PARKING SPACE DETAILS

N.T.S.

ASTA PARKING

Scale: 1" = 20'
North Arrow
Graphic Scale: 0, 10, 20, 40 feet

ASTA PARKING

Scale: 1" = 20'
North Arrow
Graphic Scale: 0, 10, 20, 40 feet

Luke II
DIGITAL

Luke II Multi-space Pay Station

Model	Product Description
LS-301	1-30 min. pay station with 30 min. timer, 15 min. grace period, and 15 min. grace period.
LS-302	1-30 min. pay station with 30 min. timer, 15 min. grace period, and 15 min. grace period.
LS-303	1-30 min. pay station with 30 min. timer, 15 min. grace period, and 15 min. grace period.
LS-304	1-30 min. pay station with 30 min. timer, 15 min. grace period, and 15 min. grace period.
LS-305	1-30 min. pay station with 30 min. timer, 15 min. grace period, and 15 min. grace period.

ASTA PARKING

Scale: 1" = 20'
North Arrow
Graphic Scale: 0, 10, 20, 40 feet

ASTA PARKING

Scale: 1" = 20'
North Arrow
Graphic Scale: 0, 10, 20, 40 feet

ASTA PARKING

Scale: 1" = 20'
North Arrow
Graphic Scale: 0, 10, 20, 40 feet

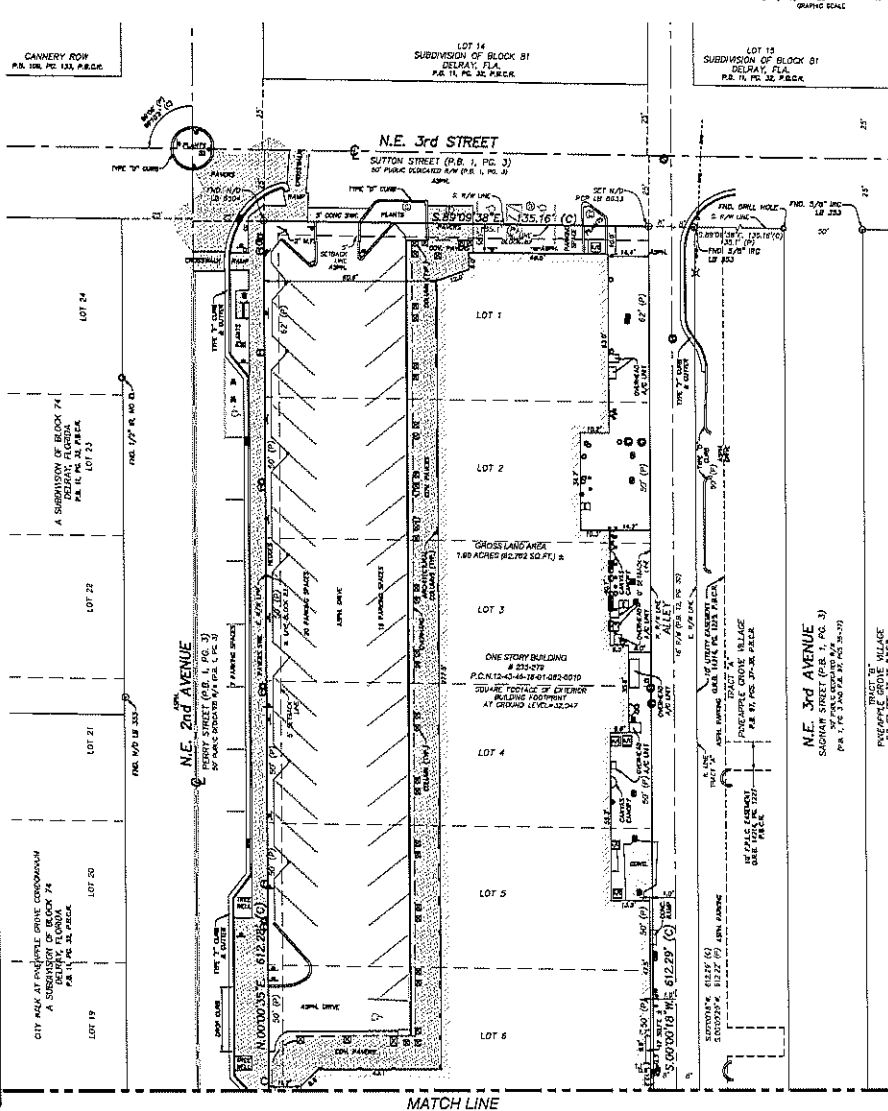
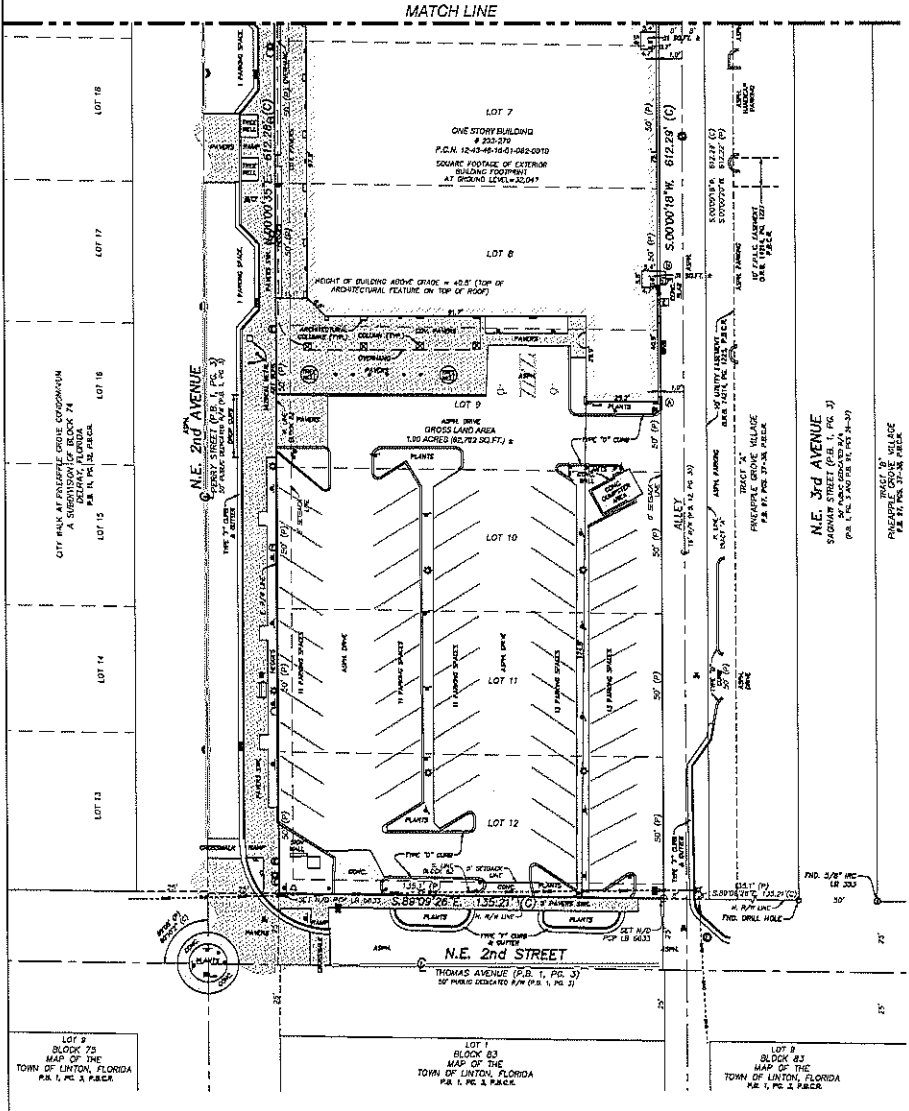
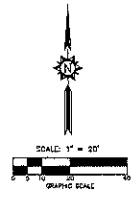
ASTA PARKING

Scale: 1" = 20'
North Arrow
Graphic Scale: 0, 10, 20, 40 feet

ASTA PARKING

Scale: 1" = 20'
North Arrow
Graphic Scale: 0, 10, 20, 40 feet

SKETCH OF ALTA/NSPS LAND TITLE SURVEY



NO.	DESCRIPTION	DATE	BY
1	PREPARED FOR THE SUBMITTER	08/21/2017	STONER & ASSOCIATES, INC.
2	REVISIONS		
3	FINAL	08/21/2017	STONER & ASSOCIATES, INC.

STONER & ASSOCIATES, Inc.
 SURVEYORS - MAPPERS
 and Mapping Business No. 0837
 4511 S.W. 62nd Avenue, Fort of Davie, Florida 33314

SKETCH OF ALTA/NSPS LAND TITLE SURVEY
ESPLANADE
 LOTS 1 THROUGH 12, BLOCK 83, SUBDIVISION OF BLOCK 82
 DELRAY, FLORIDA, P.A. 1, PG. 30, P.B.G.R.
 235,279 N.E. 2nd Avenue, Delray Beach, FL 33444

NO.	DESCRIPTION	DATE	BY
1	PREPARED FOR THE SUBMITTER	08/21/2017	STONER & ASSOCIATES, INC.
2	REVISIONS		
3	FINAL	08/21/2017	STONER & ASSOCIATES, INC.

PROJECT
 16-8377
 SHEET NO.
 2 OF 2

NOTED: See PA, 2016 - 1, Block 83
 T20 (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)