



Planning, Zoning and Building Department

TO: JEFFREY COSTELLO, EXECUTIVE DIRECTOR
COMMUNITY REDEVELOPMENT AGENCY

FROM: PLANNING AND ZONING DEPARTMENT

RE: Thursday May 11, 2017

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

50 SE 4th Avenue

PROJECT NAME:	50 SE 4 th Avenue
PETITION TYPE:	CLV Site Plan
AGENT:	George Brewer / Brewer Architecture
PROJECT PLANNER:	Karen Friedman Senior Planner
PLANNER'S PH#	561-243-7040 ext 6218

Project Description: Class V Site Plan, Landscape Plan and Architectural Elevations associated with demolition of existing one-story commercial building to develop a two-story restaurant. The site is 5,670 sq ft (.13 acres) and currently contains a 2,612.48 sq ft building. The site is located on the west side of SE 4th Avenue, approximately 300 ft south of East Atlantic Avenue. The site is zoned CBD (Central Business District) with a CC (Central Core) Future Land Use

Map (FLUM) designation.

The applicant is proposing to develop a restaurant. The first floor will include the kitchen, indoor seating and outdoor seating. The second floor will include an outdoor bar, outdoor dining area, and roof-top herb garden. The building will have a 0-foot interior side setback on both the north and south property lines.

Parking: Two parking spaces and the dumpster enclosure area will be provided in the rear (west) side of the property. The remainder of the required off-street parking will be provided off-site.

Lighting: A photometric plan has been provided and meets the requirements of LDR Section 4.6.8.

Refuse Collection: Two parking spaces and the dumpster enclosure area will be provided in the rear (west) side of the property.

246 NE 6th Avenue

PROJECT NAME:	246 NE 6 th Avenue
PETITION TYPE:	CL V Site Plan
AGENT:	Silberstein Architecture
PROJECT PLANNER:	Karen Friedman Senior Planner
PLANNER'S PH#	561-243-7040 ext 6218

Project Description: Class V Site Plan, Landscape Plan and Architectural Elevations associated with demolition of existing one-story commercial building to develop a four-story mixed-use building.

The site is 7,959 sq ft (.18 acres) and currently contains a 750 sq ft building. The site is located on the west side of northbound Federal Highway, mid-block between NE 2nd Street and NE 3rd Street. The

site is zoned CBD (Central Business District) with a CC (Central Core) Future Land Use Map (FLUM) designation.

The applicant is proposing to develop a four-story mixed-use building with office use on the first floor and residential units on the 2nd, 3rd, and 4th floors. The building will have a 0-foot interior side setback on both the north and south property lines.

Parking: Eight parking spaces will be provided in the rear (west) side of the property.

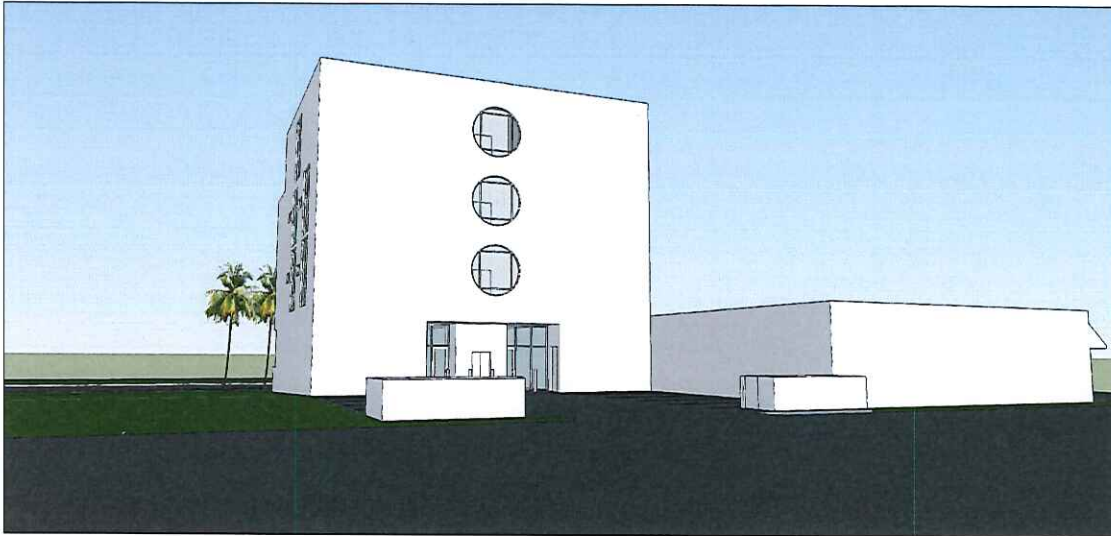
Lighting: A photometric plan has been provided and meets the requirements of LDR Section 4.6.8.

Refuse Collection: The dumpster enclosure area will be provided in the rear (west) side of the property.





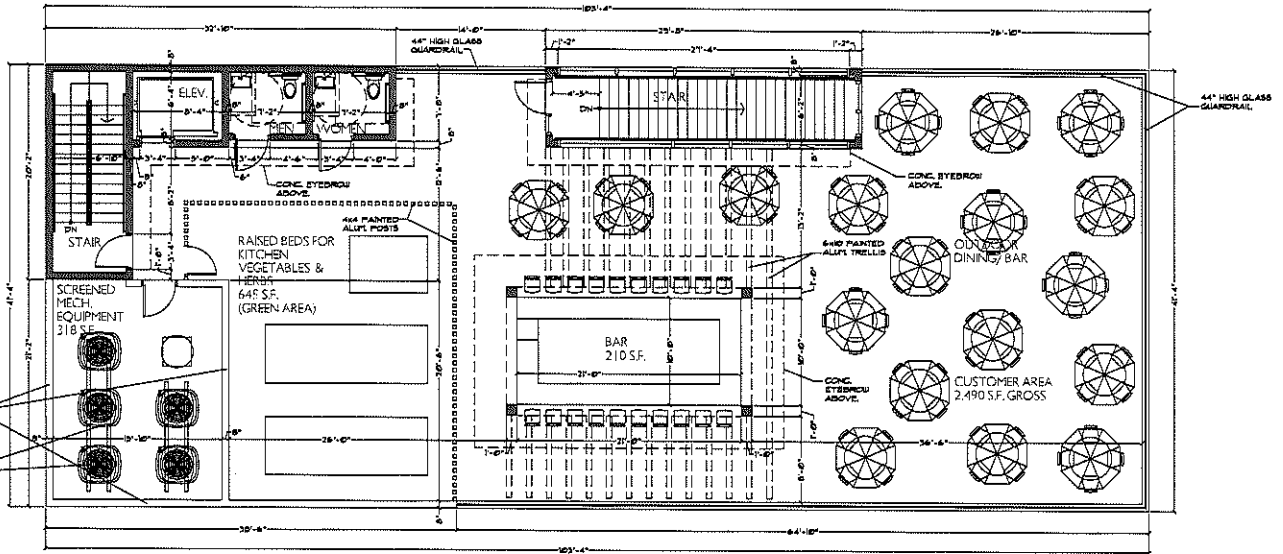
1 VIEW FROM SOUTHEAST
SCALE: 1/4"=1'-0"



2 VIEW FROM NORTHWEST
SCALE: 1/4"=1'-0"

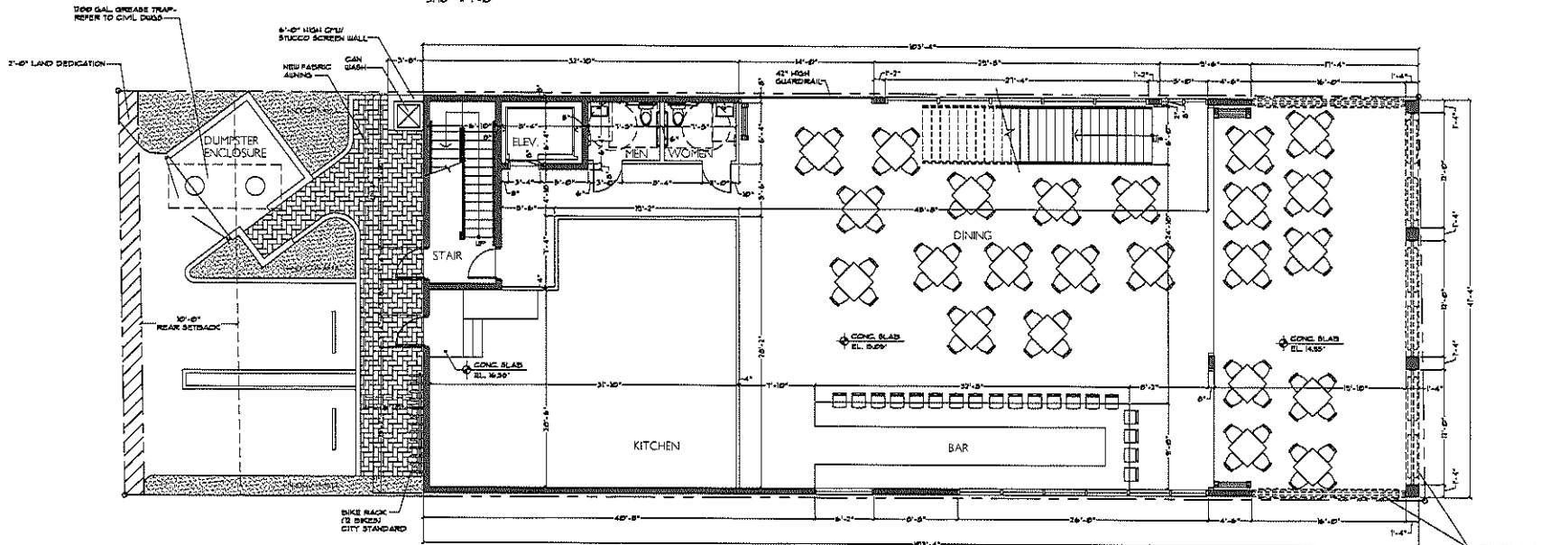
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NO.	REVISIONS



SECOND FLOOR PLAN

3/16" = 1'-0"



FIRST FLOOR PLAN

3/16" = 1'-0"

**GEORGE
BREWER**

ARCHITECTURE

85 SE 4TH AVENUE
DELRAY BEACH, FL 33483
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BREWARCHITECTURE.COM

50 SE 4TH AVE.

NEW RESTAURANT

50 SE. 4TH AVENUE
DELRAY BEACH, FL

AR2013554

DATE: 02-08-2011

PERMIT NO.

REVISIONS:



PAINTED DARK GREY
HANGING HEAVY
GAGE STEEL
PLANTER BOXES