



Planning, Zoning and Building Department

TO: Jeffrey Costello, Executive Director
Community Redevelopment Agency

FROM: Alexia Howald

RE: September 14, 2017

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:	RAMEN @ Hilo
PETITION TYPE:	In Lieu Parking
APPLICANT:	Ebslu, Inc
PROJECT PLANNER:	Alexia Howald
PLANNER'S PH#	561 243-7040 ext 6236

Project Description: The subject request is for the approval of 2 in-lieu of parking spaces that includes a Class III Site Plan Modification for the conversion of retail to restaurant at 181 NE 2nd Avenue. The property, which is located on the east side of NE 2nd Avenue and south of NE 2nd Street, is zoned Central Business District (CBD).

The existing 726 square feet building is currently vacant. The required parking for the existing use is 1.45 spaces (726/500). The proposed restaurant requires 4.356 (726/1,000 x 6) parking spaces. Given the vesting of 1.45 spaces, the parking deficiency is 2.906 spaces. One handicap space will be provided in the rear (east) side of the property, accessed from the alley.

The subject property is located within Area 2, revised with Ordinance 09-15, which requires an amount of \$10,140 per in-lieu space. Therefore, the total in-lieu fee with this request is \$20,280.

Kimley-Horn & Assoc. performed a study in 2016 titled Downtown Parking Core Demand and Utilization Study. The report found that, at peak times which fell on Friday and Saturday between 8 PM – 9 PM, the maximum spaces available at the Old School Parking Garage on Friday was 22 and, on Saturday, a total of 19 spaces were in the available inventory. Therefore, staff recommends the Board consider a recommendation to the City Commission for approval for the applicant to pay in-lieu of up to 2 parking spaces based on the available spaces at peak times during season and non-season hours.

The applicant and staff will be presenting the application to the Parking Management Advisory Board on September 26, 2017.

Attachments: site plan

RAMEN@HILO

181 N.E. 2nd Avenue, Delray Beach, Florida Tenant Improvement

CODE ANALYSIS:

SCOPE OF WORK:

INTERIOR: INTERIOR IMPROVEMENT

EXTERIOR: NO WORK

STREET ADDRESS: 181 N.E. 2nd Ave.
Delray Beach, Florida

ZONED: CBD (CENTRAL-BUSINESS DISTRICT)

CLASSIFICATION OF WORK: ALTERATION - LEVEL 2

CODES USED: 2014 FLORIDA BUILDING CODE
2014 FLORIDA FIRE PREVENTION CODE

NFPA 1: FIRE CODE
NFPA 101: LIFE SAFETY
2014 FLORIDA ACCESSIBILITY CODE

CONSTRUCTION CLASSIFICATION:

TYPE: II - NON COMBUSTIBLE

FIRE PROTECTION: DEMISING WALL - 1 HR.
CEILING - 0

REQUIRED EXITS: 3 EXITS PROVIDED
TABLE 1016.1 MAX. TRAVEL DISTANCE = 200 FEET

OCCUPANCY GROUP: ASSEMBLY GROUP A-2
RESTAURANT

PREVIOUS OCCUPANCY: MERCANTILE GROUP M

FLOOR AREA: UNIT TOTAL = 728 S.F.

OCCUPANT LOAD: MAX. FLOOR AREA ALLOWANCE: (TABLE 1004.1.1)
UNCONCENTRATED (149 S.F.): 15 NET (10 OCCUPANTS)
KITCHEN, COMMERCIAL (414 S.F.): 200 GROSS (3 OCCUPANTS)

PARKING SPACE REQUIRED:

REQUIRED:

ORIGINAL OCCUPANCY: 728 SF / 1000 SF X 0.8 = 4,386 SPACES
NEW OCCUPANCY: 4,386 + 1,452 = 2,904 (3 SPACES)
NOT AVAILABLE ON SITE

STANDARD PARKING: HDCP PARKING:

(12) X (18) SPACE

NO.	DESCRIPTION	SCALE
1	INDEX OF DRAWINGS	
2	GENERAL NOTES	
3	NOTES / REVISION PLAN	
4	FOUNDATION PLAN	
5	FOUNDATION DETAILS	
6	MECHANICAL PLAN	
7	MECHANICAL DETAILS	
8	ELECTRICAL PLAN	
9	ELECTRICAL DETAILS	
10	PLUMBING PLAN	
11	PLUMBING DETAILS	
12	REFLECTED CEILING PLAN	
13	REFLECTED CEILING DETAILS	
14	MECHANICAL PLAN	
15	MECHANICAL DETAILS	
16	MECHANICAL PLAN	
17	MECHANICAL DETAILS	
18	MECHANICAL PLAN	
19	MECHANICAL DETAILS	

TENANT / OWNER

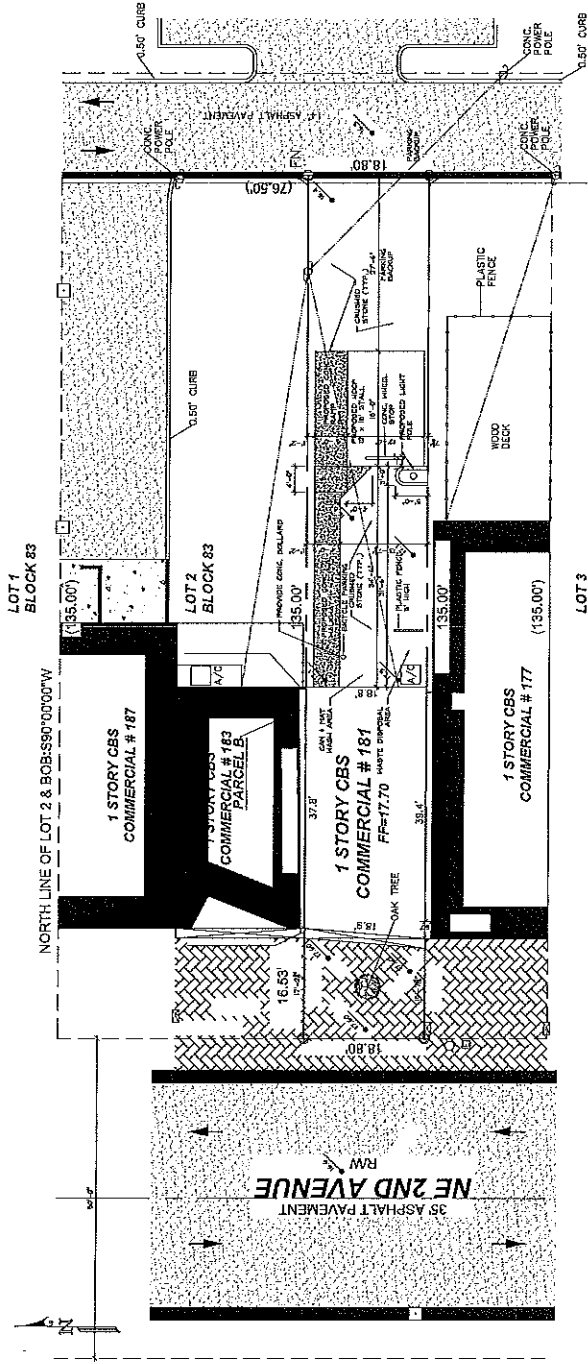
EBISU INC.
7100 FAIRWAY DR., SUITE 23-24
PALM BEACH GARDENS, FLORIDA 33418

ARCHITECTURAL

ARCHITECTURA INTL.

RICHARD H. HIDALGO
ARCHITECT
RHHIDALGO@GMAIL.COM
TEL: 561-378-5728

PROJECT MANAGER



SITE PLAN

SCALE: 1" = 10'-0"