



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 26, 2019

File No.: 2019-199-SPI-SPR-CL1

Application Type: Class I Site Plan Modification associated with Architectural Elevation changes – **Central Park Taekwondo**

General Data

Agent: Joe Mattei, American Awning

Applicant/Owner: Annuziata Barbalaco

Location: 215 NE 5th Avenue

PCN: 12-43-46-16-01-106-0090

Property Size: 0.20 Acres

FLUM: Commercial Core (CC)

Zoning: Central Business District (CBD)

Adjacent Zoning:

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

Existing Land Use: Commercial

Proposed Land Use: Commercial



Item before the Board:

The action before the Board is the consideration of a Class I Site Plan application for **Central Park Taekwondo** located at **215 Ne 5th Avenue** pursuant to LDR Section 2.4.5 (F), including the architectural elevations.

Optional Board Motions for Action Item:

1. Move to continue with direction.
2. Move approval of the request for a Class II Site Plan Modification for **Central Park Taekwondo (File no. 2019-199)**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.
3. Move denial of the request for a Class II Site Plan Modification for **Central Park Taekwondo (File no. 2019-199)**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Assessment:

The proposed Class I Site Plan Modification for Central Park Taekwondo is associated with the architectural elevation changes to the east (rear) elevation which includes the installation of two navy fabric, retractable, cantilevered awnings. The criteria set forth in Section 4.6.18(E) is met.

Project Planner:

Rachel Falcone, Planner in Training;
falconer@mydelraybeach.com

Review Dates:

SPRAB: June 26, 2019

Attachments:

1. Survey
2. Elevations



Background:

The subject 0.20 acre property is located in the Central Business District (CBD) within the Central Core (CC) sub-district and consists of Lot 9 (less the west 10 ft.), Block 106, Town of Linton. The existing 1,500 sqft. building was constructed in 1971. The most recent tenant at the subject commercial property was a laundromat.

At its meeting of August 22, 2016, the Site Plan Review and Appearance Board (SPRAB) approved a Class I Site Plan Modification associated with architectural elevations changes to the existing building. The modifications included upgrades to the existing elevations to be compatible with the attached building to the south, addition of a 6 ft. parapet, and replacement of windows and doors.

At its meeting of July 25, 2018, the SPRAB approved a Class II Site Plan Modification associated with site plan and architectural elevation changes to establish a new tenant, known as Central Park Taekwondo. The proposed architectural elevation changes included relocation of the existing storefront entrance door (west elevation), replacement of the rear doors (east elevation), and introduction of a new building color. The relocation of the front door will result in the addition of 28 square feet. The proposed site modifications included restriping the existing parking spaces located at the rear to accommodate a new ADA ramp.

At its meeting of May 21, 2019, the City Commission approved a waiver for a sign to exceed the maximum size of 9 square feet in area on the rear of the building located at 215 NE 5th Avenue. The proposed project consists of the installation of 37.60 square feet individually mounted, reverse channel letter and tree logo, internally illuminated sign that reads "Central Park Taekwondo."

Project Description:

Now before the Board is a Class I Site Plan Modification associated with Architectural elevations changes to install two awnings that are each 14' 6" in length along the east (rear) elevation of the structure. The navy fabric, retractable, cantilevered awnings will project 5' from the façade and will have a clearance height of 7' 6".

Architectural Elevations Analysis:

Pursuant to 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 proposed architectural elevation change involves the installation of two cantilevered, retractable, navy fabric awnings. The awnings will be located above the two existing window openings along the east elevation (rear) of the building.

Each awning will have a width of 14'-6", clearance height of 7'-6", and a projection of 5' from the façade (both awnings will have the same measurements). The proposed architectural elevation change will not adversely affect the surrounding area and will not materially depreciate the neighboring areas. Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E).

Review by Others:

At its meeting of June 10, 2019, the **Downtown Development Authority (DDA)** reviewed the development proposal and recommended approval.