



*Development Services Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** Kasai & Koori

**Project Location:** 25 NE 2<sup>nd</sup> Ave

**Request:** Class I Site Plan Modification

**Board:** Site Plan Review and Appearance Board

**Meeting Date:** December 18, 2019

**Board Vote:** Approved on a 6-0 vote

**Board Action:**

At its meeting of December 18, 2019, the Site Plan Review and Appearance Board (SPRAB) considered and approved action on the Class I Site Plan Modification for Kasai & Koori.

The Board voted to approve (6-0) the Class I Site Plan Modification associated with an awning installation and the fabric recovering of two existing awnings.

**Project Description:**

The subject property is located within the Ocean City Lumber project, on Lot 1. The subject site is zoned Central Business District (CBD) with a Future Land Use designation of Commercial Core (CC).

The Class I modification consists of a new 19'-6" awning installation, over the raised patio area, and the recovering of two existing awnings to enhance the storefront. The awnings are to be black in color.

**Board Comments:**

The Board comments were supportive.

**Public Comments:**

No members of the public spoke for or against the project.

**Associated Actions:**

No associated actions.

**Next Action:**

The SPRAB action is final unless appealed by the City Commission.



# SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

## DEVELOPMENT SERVICES DEPARTMENT

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

### SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: December 18, 2019

File No.: 2020-022-SPI-SPR

Application Type: Class I - Awnings

#### General Data

Agent: Delray Awning LLC

Location: 25 NE 2<sup>nd</sup> Ave – Kasai & Koori

PCN: 12-43-46-16-C8-000-0010

FLUM: Commercial Core (CC)

Zoning: Central Business District (CBD)

#### Adjacent Zoning:

- North: CBD
- South: CBD
- East: CBD
- West: OSR (Open Space & Recreation)

Existing Land Use: Commercial

Proposed Land Use: Commercial



#### Item before the Board:

The item before the board is a Class I Site Plan Modification associated with an awning installation and fabric recovering of two existing awnings.

#### Optional Board Motions for Action Item:

1. **Move to continue** with direction.
2. **Move approval** of the request for a Class I Site Plan Modification for architectural elevation changes for **Kasai and Koori (File no. 2020-022)** finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
3. **Move denial** of the request for a Class I Site Plan Modification for architectural elevation changes for **Kasai and Koori (File no. 2020-022)**, finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.

#### Assessment:

The item before the board is a Class I Site Plan Modification associated with the installation of a new awning over an existing patio area and the fabric replacement of two existing awnings located at 25 NE 2<sup>nd</sup> Ave.

#### Project Description:

Before the Board is a Class I Site Plan Modification associated with installations of one new 19'-6"awning and the fabric replacement of two existing awnings to enhance the storefront.

#### Background:

The overall Ocean City Lumber project consists of Lots 1-3, Onnen Subdivision, which is within the original Block 84, Town of Delray. The complex contains 2.5 acres and five buildings. The building involved with this request is located on Lot 1.

In March of 2001, the subject property was issued a permit for a sidewalk modification to raise the sidewalk, railings and stairs.

#### Project Planner:

Anne Clerisse Gaisha Volcy, Planner in Training;  
[volcy@mydelraybeach.com](mailto:volcy@mydelraybeach.com)

#### Review Dates:

SPRAB: December 18, 2019

#### Attachments:

1. Elevations

**Awning Analysis:**

Before the Board is a Class I Site Plan Modification associated with awning installations to enhance the storefront. Below is a table illustrating the proposal's compliance with LDR Section 4.4.13(E)(4)(e)(2):

	Allowed	Proposed
Projection	3 feet (min.)	12 feet
Slope	15 degrees (min.) - 35 degrees (max.)	4.8 degrees*
Valance	12 inches (max.)	6 inches

\*Existing nonconformity.

**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 proposal consists of the storefront enhancement by providing an additional awning to cover the outdoor area. The color of the new awning and replacement fabric of the two existing awnings will be black. The proposal offers a functional distinction and adds aesthetic character that can contribute to the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality. The fresh look can aid in preventing the nature of the local environment to materially depreciate in appearance and value. The awning addition promotes the use of the area which could increase compatibility to its surroundings, while enhancing the overall area.

