



# 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:** September 22, 2021

**File No.:** 2021-228-SPI-SPR-CL1

**Application Type:** Class I Site Plan Modification

#### General Data:

**Agent:** Donald C. Day; Delray Awning

**Applicant/Owner:** Outside the Box Inc

**Location:** 189 NE 2<sup>nd</sup> Ave

**PCN:** 12-43-46-16-01-083-0010

**Property Size:** 0.29 acres

**LUM:** Central Core (CC)

**Zoning:** CBD (Central Business District)

#### Adjacent Zoning:

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

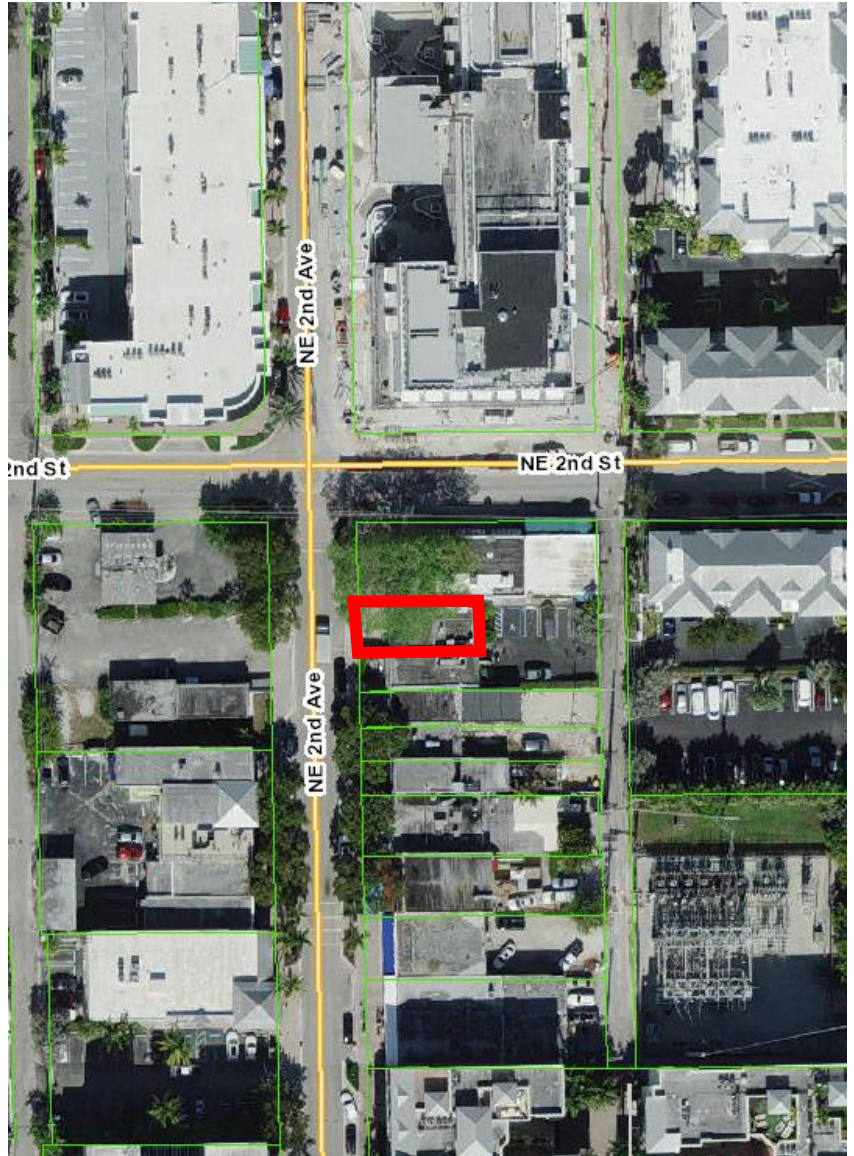
**Existing Land Use:** Restaurant

**Proposed Land Use:** Restaurant

#### Item before the Board:

The action before the Board is a Class I Site Plan Modification for 189 NE 2<sup>nd</sup> Ave pursuant to LDR Section 2.4.5 (G)(1)(d), including the following:

- ☐ Site Plan
- ☐ Architectural Elevations



#### Optional Board Motions:

- A. Move to continue with direction.
- B. Move approval of the request for the Class I (2021-228) Site Plan and Architectural Elevations for **189 NE 2<sup>nd</sup> Avenue**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- C. Move denial of the request for the Class I (2021-228) Site Plan and Architectural Elevations for **189 NE 2<sup>nd</sup> Avenue**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.

#### Project Planner:

Rachel Falcone, Planner

[FalconeR@mydelraybeach.com](mailto:FalconeR@mydelraybeach.com)

561-243-7000 Ext. 6052

#### Review Dates:

SPRAB Board:

September 22, 2021

#### Attachments

1. Site Plan
2. Architectural Elevations
3. Demolition Plan
4. Photos

**Background:**

The subject property is a 0.29-acre site comprised Lot 1 and Lot 2 less south, 58 feet and less beginning 18.5 feet South of Northwest corner, thence South 1.11 feet; thence 39.81 feet to the point of beginning, Block 83, Town of Delray, according to the plat thereof on file in Florida, recorded in Plat Book 1, Page 3. The property is zoned Central Business District (CBD) and has a Future Land Use Map designation of Commercial Core.

**Project Description:**

The subject request is a Class I Site Plan modification associated with the expansion of the existing fabric patio awning to provide additional covered outdoor seating area for the proposed restaurant.

**Architectural Elevations and Aesthetics**

Pursuant to LDR Section 4.6.18(E), the following criteria shall be considered by the Site Plan Review and Appearance Board in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

1. The proposed design 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 facade elevations express good, 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 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.

Currently, the restaurant has an existing black stationary awning that is 9 feet wide by 12.5 feet high with a 1-foot overhang on the eastern portion of the awning over the structure and a 1.5-foot overhang along the western portion of the subject property. The proposed expansion of the existing awning includes the installation of a new stationary awning that is 6 feet in depth from the post and provides a 5-foot awning projection. Therefore, measuring from the façade of the structure to the post of the new awning will result in the awning size being 15 feet wide with a 5-foot awning projection. The existing awning and the new stationary awning are proposed to have green material. The proposed awnings will not encroach into the public right-of-way and will remain within the property lines. The proposed architectural elevation change will not adversely affect the surrounding area and will not materially depreciate the neighboring areas.

**Review by Others:**

On September 13, 2021, the Downtown Development Authority (DDA) recommended approval of the Class I Site Plan Modification.

On September 22, 2021, the Pineapple Grove Advisory Board (PGMS) will review the Class I Site Plan Modification for recommendation. The recommendation will be presented at the SPRAB meeting.