



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 250 N. Congress Avenue
Project Location: 250 N. congress Avenue
Request: Class I Site Plan Modification
PCN: 12-43-46-18-65-000-0010
Board: Site Plan Review and Appearance Board
Meeting Date: April 28, 2021
Board Action: 6-0)

Board Action:

Approved (6-0)

Project Description:

The subject property is located on the west side of Congress Avenue between West Atlantic Avenue and Lake Ida Rd. The property is located in the Mixed Industrial & Commercial (MIC) and has Land Use Map (LUM) designation of Commerce (CMR).

On April 19, 2019, staff administratively approved the replacement of existing truck garage door to impact storefront windows. On July 10, 2019, the Site Plan Review and Appearance Board approved a Class I Site Plan Modification associated with four window openings.

The trellis system for each window is proposed on the east and west façade and are 11 feet high and 21 feet wide. Each trellis will be installed and designed in accordance with the Florida Building Code and will beautify the existing exterior elevation with Queen’s Wreath a thornless Vine. It will complement the window systems and contribute to the overall appearance of the building.

Landscaping is in compliance with the minimum standards to LDR 4.6.16.

Board Comments:

N/A

Public Comments:

Associated Actions:

N/A

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 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

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

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: April 28, 2021

File No. 2021-114

Application Type: Class I Site Plan Modification

General Data:

Owner: Arcscott Cherie N Trust

Location: 250 N. Congress Avenue

PCN: 12-43-46-18-65-000-0010

Property Size: 5,295 sf

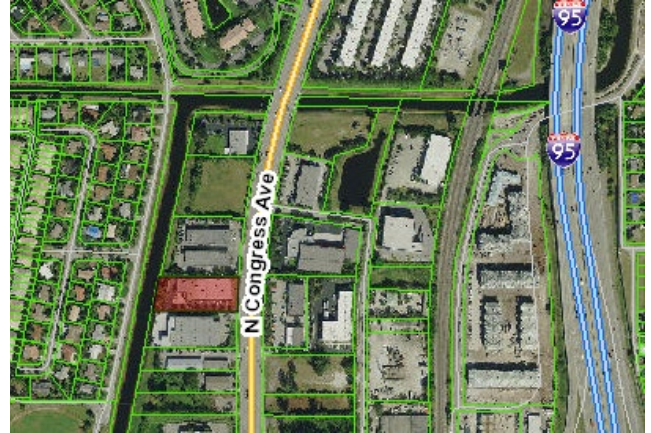
LUM: Commerce (CMR)

Zoning: Mixed Industrial & Commercial (MIC)

Adjacent Zoning:

- North: MIC
- West: Single-Family Residential (R-1-AA)
- South: MIC
- East: MIC

Existing Land Use: Storage and Office



Item before the Board:

Consideration of a Class I Site Plan Modification associated with architectural elevation changes to the east and south façade to add trellis systems over the window openings and minor landscaping

Optional Board Motions for Action Item:

1. Move to continue with direction.
2. Move approval of the Class I Site Plan Modification (2021-114) and Landscape Plan for **250 N. Congress Avenue**, as amended by 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 Class I Site Plan Modification (2021-114) and Landscape Plan for **250 N. Congress Avenue**, as amended by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.

Background:

The subject property is located on the west side of Congress Avenue between West Atlantic Avenue and Lake Ida Rd. The property is located in the Mixed Industrial & Commercial (MIC) and has Land Use Map (LUM) designation of Commerce (CMR). The one-story, 5,295 sf. building was constructed in 1989 and consists of four individually owned units used as storage and office spaces. Condominium "A" is an architectural office. On April 19, 2019, staff administratively approved the replacement of existing truck garage door to impact storefront windows. On July 10, 2019, the Site Plan Review and Appearance Board approved a Class I Site Plan Modification associated with four window openings.

Now before the board is the introduction of white PVC trellis systems on the east and south façade over four window openings. There are minor landscaping improvements.

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.

Project Planner:

Jennifer Buce; buce@mydelraybeach.com

Review Dates:

SPRAB Board 4/28/21

Attachments:

1. Site Plan
2. Landscape Plan

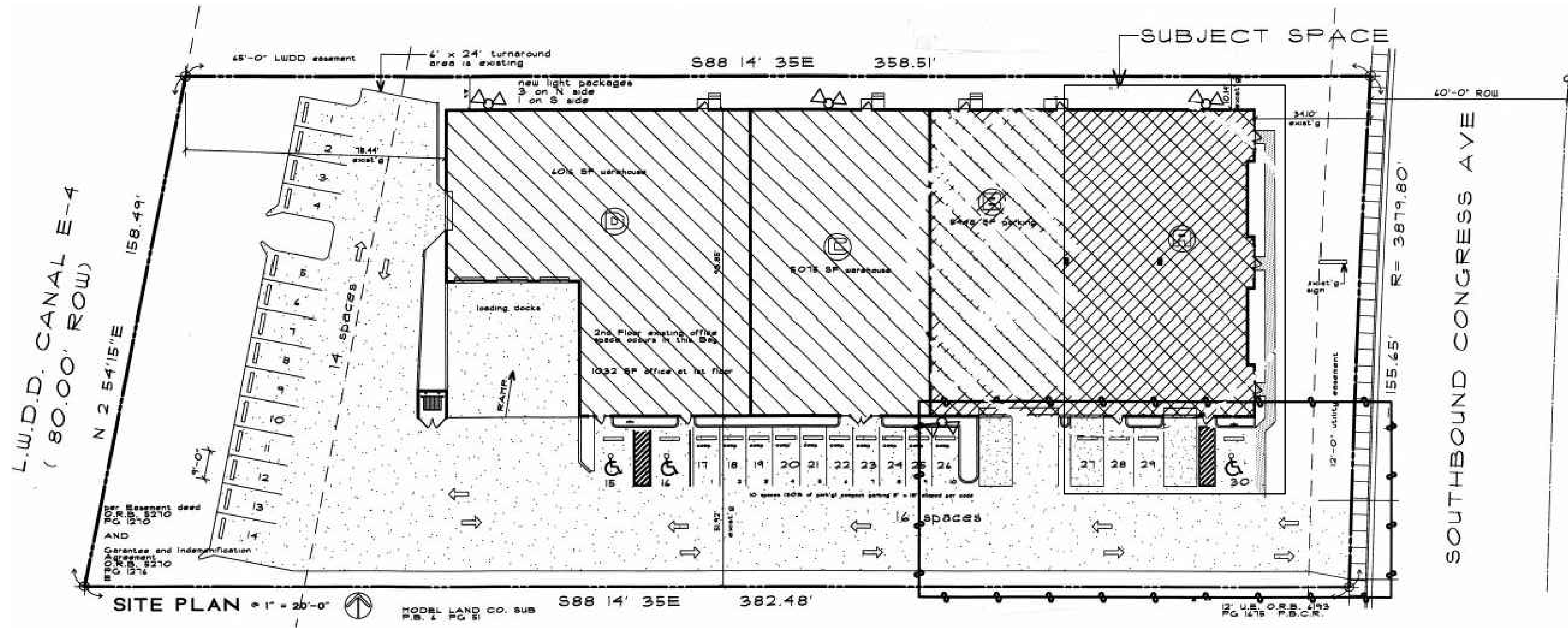


2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
3. The proposed structure, or project, is in harmony with the proposed developments 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.

Old

Landscape Analysis

The Senior Landscape Planner has reviewed the landscape plan and it meets the minimum standards pursuant to Land Development Regulation 4.6.16(C). The proposed landscaping is on the east elevation and consists of 30 Trinette Arboricola, 69 Green Island Ficus Foxtail Palms and mulch.



LEGAL DESCRIPTION

ALL OF THE PLAT OF YU BROTHERS FOOD DISTRIBUTION FACILITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59 PAGE 124, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PCN = 12-43-44-18-45-000-0010/0040

address - 250 North Congress Ave Delray Beach, FL 33445

ZONING INFORMATION

current zoning = MIC
 future land use designation = CMR commerce

LILIANA TOBON, AIA
 3512 PRESTON TRAIL
 MARTINEZ, GA, 30907
 706-288-8273
 LTOBONARCH@GMAIL.COM

ALL DIMENSIONS AND RANGES SHOWN ON THIS DRAWING ARE GIVEN BY THE LOCAL BODY OF LAND. DESIGN, AIA, HAS BEEN CREATED AND PROVIDED TO YOU IN CONNECTION WITH THE PROJECT BELOW. NO PART OF THIS INFORMATION SHOULD BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

NO.	DATE	REVISION

NO.	DATE	REVISION

SITE PLAN
ARCHITECTURAL DESIGN STUDIOS OFFICE
 250 N. CONGRESS AVE UNIT A
 DELRAY BEACH, FL 33445

DRAWN BY: KAH
 REVISED BY:
 DATE: 1/15/2021

JOB NUMBER: 21-01-15
REV. 1
C1.1

Architectural Design Studios Office

250 N Congress Ave. Unit A, Delray Beach, FL 33445

Proposed trellis material to be white PVC

(design shown below does not represent our proposal – see trellis engineer drawings)



Architectural Design Studios
250 N Congress Ave, Unit A
Delray Beach, FL 33445

LANDSCAPING PLAN



Existing Sabal Palms



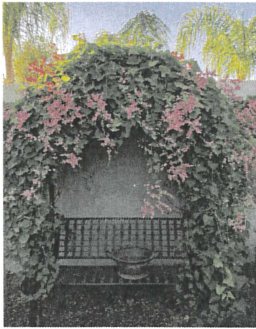
New Foxtail Palm



Trinette Arboricola



Green Island Ficus



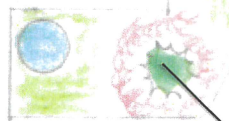
Queen's Wreath
(Thornless Vine)



Black mulch



Trinette #3



12/14 ft Foxtail Palms



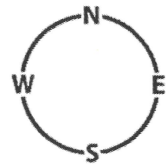
5 Existing Sabal Palm

Queen Wreath #7

30 Trinette Arboricola #3

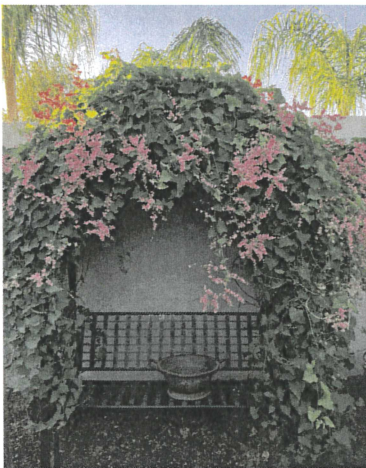
69 Green Island Ficus #3

Black Mulch



Architectural Design Studios
250 N Congress Ave, Unit A
Delray Beach, FL 33445

EAST FAÇADE



Queen's Wreath
(Thornless Vine)



Existing Sabal Palms to remain



Trinette Arboricola



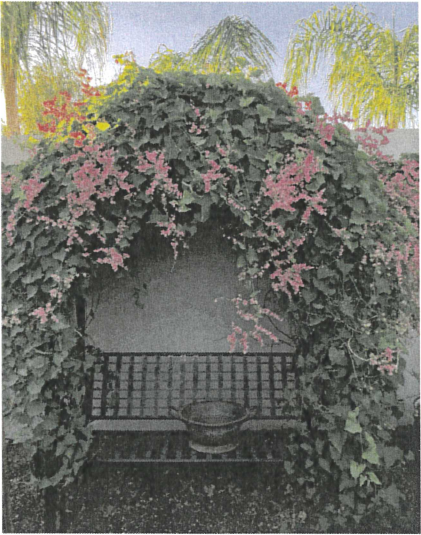
Black mulch



Green Island Ficus

**Architectural Design Studios
250 N Congress Ave, Unit A
Delray Beach, FL 33445**

SOUTH FAÇADE



Queen's Wreath
(Thornless Vine)



New Foxtail Palm



Trinette Arboricola



Black mulch



Green Island Ficus