



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD

Ciao

Meeting	File No.	Application Type
August 23, 2023	2023-091-SPI-SPR-CL1	Class I Site Plan
Applicant / Property Owner		Authorized Agent
441 East Atlantic LLC		Jeffrey Costello, AICP, FRA-RA

Request

Consideration of a Class I Site Plan Modification for the alterations to the front building façade including a new awning, color change, increase of parapet height, and the addition of storefront windows to accommodate a retail store.

Site Data & Information

Location: 441 East Atlantic Avenue

PCNs: 12-43-46-16-C4-000-0050

Property Size: 0.0122 Acres

Land Use Designation: Commercial Core (CC)

Zoning District: Central Business District (CBD), Central Core Sub-district

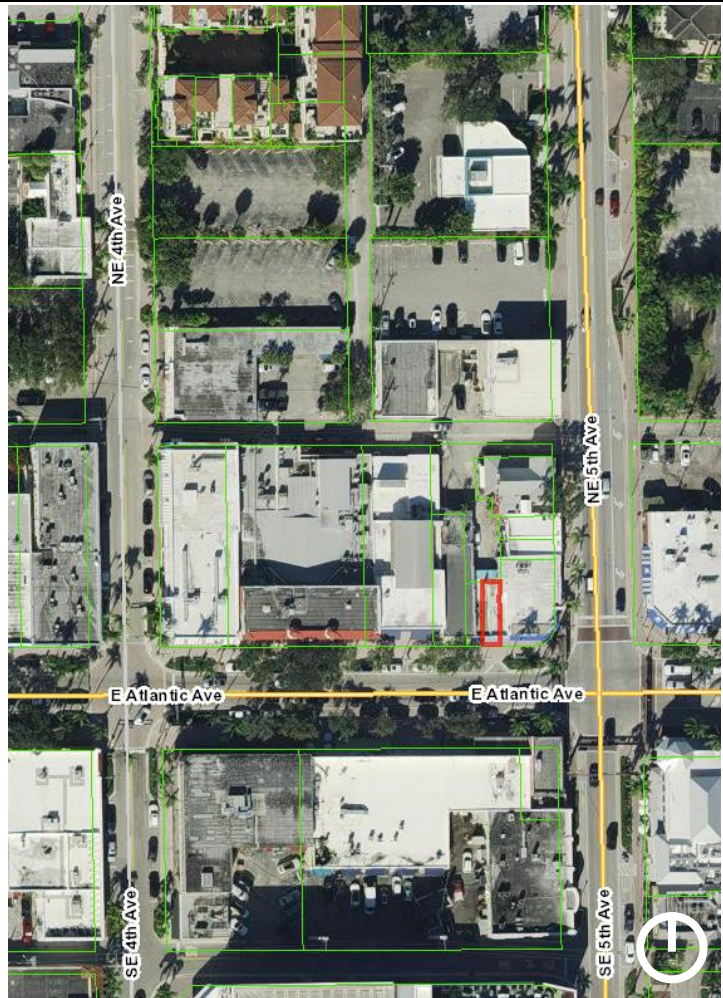
Adjacent Zoning:

- **North, South, East & West:** CBD, Central Core Sub-district

Current Use: 408sf commercial building (formerly the Delray News & Tobacco Center)

CBD Central Core Sub-district

- **Primary Street:**
-Atlantic Avenue
- **Required Retail Frontage**
- **Atlantic Avenue Limited Height Area**
- **Atlantic Avenue Parking District**





Background

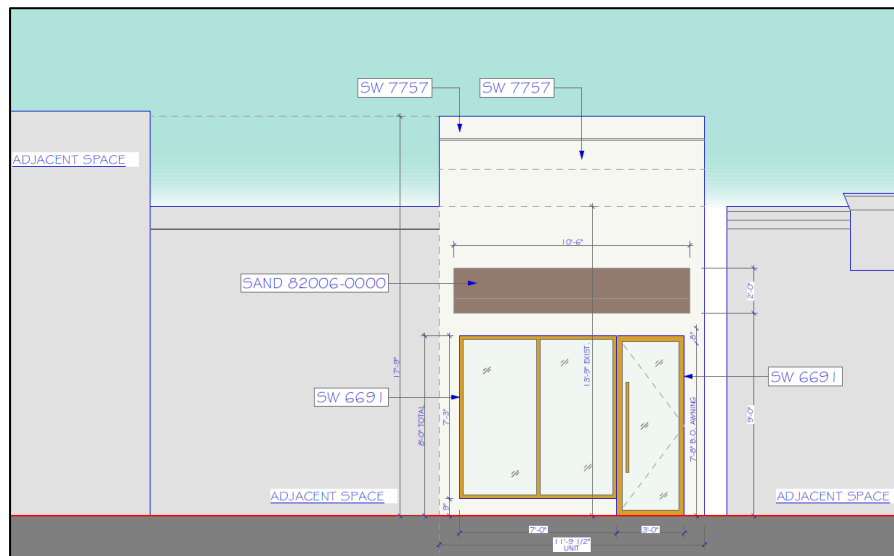
The 960 square foot structure was developed in 1925 and originally consisted of Blairs Downtown Subdivision Lots 5 and 6. The structure is split into two properties, 480 square feet each, and function on their own.

This application focuses on the tenant retail space located to the east, which was previously occupied by Delray News & Tobacco Center for 35 years and is currently vacant.



Description of Proposal

A Class I Site Plan Modification has been submitted for improvements and modifications to the front façade of the one-story, 480 square foot retail space. The modifications include the removal of the existing awning to provide a new canvas awning, color change from grey to white, replacement of a garage-type opening to storefront windows with gold window trims, and an increase of the existing height of the parapet.



In addition, the property owner is required to enter into a Canopy Hold Harmless Agreement as the proposed awning will encroach into the City's right-of-way by two feet.

Review and Analysis

LDR Section 2.4.5(G)(1)(b), Modifications to Site Plans and Master Development Plans: Class I

Approval of items listed in Section 2.4.5(I)(1) such as but not limited to: walls, fences, slabs, dumpster enclosures, sheds, etc. which do not require Board action; and changes in architectural elevations which require Board action.

LDR Section 2.4.5(I)(1)(a); The Site Plan Review and Appearance Board or the Historic Preservation Board, as appropriate, may approve, approve subject to conditions, or deny architectural elevations or plans for a change in the exterior color of a building or structure, or for any exterior feature which requires a building permit.



The proposed modifications to the front elevation require Board approval. A complete review and analysis of the request based on the CBD Frontage Standards and Architectural Elevation Findings are provided throughout the following report sections.

LDR Section 4.4.13(B)(2), *Certain Primary Streets within the CBD are intended to be lively, highly active pedestrian environments that support businesses and reinforce local character. Streets designated as with Required Retail Frontage are held to stricter standards regarding allowable frontage types and uses located within side-walk level stories.*

LDR Section 4.4.13(F)(5)(b), *Storefronts are required on all buildings located on streets designated on the Regulating Retail Frontage and on all new retail or restaurant uses. All storefronts shall meet the design requirements in Section 4.4.13(E)(4)(e).*

The property is required to provide retail frontage; the proposed storefront windows create a Storefront frontage.

LDR Section 4.4.13(E); Frontage Standards

Frontage Standards define architecture and design components for the entrance(s) to buildings and the area between building facades and streets. Building setbacks and other development standards are coordinated with street cross-sections to ensure a superior public realm results, improving both the overall visual appearance and multi-modal uses of downtown streets.

Applicable Regulations

Standard/Regulation	Review
Frontage type: Storefront 4.4.13(E)(4)(e)	<p><i>The storefront is a frontage type along the sidewalk level of the ground story, typically associated with commercial uses. Storefronts are shaded by awnings or arcades. Awnings shall be consistent with the building's architecture and proportionate to the façade opening shape and size.</i></p> <p>Required: Building Setback: 10 ft to 15 ft Store Width: Max 75 ft Storefront Base: 9 in to 3 ft Glazing Height plus Storefront Base: Min 8 ft Required Openings: Min 80% Awning Projection: Min 5 ft Awning Valance Length: Max 12 in</p> <p>Proposed/Existing: Building Setback: 4 ft (existing nonconformity) Store Width: 11 ft 9.5 inches Storefront Base: 9 inches Glazing Height plus Storefront Base: 8 ft Required Openings: 80.8% Awning Projection: 6 ft (4 ft within setback, 2 ft within public right-of-way) Awning Valance Length: 8 in.</p> <p>In addition, awnings with less than 15 feet of clearance above the sidewalk must not extend more than two-thirds the width of the sidewalk measured from the building per Florida Building Code (FBC). The proposed awning, with a clearance of 9 feet, is cantilevered six feet from the building, less than two-thirds of 16-foot sidewalk, therefore, meeting the FBC requirement.</p> <p>All transparent glazed windows are to meet the minimum requirements, including the requirement to have a light transmission reduction of no more than 20 percent. If glass does not meet minimum transmission requirements at permitting, a waiver is required.</p>



Roofs 4.4.13(F)(6)(c)	<p><i>Flat roofs shall be screened from adjacent properties and streets with decorative parapets. The maximum height of the parapet wall shall be six feet in height or sufficient height to screen all roof mounted equipment, whichever is greater, measured from the top of the roof deck to the top of the parapet wall. Exception to the height requirements shall be pursuant to Section 4.3.4(J)(3).</i></p> <p>Required: Max 6 ft Existing: 1 ft 6 inches (approximate measurement from Staff) Proposed: 5 ft 6 inches (4 ft addition)</p> <p><u>NOTE: While the parapet height is within the allowed dimensions, the added height gives a top-heavy appearance to the historically small-scale façade and is not properly proportionate with the building. A reduction in height would provide a more proportionately appropriate appearance along the streetscape.</u></p>
Canopies 6.3.4	<p>Required: <i>Canopies, marquees, and covered walkways may extend into the public right-of-way when approved by the Chief Building Official through approval of an applicable agreement with the City.</i></p> <p>Proposed: The awning projects two feet into the City right-of-way, requiring the property owner to enter into a Hold Harmless Agreement with the City.</p>

LDR Section 4.6.18, Architectural Elevations and Aesthetics

Pursuant to **LDR Section 4.6.18(A), Minimum Requirements:**

- The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.*
- It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.*

The proposed awning has been reviewed for compliance with LDR Section 4.6.18 and is deemed compliant with the Architectural Elevations and Aesthetics' minimum standards.

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 or Historic Preservation Board, in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

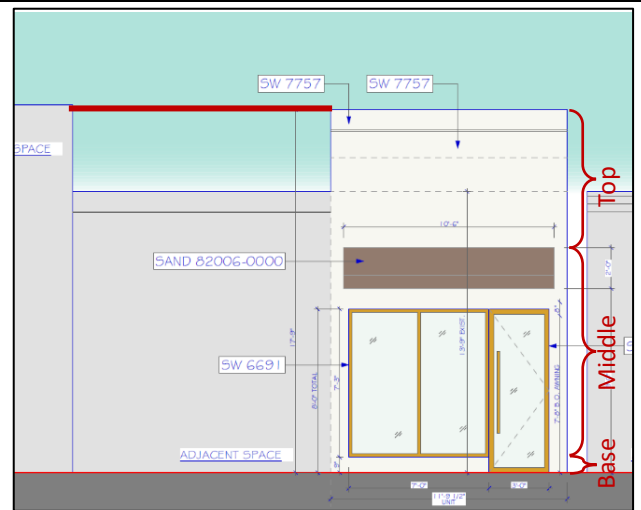
- The plan or the proposed structure, is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.*
- The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.*
- 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 building is an example of the Main Street Vernacular Architectural Style that was constructed on Delray Beach's main street in 1924. Defining characteristics of this simple style include vertically proportioned openings, including fixed-pane windows, on a knee wall with simple sills. Storefronts are typically designed to accommodate shade for pedestrians with overhangs and attached awnings. Potential historic buildings add character and value to the City of Delray Beach especially in the heart of the Downtown, therefore the proposed awning is appropriate for the surrounding area. The proposed awning is an improvement that does not alter the integrity of the building and will continue to provide shade and cover for pedestrians. Also, the pedestrian experience is anticipated to improve with a proposed retail store as this would generate more interaction.



All buildings must have a clearly expressed base, middle, and top in the façade design. The base consists of the storefront base; the middle consists of the storefront windows and awning; and the top consists of the parapet. Although the overall building height does not exceed the maximum height of 38 feet and the increase of the parapet reduces the non-conformity of the allowed minimum height of 18 feet, the proposal to increase the parapet height makes the building top heavy and alters the buildings proportions. While the increase height is consistent with the one-story building to the west, the awning is placed higher and the detailing within the parapet breaks-up the space.

The parapet, color change and new awning allows the tenet space to stand on its own and gives each business their own identity. The overall proposal is in harmony with the surrounding area that has many different architectural styles side by side.

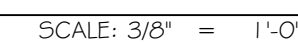
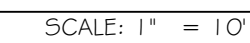
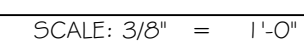
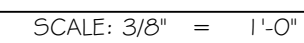


Review by Others

The **DDA** reviewed the full Class I Site Plan Modification request at its meeting of July 10, 2023. A recommendation to approve the request was carried 7 to 0.

Optional Board Motions


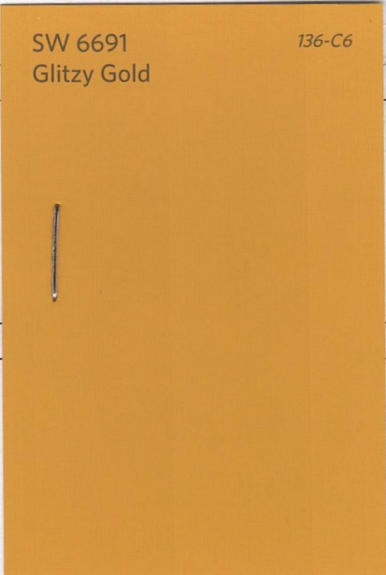
- A. Move **approval** of the Class I Site Plan Modification (2023-091) for **Ciao** located at **441 E Atlantic Avenue** for the alterations to the front building façade including a new awning, color change, increase of parapet height, and the addition of storefront windows to accommodate a retail store, by finding that the request meets the criteria set forth in the Land Development Regulations.
- B. Move **approval, as amended**, of the Class I Site Plan Modification (2023-091) for **Ciao** located at **441 E Atlantic Avenue** for the alterations to the front building façade including a new awning, color change, increase of parapet height, and the addition of storefront windows to accommodate a retail store, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- C. Move **denial** of the Class I Site Plan Modification (2023-091) for **Ciao** located at **441 E Atlantic Avenue** for the alterations to the front building façade including a new awning, color change, increase of parapet height, and the addition of storefront windows to accommodate a retail store, by finding that the request does not meet the criteria set forth in the Land Development Regulations.
- D. Move to **continue** with direction



FRONT SETBACK:	10'-0"	4'-0"
STORE WIDTH:	N/A	11'-9"
STOREFRONT BASE:	9"	9"
GLAZING HEIGHT PLUS BASE:	8'	8'
REQUIRED OPENINGS:	80%	80.8%
AWNING PROJECTION:	5'	6'
PROJECTED SIGN:	N/A	6'
MAX BLDG HT.:	3 STORY	
	28'	17'-9"

SITE PLAN AND
ELEVATIONS
SP1.1

CITY OF DELRAY BEACH DEVELOPMENT SERVICES DEPARTMENT
SUPPLEMENTAL FORMS

BUILDING MATERIALS AND COLOR SAMPLE FORM	
<p>NOTE THE TYPE OF MATERIAL AND COLOR SPECIFICATION PROPOSED INCLUDING TYPES OF FINISHES. CAN ATTACH IMAGES OR PHOTOS OF MATERIALS. ATTACH ACTUAL PAINT COLOR SAMPLES WITH DETAILS OF MANUFACTURER</p>	
ROOF	WALLS
	<p>SW 7757 High Reflective White</p> 
FASCIA	
<p>SW 7757 High Reflective White</p>	
WINDOWS	SHUTTERS/AWNINGS
<p>Clear Glass Window Frame SW 6691 Glitzy Gold</p> 	<p>REFER TO ATTACHED SAMPLE</p>
	FENCE
	OTHER
	<p>Clear Glass Door Frame SW 6691 Glitzy gold</p>

THE BEST OF BOTH WORLDS

Specify FIRESIST® for an up-to-code fire-resistant awning and shade fabric that looks as good as it performs. Improved strength, colorfastness, and weather-resistance make fabrication with FIRESIST easier than ever.

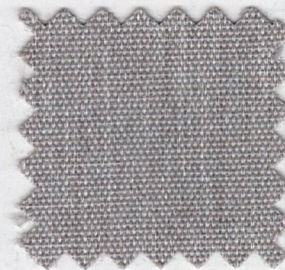


CEDAR
82023-0000

NEW!

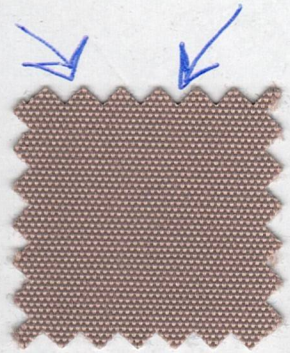


IVORY
82015-0000

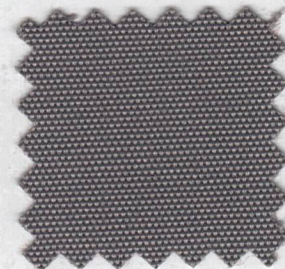


FOG
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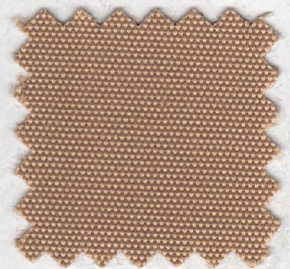
NEW!



SAND
82006-0000



GREY
82030-0000



TOASTY BEIGE
82012-0000

STOREFRONT FABRIC AWNING

FRANK BENNARDO, PE
PE 46549 C/A 9885

SPACE RESERVED FOR DIGITAL SEAL
INFORMATION

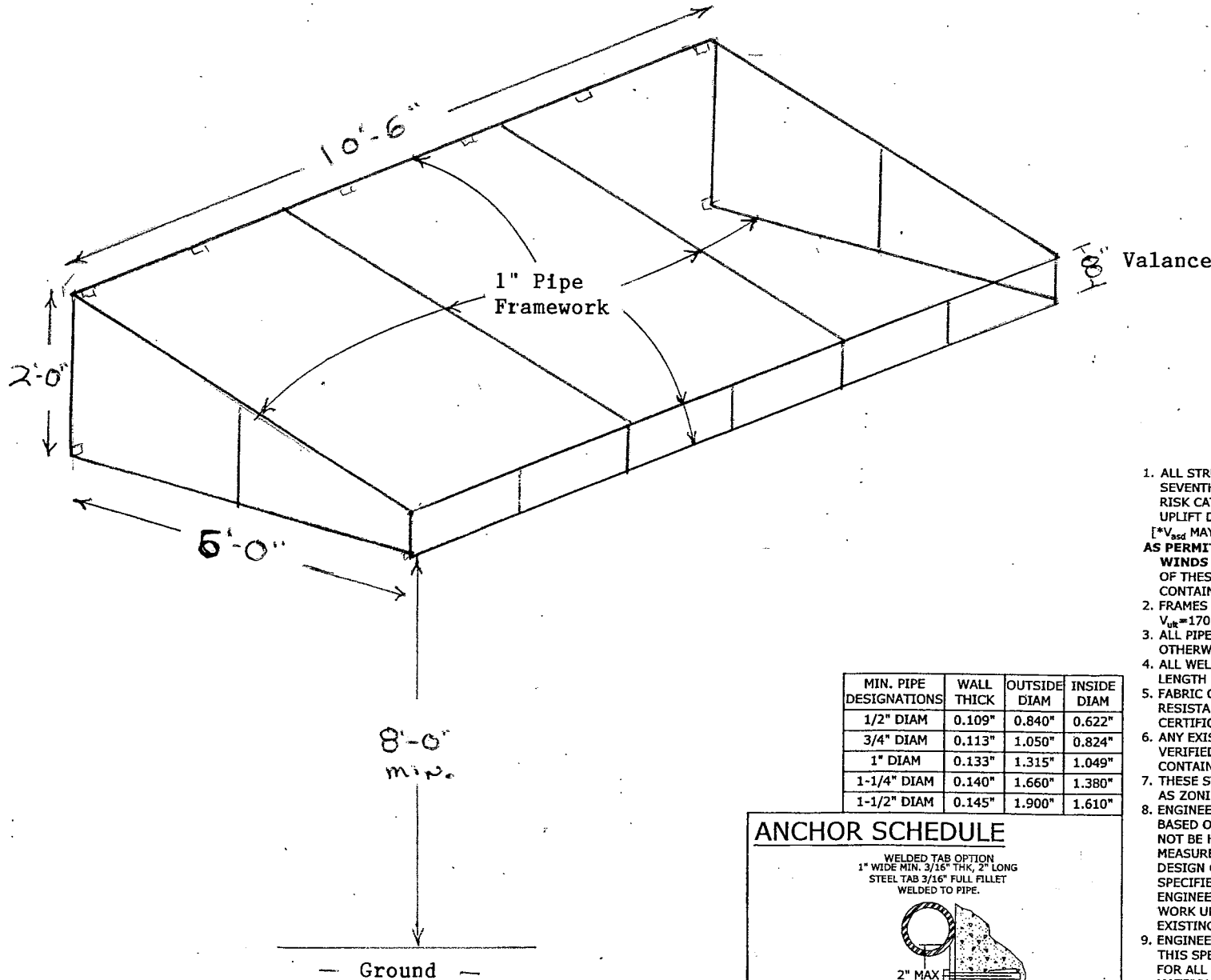
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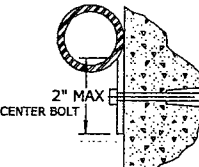
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MIN. PIPE DESIGNATIONS	WALL THICK	OUTSIDE DIAM	INSIDE DIAM
1/2" DIAM	0.109"	0.840"	0.622"
3/4" DIAM	0.113"	1.050"	0.824"
1" DIAM	0.133"	1.315"	1.049"
1-1/4" DIAM	0.140"	1.660"	1.380"
1-1/2" DIAM	0.145"	1.900"	1.610"

ANCHOR SCHEDULE

WELDED TAB OPTION
1" WIDE MIN. 3/16" THK, 2" LONG
STEEL TAB 3/16" FULL FILLET
WELDED TO PIPE.



GENERAL NOTES:

- ALL STRUCTURES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) & ASCE 7-16 (MRH=15', EXP='C' OR 'D', $V_{uk}^*=115$ MPH (3 SEC GUST), RISK CATEGORY I, 1.5:12 MIN. SLOPE, PITCHED/GABLE ROOF. THE MAXIMUM GROSS FABRIC UPLIFT DESIGN PRESSURE USED = 25 PSF.
[* V_{sd} MAY BE CALCULATED WITH THE FOLLOWING CONVERSION: $V_{sd}=V_{uk}^*\sqrt{0.6}$]
AS PERMITTED BY CODE, FABRIC COVERING SHALL BE REMOVED WHEN SUSTAINED WINDS REACH 75mph (90mph 3-SECOND GUST). THE AWNING OWNER SHALL BE NOTIFIED OF THESE CONDITIONS BY THE PERMIT HOLDER. NO WARRANTY, EXPRESSED OR IMPLIED, IS CONTAINED HEREIN. ANY DAMAGE FROM MISSILE DEBRIS INVALIDATES WIND CERTIFICATION.
- FRAMES WITHOUT COVERING HAVE BEEN DESIGNED BY RATIONAL ANALYSIS TO WITHSTAND $V_{uk}=170$ mph (3-SECOND GUST) WINDS IN EXPOSURES 'C' & 'D'.
- ALL PIPE SHALL BE ASA SCHEDULE 40 OR GATORSHIELD 14 GAGE GALVANIZED UNLESS NOTED OTHERWISE. MINIMUM 50ksi YIELD & 55ksi TENSILE STRENGTH.
- ALL WELDS SHALL COMPLY WITH A.W.S. CODE, CURRENT EDITION. ALL WELDS SHALL BE FULL LENGTH WITH 3/16" FILLET (U.N.O.), COVERED WITH CORROSION RESISTANT PAINT.
- FABRIC COVERING SHALL BE EXTERIOR, NON-METALLIC, NON-CORROSIVE, & WATER RESISTANT. FABRIC SELECTION AND ATTACHMENT IS BEYOND THE SCOPE OF THIS CERTIFICATION.
- ANY EXISTING HOST STRUCTURE MUST BE CAPABLE OF SUPPORTING THE LOADED SYSTEM AS VERIFIED BY THE PERMIT HOLDER. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS CONTAINED HEREIN.
- THESE STRUCTURAL PLANS SHALL BE COORDINATED WITH ALL OTHER PLANS & TRADES SUCH AS ZONING, DRAINAGE, FIRE, ELECTRICAL, & ARB AS APPLICABLE.
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