



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD

90 North Congress Avenue

Meeting	File No.	Application Type
May 25, 2022	2022-157-SPI-SPR-CL1	Class I Site Plan Modification

Request

Consideration of a Class I Site Plan Modification for Delray Tire & Auto Shop located at 90 North Congress Avenue associated with the material change to the existing awning on the office building facing North Congress Avenue and the installation of eight fabric awnings on the auto repair shop building interior to the subject site.

Applicant

Donald C. Day; Delray Awning LLC

Property Owner

90 N Congress Ave LLC

Site Data & Information

Location: 90 North Congress Avenue

PCN: 12-43-46-18-34-003-0000

Land Use Designation: Commerce (CMR)

Zoning District: Mixed Industrial & Commercial (MIC)

Adjacent Zoning:

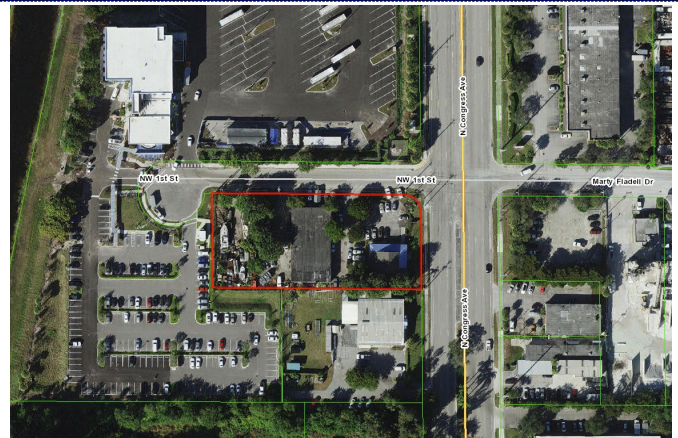
North: Community Facilities (CF)

South: Special Activities District (SAD)

East: MIC

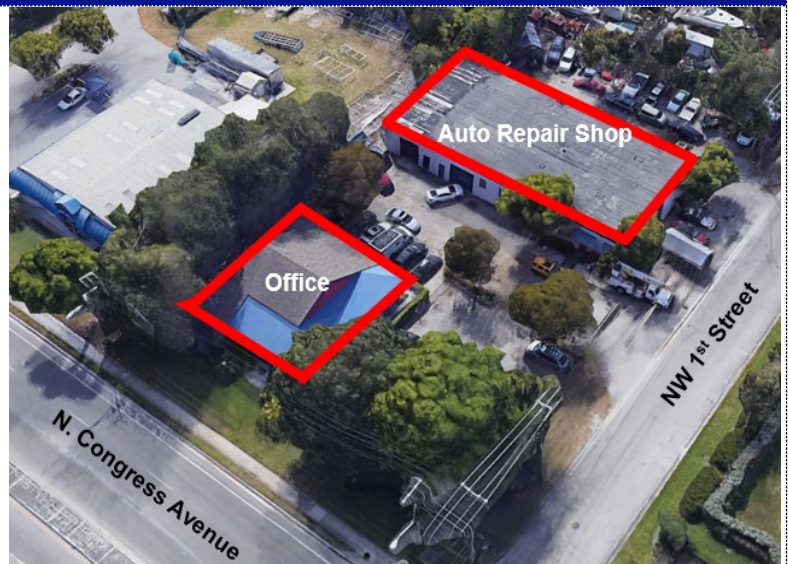
West: MIC

Existing Land Use: Auto Sales



Background

The subject property, known as Delray Tire & Auto Shop, is located on the corner of North Congress Avenue and NW 1st Street. The property consists of two buildings, the office building, which fronts North Congress Avenue, and the automotive building which is on the western portion of the subject site.



Description of Proposal

The proposed Class I Site Plan Modification is associated with the installation of new fabric awnings to each building on the subject property.

- Installation of seven 14 ft wide fabric awnings with a 4 ft projection in the color "Patio Champagne," which is a shade of beige, above each garage doors to the auto repair shop;
- Installation of one 4 ft wide fabric awning with a 4 ft projection in the color "Patio Champagne," which is a shade of beige, above the entry door to the auto repair shop;
- Removal of the existing blue awning on the office building; and
- Installation of new fabric material in the color "Patio Champagne," which is a shade of beige, to the existing awning frame that wraps around the front and side of the structure creating an "L" shape.



Review & Analysis

Pursuant to **LDR Section 2.4.5(I)(5), Architectural (Appearance) Elevations: Findings.** *At the time of action on architectural elevations the approving Board shall make findings with respect to the objectives and standards as contained in the architectural regulations, Section 4.6.18. An overall determination of consistency with respect to the above is required in order for an architectural plan to be approved.*

Pursuant to **LDR Section 4.6.18(E), Architectural elevations and aesthetics: 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.*

- (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 Comprehensive Plan generally supports the efforts of aesthetic improvements on city properties with the use of appropriate materials and detailing to provide a better image of the corridor and surrounding communities.*

The following Objectives and Policies are from the Neighborhoods, Districts, and Corridors Element (NDC) of the Always Delray Comprehensive Plan is applicable to the subject request:

- Objective NDC 2.6 *Improve City Corridors Improve the appearance and function of visually prominent or distressed corridors in Delray Beach.*
- Policy NDC 2.6.4 *Improve the appearance of Delray Beach from the FEC and CSX Railways and Interstate 95 using strategies such as, promoting public art opportunities, requiring landscaping, using the development review process to improve building façades facing the corridors, and using code enforcement as needed.*

The Delray Tire & Auto shop consists of two buildings. The main building to the east faces North Congress Avenue and serves as the office for the auto repair shop. This building currently contains a large “L” shaped awning which covers the porch entrance to the structure. The new awning color of beige coordinates well with existing red façade of the office building. Currently, the Auto Repair Shop does not contain any building enhancements as it serves as a warehouse space for automotive work. The installment of awnings to the building will provide great overall shade coverage to the building as well as enhance the look of the otherwise blighted building. The “champagne patio” beige color of the proposed awnings will provide depth to the existing structure by adding a secondary color and element to the bronze/ burnt orange façade of the auto repair shop. This proposal can be determined to be in conformity with good taste, good design; and is not anticipated to cause the local/evolving environment to depreciate in appearance or value; and can be determined to be in harmony with development in the area and the Comprehensive Plan.

Optional Board Actions

- Move **approval** of the material change to the existing awning on the office building from blue to “Patio Champagne” beige and the installation of seven awnings above the garage doors and one awning above an entry door to the auto repair shop in the color “Patio Champagne” for the property located at **90 N Congress Avenue**, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- Move **approval, as amended**, of the material change to the existing awning on the office building from blue to “Patio Champagne” beige and the installation of seven awnings above the garage doors and one awning above an entry door to the auto repair shop in the color “Patio Champagne” for the property located at **90 N Congress Avenue**, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- Move **denial** of the material change to the existing awning on the office building from blue to “Patio Champagne” beige and the installation of seven awnings above the garage doors and one awning above an entry door to the auto repair shop in the color “Patio Champagne” for the property located at **90 N Congress Avenue**, by finding that the request is not consistent with the Land Development Regulations and the Comprehensive Plan.
- Continue with direction.**