



*Development Services Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** 90 North Congress Avenue, Delray Tire & Auto Shop

**Project Location:** 90 North Congress Avenue, Mixed Industrial & Commercial Zoning District

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

**Request:** Installation of new awning material to the office building and installation of 8 new awnings to the auto repair shop in the rear of the site.

**Board:** Site Plan Review & Appearance Board

**Meeting Date:** May 25, 2022

**Board Action:** Approved on a 7-0 vote

**Board Actions:**

Approved by a vote of 7-0 for the Site Plan Modification (2022-157), for the property located at **90 North Congress Avenue, Mixed Industrial & Commercial Zoning District**, by finding that the request and approval of the modifications are determined to be in conformity with good taste and good design, and is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations

**Project Description:**

The subject property consists of 2 buildings on a single land parcel located within the Industrial Zoning District. There is a main building that serves as the office building which is positioned just off of Congress Avenue and a building in the rear that serves as an auto repair shop.

The request was to approve a material change for the existing awning installed on the office building. Additionally, there was a request to install 8 new awnings on the auto repair shop building in the rear. Of the 8 awnings to be installed on the auto repair shop, 7 awnings were to be placed above existing garage doors and 1 awning to be placed on an existing entrance door of the building. The request includes that all awnings will be installed in a “champagne patio” color and material.

**Board Comments:**

All board members were supportive of the proposal and how the installation of the awnings would enhance the overall appearance of the buildings on the site.

**Public Comments:**

There were no public comments.

**Associated Actions:**

N/A

**Next Action:**

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



**BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING**

**90 North Congress Avenue**

An aerial photograph of a property located at the intersection of N. Congress Avenue and NW 1st Street. Two buildings are highlighted with red outlines: a blue-roofed building labeled 'Office' and a larger grey-roofed building labeled 'Auto Repair Shop'. The property is surrounded by trees and parking areas with several vehicles. The street names 'N. Congress Avenue' and 'NW 1st Street' are visible at the bottom of the image.



## 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.**