



*Development Services Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** T&G 5<sup>th</sup> Avenue (2019-009)

**Project Location:** 416 SE 5<sup>th</sup> Street

**Request:** Class I Site Plan Modification

**Board:** Site Plan Review and Appearance Board

**Meeting Date:** November 28, 2018

**Board Action:**

Approved (7-0) the site plan modification.

**Project Description:**

The 0.21 acres subject property is in the General Commercial (GC) zoning district and consists of Lot 1, less the east 5 feet of road right-of-way, Block 3, Osceola Park Subdivision. The property includes a 765 sq.ft. structure constructed in 1946 as a single-family dwelling unit. The proposed Class I Site Plan Modification for architectural elevation changes is associated with the installation of two window awnings, one door awning, and one carport awning with poles.

**Board Comments:**

The Board comments were supportive.

**Public Comments:**

No members of the public spoke for or against the project.

**Associated Actions:**

No associated actions.

**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 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: November 28, 2018

File No.: 2019-009-SPI-SPR-CL1

Application Type: Class I Site Plan Modification  
Awning Addition – 416 SE 5<sup>th</sup> Street

#### General Data:

Applicant: Delray Awning

Owner: T&G 5<sup>th</sup> Avenue

Address: 416 SE 5<sup>th</sup> Street

Location: Northwest Corner of SE 5<sup>th</sup> Street and SE 5<sup>th</sup> Avenue

PCN: 12-43-46-21-01-003-0010

Property Size: 0.21 Acres

FLUM: General Commercial (GC)

Zoning: GC

#### Adjacent Zoning:

- GC (North)
- Single Family Residential (R-1-A)
- GC (South)
- GC (East)

Existing Land Use: Office

Proposed Land Use: No change

#### Item before the Board:

The action before the Board is for the approval of a Class I Site Plan Modification associated with architectural elevation changes to install awnings for T&G 5<sup>th</sup> Avenue, pursuant to Land Development Regulations (LDR) Section 2.4.5 (G)(1)(a).



416 SE 5<sup>th</sup> Avenue



#### Recommendation:

Move approval of the Class I Site Plan Modification for architectural elevations changes for T&G 5<sup>th</sup> Avenue (File 2019-009), by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

#### Project Planner:

Debora Slaski, Planner  
[SlaskiD@mydelraybeach.com](mailto:SlaskiD@mydelraybeach.com),  
561-243-7348

#### Review Dates:

SPRAB Board: November 28, 2018

#### Attachments:

Survey  
Awning Specs



**Background:**

The 0.21 acres subject property is in the General Commercial (GC) zoning district and consists of Lot 1, less the east 5 feet of road right-of-way, Block 3, Osceola Park Subdivision. The property includes a 765 sq.ft. structure constructed in 1946 as a single-family dwelling unit.

At its meeting of October 20, 1999, the Site Plan Review and Appearance Board (SPRAB) approved a Class V Site Plan request to convert the existing single-family dwelling unit to professional offices and site plan improvements to accommodate the commercial use.

**Project Description:**

The proposed Class I Site Plan Modification for architectural elevation changes is associated with the installation of two window awnings, one door awning, and one carport awning with poles.

**Architectural Elevation Analysis:**

**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.
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.

The proposal is to install two window awnings, one door awning, and one carport awning with poles. The proposed 7 foot wide window and door awnings will be a traditional style with valance in Forest Green color. The door awning, facing the north/side street elevation, will have a projection of 4 feet and a clearance high of 7 feet 6 inches. The two window awnings, facing the east/front elevation, will project 2 feet from the building and have a clearance high of 8 feet 6 inches.

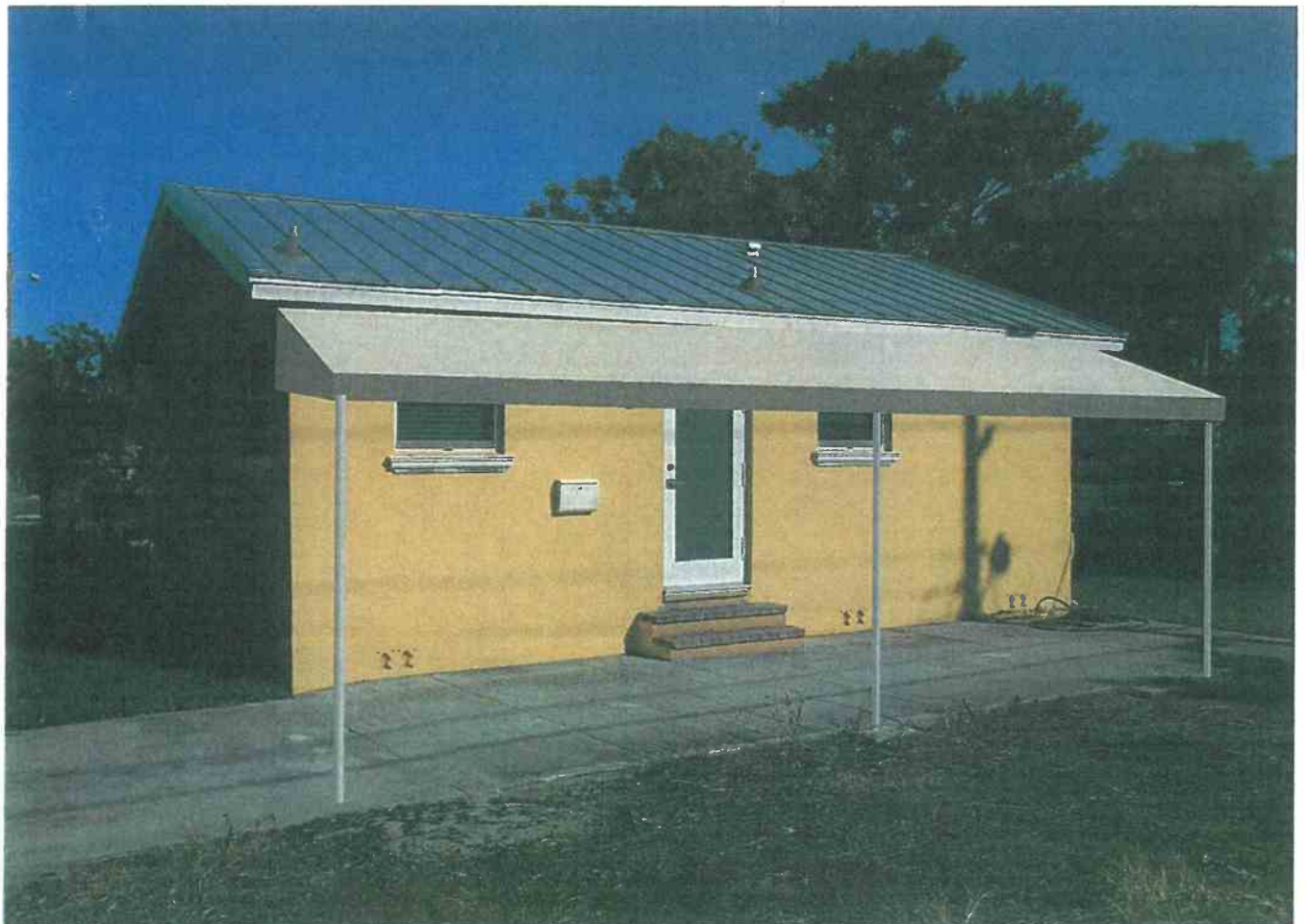
The proposed gray standard style with valance carport awning with poles will be located at the rear of the property, which is visible from SE 5<sup>th</sup> Street (north elevation). The awning will be 10 feet 6 inches deep, 28 feet wide with a clearance high of 7 feet 6 inches. The proposed structure will be supported by 3 poles which will be located 3 feet away from the westernmost edge of the awning. According to the Development Standards in LDR Section 4.3.4(K), a minimum rear setback of 10 feet is required in the GC Zoning District. The proposed structure complies with this requirement as the awning poles will be located 10 feet from the rear property line, and the proposed 3 feet overhang is also allowed by code (LDR Section 4.3.4(H)(4)).

The proposed architectural elevation changes will not adversely affect the surrounding area and will not materially depreciate the neighboring areas. Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E).

**Alternative Actions:**

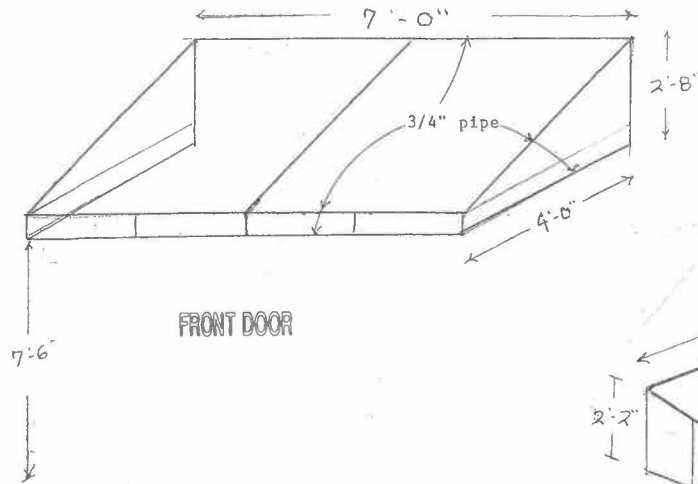
- A. Continue with direction.
- B. Move approval of the request for a Class I site plan modification for architectural elevation changes for **T&G 5<sup>th</sup> Avenue (File 2019-009)** by adopting the findings of fact and law contained in the staff report and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.
- C. Move denial of the request for a Class I site plan modification for architectural elevation changes for **T&G 5<sup>th</sup> Avenue (File 2019-009)** by adopting the findings of fact and law contained in the staff report and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 4.6.18(E) of the Land Development Regulations.





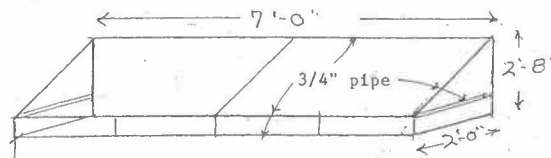
FOR: T&G 5th Avenue  
416 S.E. 5th Street - Delray Beach

# FABRIC AWNINGS FOR BUILDING



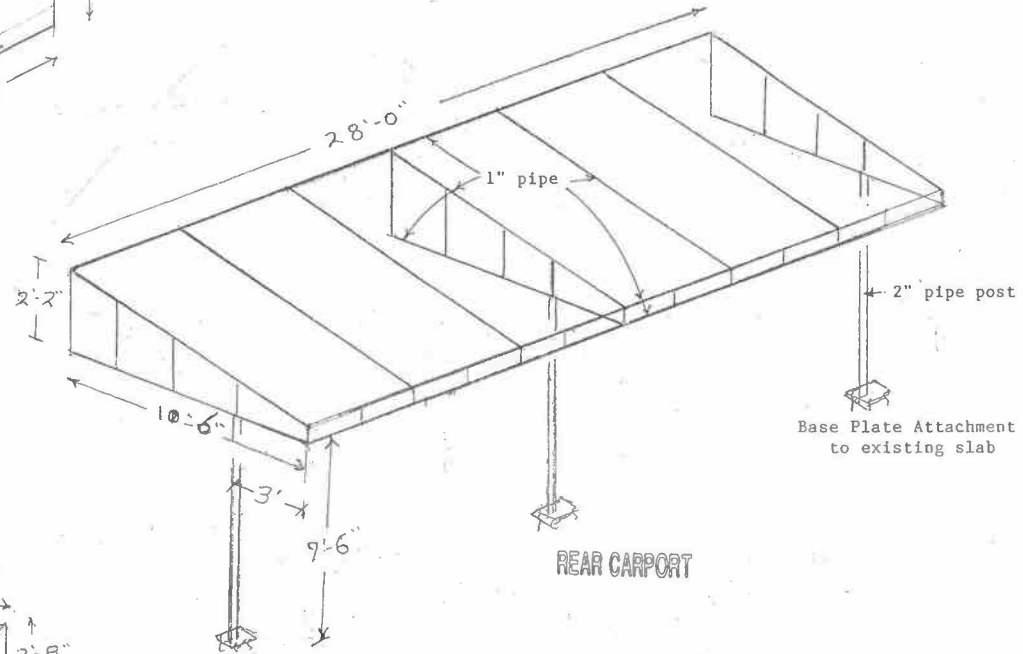
FRONT DOOR

7'-6"



TWO  
FRONT WINDOWS

8'-6"



REAR CARPORT

2" pipe post  
Base Plate Attachment  
to existing slab

## GENERAL NOTES:

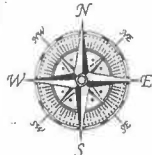
1. ALL STRUCTURES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND ASCE 7-10 (MRH=15', EXP='C',  $V_{UR}=115$ MPH (3 SEC GUST), RISK CATEGORY I, 1.5:12 MIN. SLOPE, PITCHED/GABLE ROOF, MWFRS ROOF OVER OPEN STRUCTURE, OBSTRUCTED OR UNOBSTRUCTED WIND FLOW). MAXIMUM DESIGN PRESSURE OF 25 PSF.
2. ALL PIPE SHALL BE ASA SCHEDULE 40 OR GATORSHIELD 14 GAGE GALVANIZED UNLESS NOTED OTHERWISE.
3. 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 ALUM PAINT.
4. FABRIC COVERING SHALL BE REMOVED WHEN SUSTAINED WINDS REACH 75mph (90mph 3-SECOND GUST). FABRIC COVERING SHALL BE EXTERIOR, NON-METALLIC, NON-CORROSIVE, & WATER RESISTANT. FABRIC SELECTION IS BEYOND THE SCOPE OF THIS CERTIFICATION.
5. FRAMES WITHOUT COVERING HAVE BEEN DESIGNED BY RATIONAL ANALYSIS TO WITHSTAND  $V_{UR}=170$ mph (3-SECOND GUST) WINDS IN EXPOSURES 'C' AND 'D'.



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DELRAY BEACH, FL 33445

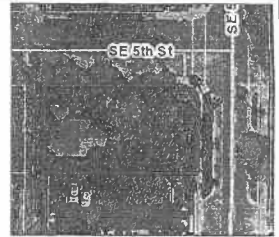
FOR: T&G 5th Avenue  
416 S.E. 5th Street

SCALE:	APPROVED BY:	DRAWN BY:
DATE:		
Delray Beach, FL 33483		
		DRAWING NUMBER

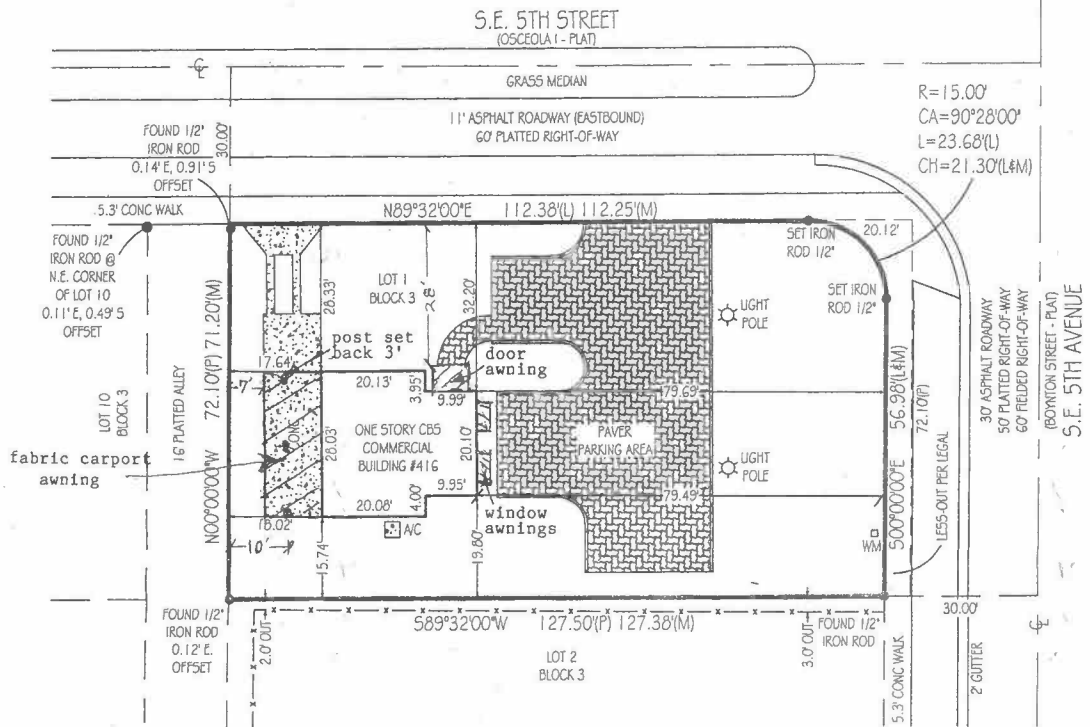


SCALE: 1"=30'

BEARING REFERENCE:  
EAST LINE OF SUBJECT PROPERTY AS S. 00°00'00" E.  
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.  
416 S.E. 5th Street - Delray Bch.



AERIAL PHOTOGRAPH  
(MAY NOT SHOW LATEST IMPROVEMENTS)  
(NOT-TO-SCALE)



Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE  
- NONE FOUND.

This survey has been issued by the following Landtec Surveying office:  
600 Fairway Drive - Ste. 101  
Deerfield Beach, FL 33441  
Office: (561) 367-3587 Fax: (561) 465-3145  
www.LandtecSurvey.com

PLEASE NOTE:  
SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.  
APPROVED FOR CONSTRUCTION BY LANDTEC SURVEYING, INC.

Job Number: 91595-SE  
Rev.:  
Drawn By: J.B. - C.F.  
Rev.:  
Date of Field Work: 08/07/2018  
Rev.:

**LANDTEC**

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