



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

Board: Site Plan Review and Appearance Board

Meeting Date: July 10, 2019

Board Action:

Approved (7-0 vote) the Class I Site Plan Modification for architectural elevation changes as presented.

Project Description:

The subject property is located on the west side of Congress Avenue between West Atlantic Avenue and Lake Ida Boulevard. The property is located in the Mixed Industrial & Commercial (MIC) and has a Commerce (CMR) Future Land Use Map (FLUM) designation. The one-story, 5,295 sf. building was constructed in 1989 and consists of four individually owned units used as storage and office spaces. The proposed site plan modification is associated with the addition of four fixed panel windows on the east elevation. The proposed white aluminum frame, impact windows will measure 6 ft. high by 5 ft. wide.

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 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

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

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: July 10, 2019

File No. 2019-222

Application Type: Class I Site Plan Modification

General Data:

Owner: Arcscott Investments LC

Location: 250 N. Congress Avenue

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

Property Size: 5,295 sf

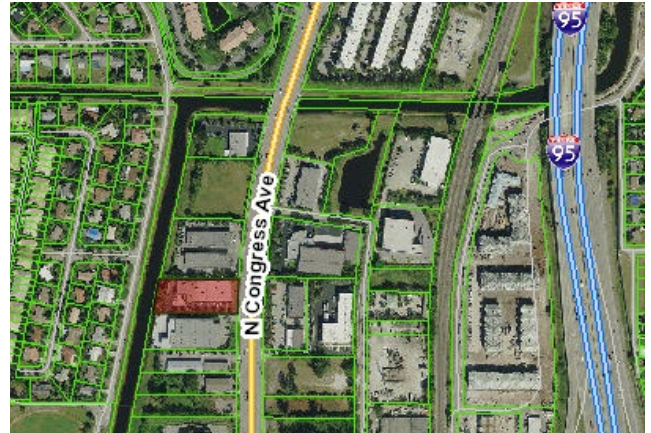
FLUM: Commerce (CMR)

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 façade to add four new window openings.

Optional Board Motions for Action Item:

1. Move to continue with direction.
2. Move approval of the Class I Site Plan Modification (2019-222) for architectural changes for the property located at **250 N. Congress Avenue**, 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 Sections 2.4.5(G), 2.4.5(I)(5), 4.6.18(E), and Chapter 3 of the Land Development Regulations (*subject to the following conditions*):
3. Move denial of the Class I Site Plan Modification (2019-222) for architectural elevations changes for the property located at **250 N. Congress Avenue**, 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 Sections 2.4.5(G), 2.4.5(I)(5), 4.6.18(E), and Chapter 3 of the Land Development Regulations.

Assessment:

The proposed façade change will be an improvement to the existing property, in general it will contribute to the image of the City, and it will be architecturally harmonious with the surrounding areas. The criteria set forth in Section 4.6.18(E) is met.

Background:

The subject property is located on the west side of Congress Avenue between West Atlantic Avenue and Lake Ida Boulevard. The property is located in the Mixed Industrial & Commercial (MIC) and has a Commerce (CMR) Future Land Use Map (FLUM) designation. The one-story, 5,295 sf. building was constructed in 1989 and consists of four individually owned units used as storage and office spaces.

Project Planner:

Debora Slaski: slaskid@mydelraybeach.com,
561-243-7348

Review Dates:

SPRAB Board 7/10/19

Attachments:

1. Site Plan
2. Architectural Elevations



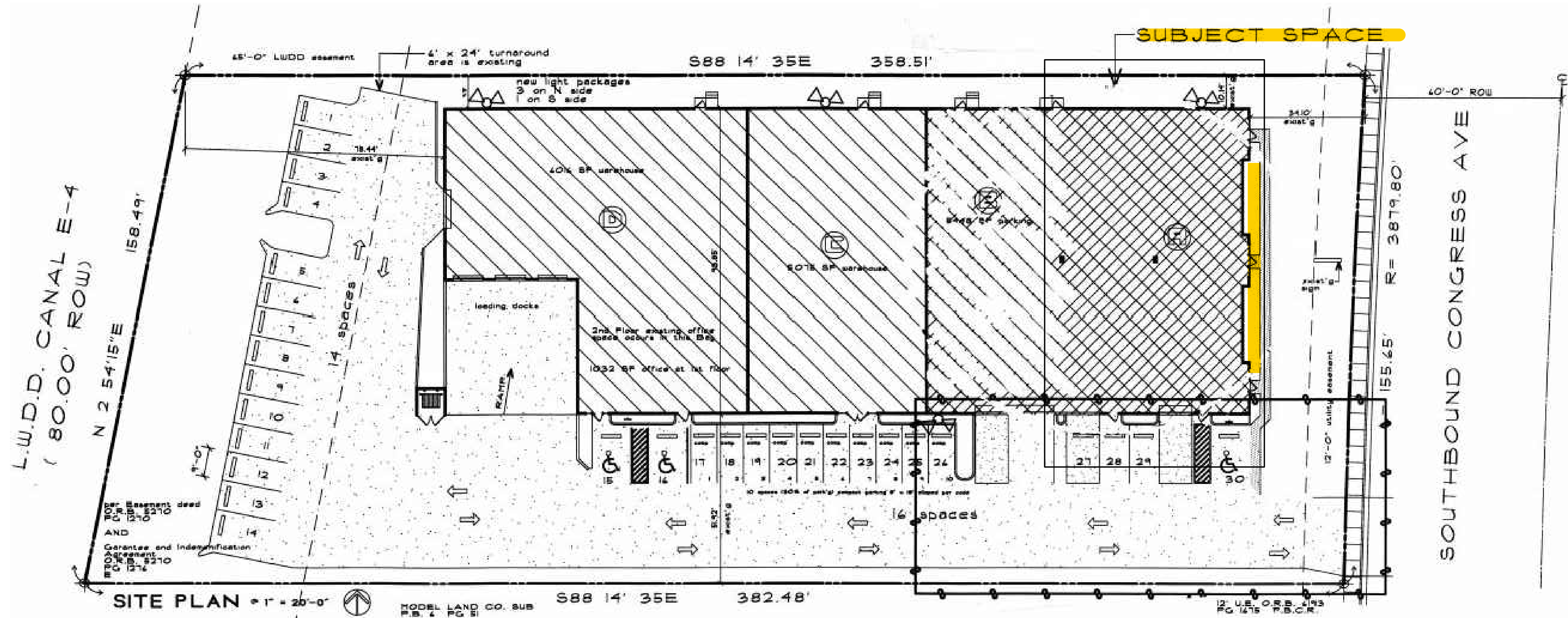
Project Description:

- Introduction of four window openings on the east façade of the existing building.

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 proposed site plan modification is associated with the addition of four fixed panel windows on the east elevation. The proposed white aluminum frame, impact windows will measure 6 ft. high by 5 ft. wide. The proposed elevation change is in conformity and harmony with the surrounding area and is an enhancement to the existing property. Based upon the above, positive findings can be made about the criteria listed in LDR Section 4.6.18(E).



SITE PLAN = 1" = 20'-0"

MODEL LAND CO. SUB
P.B. 4 P.C. 51

LEGAL DESCRIPTION

ALL OF THE PLAT OF YU BROTHERS FOOD DISTRIBUTION FACILITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59 PAGE 126, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PCN = 12-43-46-18-65-000-0010/0040

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

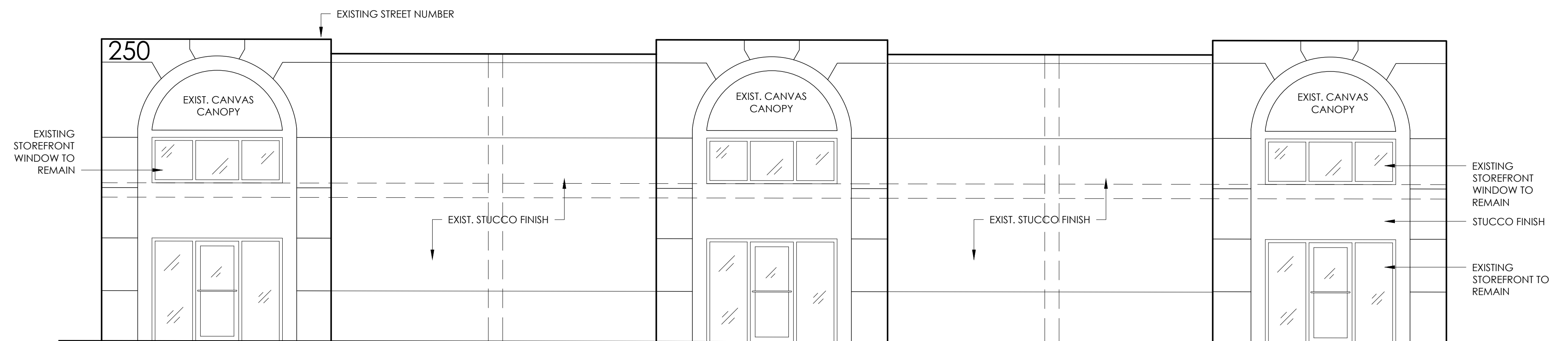
No.	DATE	REVISION

No.	DATE	REVISION
A	3/11	PERMIT SET ADDITION
	4/1	PER PLANNING & ZONING 4/1
1	6/10	SHEET ADDED TO PERMIT SET
		CLIENT CHANGES

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

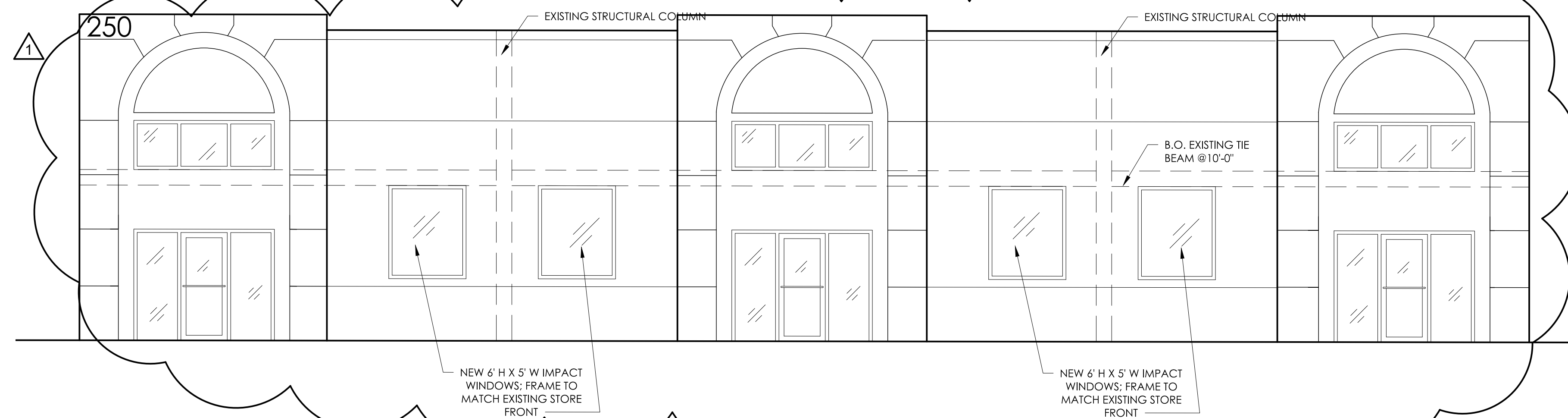
DRAWN BY: KAH
REVISED BY:
DATE: 4/1/19

JOB NUMBER: OFFICE5000
REV. 1
C1.1



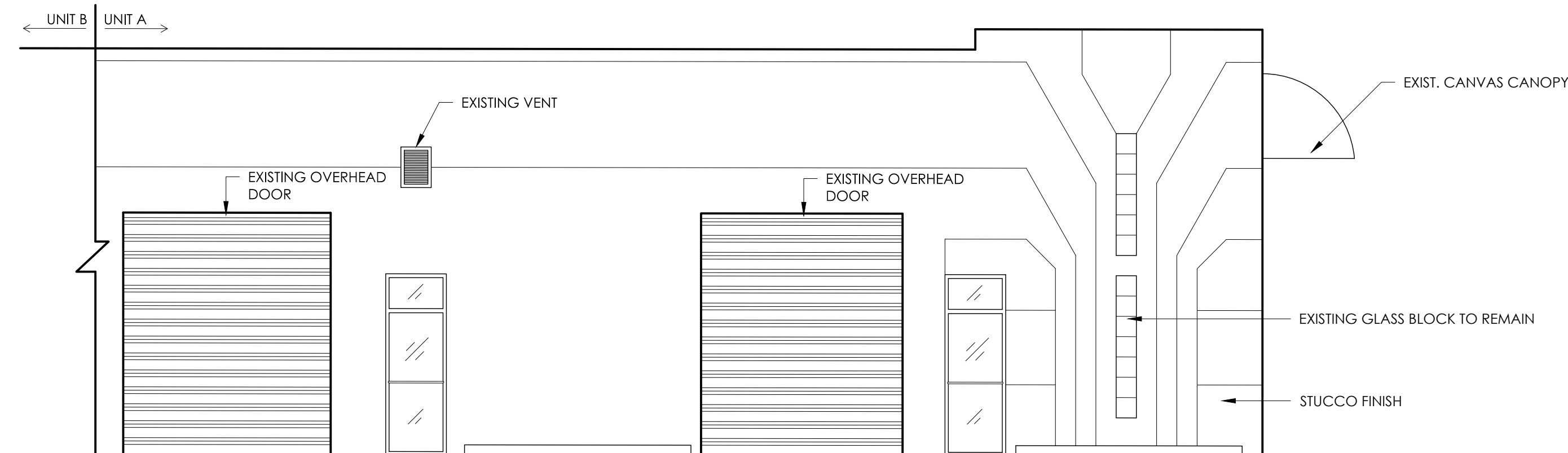
A EXISTING EXTERIOR EAST ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$



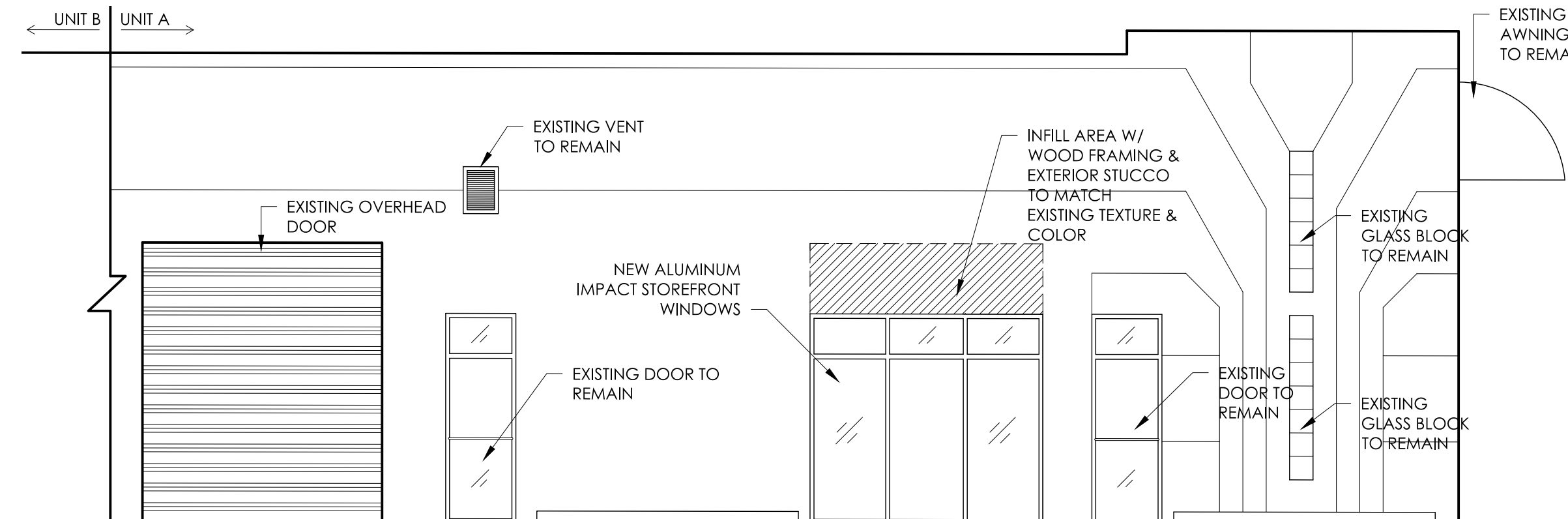
B NEW EXTERIOR EAST ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$



C EXISTING EXTERIOR SOUTH ELEVATION

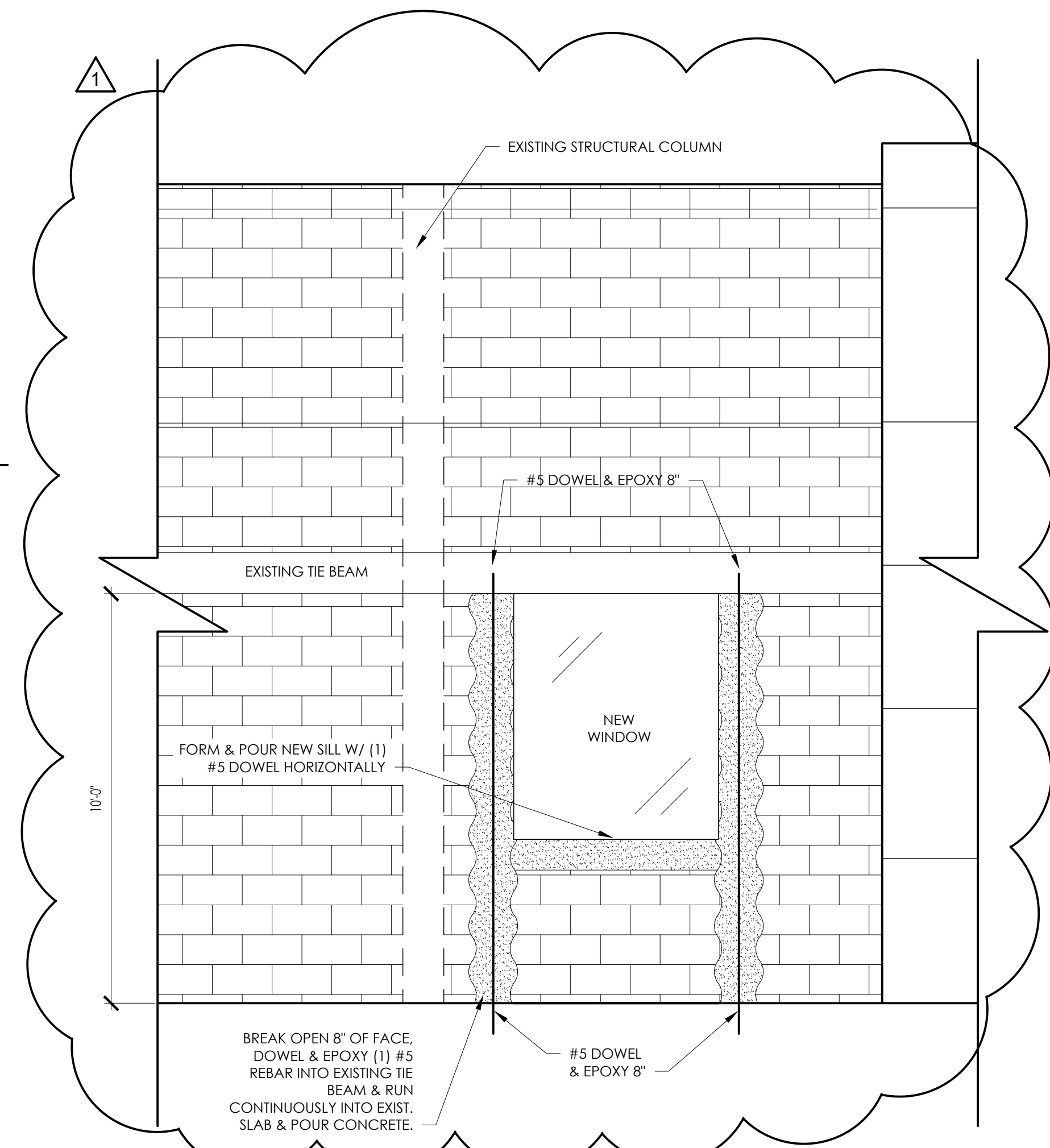
SCALE: $\frac{3}{16}'' = 1'-0''$



D NEW EXTERIOR SOUTH ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$

SOUTH ELEVATIONS APPROVED
PREVIOUSLY UNDER SEPARATE
APPLICATION (2019-151)



E NEW WINDOW DETAIL

SCALE: $\frac{3}{8}'' = 1'-0''$

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No.	DATE	REVISION

No.	DATE	REVISION	PERMIT SET	CLIENT CHANGES
A	3/11	1		

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

DRAWN BY: KAH
REVISED BY:
DATE: 3/11/19

JOB NUMBER: OFFICE000
REV. 1
A4.0