



# 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:** April 28, 2021

**File No.** 2021-114

**Application Type:** Class I Site Plan Modification

#### General Data:

**Owner:** Arscott Cherie N Trust

**Location:** 250 N. Congress Avenue

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

**Property Size:** 5,295 sf

**LUM:** 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 and south façade to add trellis systems over the window openings and minor landscaping

#### Optional Board Motions for Action Item:

1. Move to continue with direction.
2. Move approval of the Class I Site Plan Modification (2021-114) and Landscape Plan for **250 N. Congress Avenue**, as amended by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
3. Move denial of the Class I Site Plan Modification (2021-114) and Landscape Plan for **250 N. Congress Avenue**, as amended by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.

#### Background:

The subject property is located on the west side of Congress Avenue between West Atlantic Avenue and Lake Ida Rd. The property is located in the Mixed Industrial & Commercial (MIC) and has Land Use Map (LUM) designation of Commerce (CMR). The one-story, 5,295 sf. building was constructed in 1989 and consists of four individually owned units used as storage and office spaces. Condominium "A" is an architectural office. On April 19, 2019, staff administratively approved the replacement of existing truck garage door to impact storefront windows. On July 10, 2019, the Site Plan Review and Appearance Board approved a Class I Site Plan Modification associated with four window openings.

Now before the board is the introduction of white PVC trellis systems on the east and south façade over four window openings. There are minor landscaping improvements.

**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.

#### Project Planner:

Jennifer Buce; buce@mydelraybeach.com

#### Review Dates:

SPRAB Board 4/28/21

#### Attachments:

1. Site Plan
2. Landscape Plan



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 trellis system for each window is proposed on the east and west façade and are 11 feet high and 21 feet wide. Each trellis will be installed and designed in accordance with the Florida Building Code and will beautify the existing exterior elevation with Queen's Wreath a thornless Vine. It will complement the window systems and contribute to the overall appearance of the building.

#### **Landscape Analysis**

The Senior Landscape Planner has reviewed the landscape plan and it meets the minimum standards pursuant to Land Development Regulation 4.6.16(C). The proposed landscaping is on the east elevation and consists of 30 Trinette Arboricola, 69 Green Island Ficus Foxtail Palms and mulch.