



# 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.: 2021-048-COL-SPR

Application Type: Color Change

### General Data

**Agent:** Richard Shannon, Florida Contractors Inc.

**Applicant:** SOFA LLC

**Location:** 151 SE 3<sup>rd</sup> Avenue

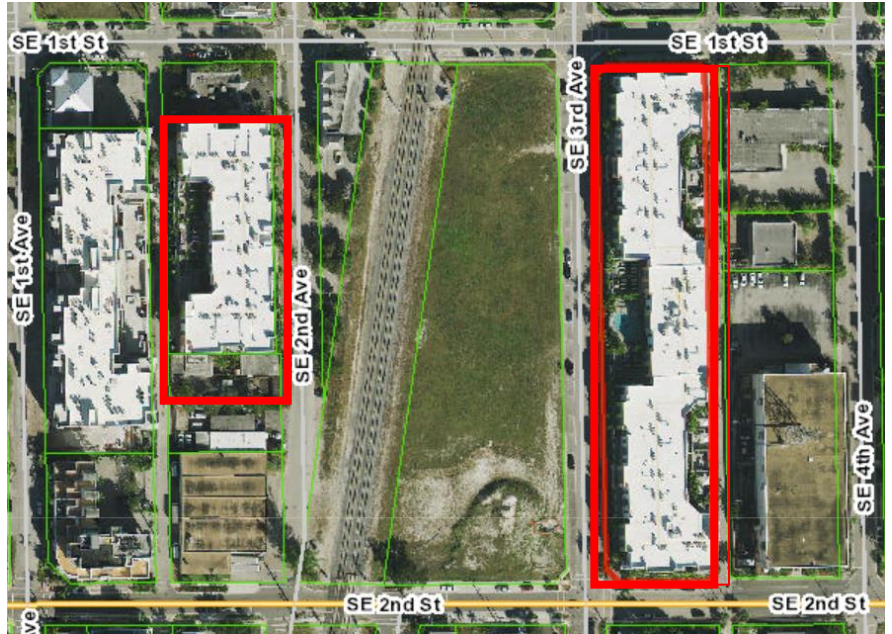
**PCN:** 12-43-46-16-N1-001-0000

**FLUM:** Commercial Core

**Zoning:** Central Business District (CBD)

### Adjacent Zoning:

- North: CBD
- South: CBD
- East: CBD
- West: CBD



**Existing Land Use:** Apartments

**Proposed Land Use:** Apartments

### Item before the Board:

The item before the board is a color change from green, white, coral and grey to “Extra White” on the body of the structure, the bump outs will be “Niebla Azul” blue, the grid accents will be “Rock Candy” gray, and the columns will be “Homburg Gray.”

### Analysis:

On February 13, 2021 and March 24, 2021, the Color Change application was continued by SPRAB due to the grey color scheme being inconsistent with the design guidelines for the CBD. The SOFA Apartments are located within the Central Business District, therefore, the design guidelines and characteristics are governed by the CBD Architectural Guidelines. The architectural style of the SOFA Apartments is masonry modern. According to the masonry modern defining characteristics, the color palette shall be “comprised primarily of whites and creams, with sea greens and blues highlighting details. Darker hues may highlight the bases of the buildings, or emphasize deeper recesses of porches or loggias.”

The color change proposal consists of the body being painted “Extra White,” the bump outs will be “Niebla Azul” blue, the grid accents will be “Rock Candy” gray, and the columns will be “Homburg Gray.”

#### Project Planner:

Rachel Falcone, Planner

[falconer@mydelraybeach.com](mailto:falconer@mydelraybeach.com)

#### Review Dates:

SPRAB: April 28, 2021

#### Attachments:

1. Elevations