



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

### Delhaven Condominium

Meeting	File No.	Application Type
September 28, 2022	2022-243-COL-SPR	Color Change
Property Owner		Authorized Agent
Delhaven Condominium Association		William Russo

### Request

Consideration of a color change from a light shade of yellow to Sherwin Williams SW 7005 Pure White on the body, trim and gutters of the structure.

### Site Data & Information

**Location:** 1700 South Ocean Boulevard

**PCN:** 12-43-46-21-21-000-0000

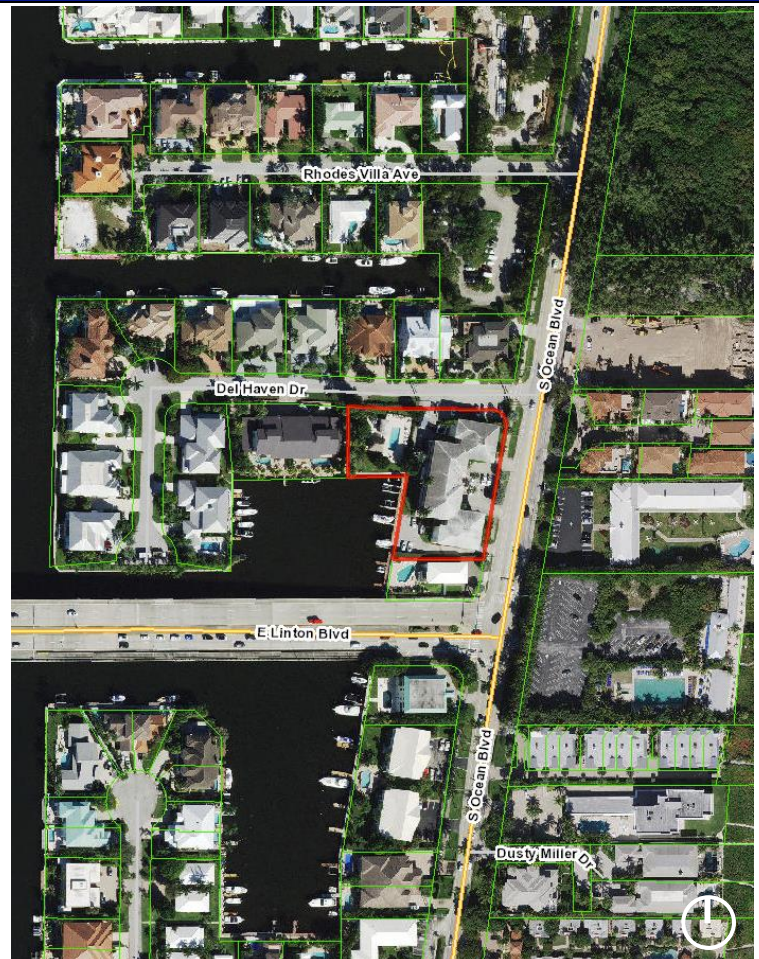
**Land Use Designation:** Multiple Family Residential - Medium Density (MD)

**Zoning District:** Multiple Family Residential - Medium Density (RM)

**Adjacent Zoning:**

- North: Single Family Residential (R-1-AA)
- South, East, and West: RM

**Existing Use:** Condominium



**Attachments**

- Photo Renderings
- Building Material and Color Sample Form

## Description of Proposal

The applicant is requesting approval of a color change from a light shade of yellow to *Sherwin Williams SW 7005 Pure White* on the body, trim and gutters of the structure and repair any problem areas, such as mildew, water damage and stucco cracks. The decorative shutters provided on some windows will be removed. The photos below depict the existing and proposed colors.



**Proposed**



**Existing**

## Review & Analysis

### LDR Section 2.4.5(l)(1)(a), Architectural (Appearance) Elevations: Rules

*The Site Plan Review and Appearance Board or the Historic Preservation Board, as appropriate, may approve, approve subject to conditions or deny architectural elevations or plans for a change in the exterior color of a building or structure, or for any exterior feature which requires a building permit.*

The items identified in Section 2.4.5(l)(1)(b) are features and exterior color changes that are not significantly visible from the public street system, facade changes which do not significantly alter the style or image of a structure, fences, walls, sheds, gazebos, flagpoles, screen enclosures, changes of roof material, changes of roof color, public enclosures, site lighting, awnings, canopies, construction trailers, decks, handrails (balcony railings), permanent hurricane shutters, changes in exterior wall openings to accommodate or alter overhead garage doors, doors, windows, dumpster enclosures, and attendant lot landscaping.

There proposed changes alter the image of the structure, and therefore, Board action is required.

#### **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.*

#### **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 (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 following Objectives and Policies are from the Neighborhoods, Districts, and Corridors Element 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.

The proposal can be determined to be in conformity with good taste and design; is not anticipated to cause the 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**

- A. Move **approval** of the Color Change request from a light shade of yellow to Sherwin Williams SW 7005 Pure White on the body, trim and gutters of the structure for **Delhaven Condominium** located at **1700 South Ocean Boulevard**, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- B. Move **approval, as amended**, of the color change request from a light shade of yellow to Sherwin Williams SW 7005 Pure White on the body, trim and gutters of the structure for **Delhaven Condominium** located at **1700 South Ocean Boulevard**, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- C. Move **denial** of the color change request from a light shade of yellow to Sherwin Williams SW 7005 Pure White on the body, trim and gutters of the structure for **Delhaven Condominium** located at **1700 South Ocean Boulevard**, by finding that the request is not consistent with the Land Development Regulations and the Comprehensive Plan.
- D. Move to **continue with direction**.