



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

Ocean Place Condominium

Meeting	File No.	Application Type
November 9, 2022	2023-009-COL-SPR	Material & Color Change
Applicant	Property Owner(s)	Authorized Agent
Linda Bates, Ocean Place Condominium Association, Inc.	Ocean Place Condominium Association Inc.	Jess Sowarrrds, Currie Sowards Aguila Architects

Request

Consideration of a material and color change to the existing building roof from a Brown "S" tile to a White flat, concrete tile for Ocean Place Condominium, located at 120 South Ocean Boulevard.

Site Data & Information

Address: 120 South Ocean Boulevard

PCN: 12-43-46-16-74-00-000-0011 thru 0015
12-43-46-16-74-00-000-0021-22,24,25,26
12-43-46-16-74-00-000-0031-0036
12-43-46-16-74-00-000-0041-0046
12-43-46-16-74-00-000-0051-0056

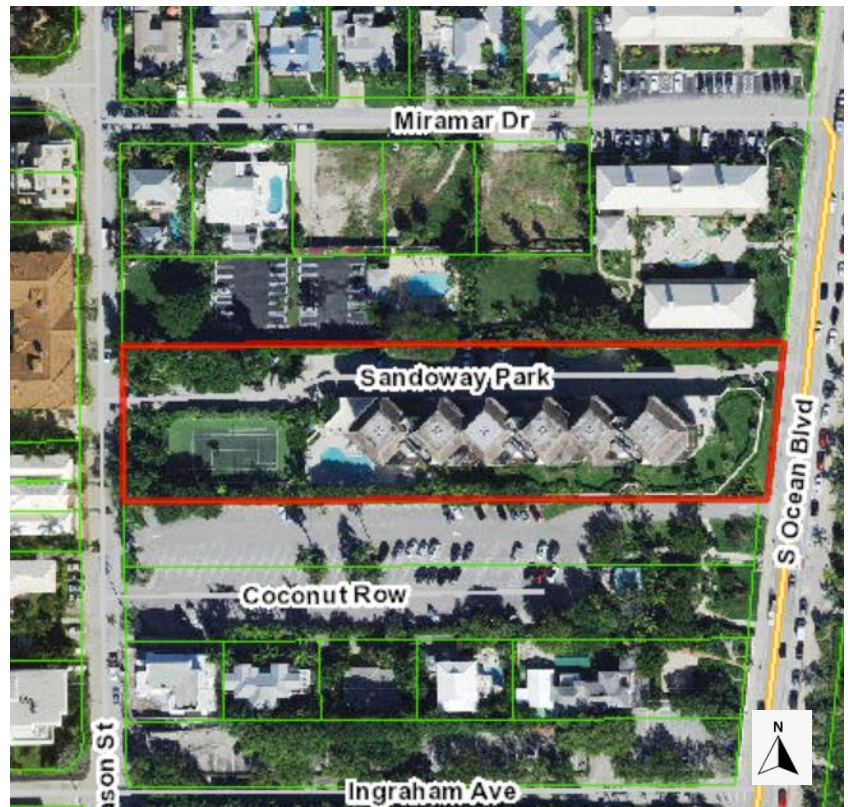
Land Use Designation: Medium Density Residential, 5-12 DU/Acre (MD)

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

Adjacent Zoning:

- North and West: RM
- South and East: Open Space (OS)
- East: Atlantic Ocean

Use: Residential S



Background

The subject includes a circa 1981 residential condominium comprised of five floors within six attached buildings. Covered parking is provided below the first floor of residential units. The condominiums on site are accompanied by residential amenities including a pool and tennis courts. In 2004, approval was granted for the installation of a brown "S" tile on the buildings.



Description of Proposal

The applicant is requesting approval of a material and color change for the buildings to replace the existing brown "S" tile with a proposed white flat, concrete tile. The Ocean Place Homeowner's Association voted on the change as the existing tile on the roofs is no longer in production.



Existing



Proposed

Review & Analysis

LDR Section 2.4.5(l)(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 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 or Historic Preservation Board, 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 Comprehensive Plan generally supports the efforts of aesthetic improvements on city properties with the use of appropriate materials and detailing to provide a better image of the corridor and surrounding communities.*

The following Objectives and Policies are from the Neighborhoods, Districts, and Corridors Element (NDC) 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 Ocean Place Condominium consists of six attached buildings, all of which are residential in use, a swimming pool, tennis courts and associated landscaping along the common ground areas. Currently all the buildings are painted an off white (Pearly Gates), and the railings and fascia in a dark brown (Wood Grain Brown) with "S" roof tiles.

This proposal as seen in the existing and proposed pictures above, are a subtle change and compatible with the simplistic, non-descript design of the buildings. As a result, the change will not have a negative impact the surrounding area and is in good taste, good design; is not anticipated to cause the local/evolving environment to depreciate in appearance or value. The change can be determined to be in harmony with development in the area and the Comprehensive Plan.

Options for Board Action

- A. Move **approval** of the material and color change request from Brown Spanish tile to White flat tile for Ocean Place Condominium, located at **120 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 material and color change request from Brown Spanish tile to White flat tile for Ocean Place Condominium, located at 120 South Ocean Boulevard, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- C. Move **denial** of the material and color change request from Brown Spanish tile to White flat tile for Ocean Place Condominium, located at 120 South Ocean Boulevard, by finding that the request is not consistent with the Land Development Regulations and the Comprehensive Plan.
- D. Continue with direction.