



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD

Del Fuego

Meeting	File No.	Application Type
November 30, 2022	2022-293 COL-SPR	Color and Material Change

Request

Consideration of a color and material change for the “Del Fuego” restaurant located in the Waterway East shopping plaza at 900 East Atlantic Avenue.

Applicant	Property Owner
Kanthan Design Corporation	CNQ Investment LLC

Site Data & Information

Location: 900 East Atlantic Avenue

PCN: 12-43-46-16-62-000-0010

Land Use Designation: Commercial Core (CC)

Zoning District: Central Business District (CBD),
Beach Sub-district

Adjacent Zoning:

North and East– CBD, Beach Sub-district
South- Medium Density Residential (RM)
West – Intracoastal Waterway

Existing Land Use: Mixed commercial uses
including retail, office, and restaurant.





Background

The Waterway East shopping center is located on the south side of East Atlantic Avenue and Venetian Drive. The center, which has an extensive development review history, includes the following approved modifications associated with the stand-alone restaurant located to the rear of the original building.

1995: The Board approved a 6,980 SF restaurant originally known as “Old Calypso”. The Board’s approval was appealed to the City Commission by Bar Harbor condominium, located south of the restaurant. The City Commission upheld the Board’s decision and approved the site plan with conditions given concerns related to potential noise associated with the restaurant, adequate parking, and degradation in property values.

1997: The Board approved minor architectural elevation changes and recommended to the City Commission approval of the architectural elevations. The proposed elevations of Florida Vernacular to Renaissance Revival were inconsistent with the rest of the shopping plaza, thereby requiring City Commission approval. An increase in the building size from 6,980 Sf to 7,530 SF was also approved for equipment and storage. A condition of approval prohibited outdoor dining for the lack of adequate parking.

2001: The Board approved a Class III site plan modification for a 750 SF outdoor dining area and changes to the parking layout. Given continued concerns regarding outdoor music, the request was approved with the condition that no amplified music be played outdoors.

The restaurant has operated under several names since Old Calypso closed, including Hudson’s and Che. Minor modifications were approved in 2014 to accommodate awning and color changes. The master sign program was also amended to accommodate signage for Hudson’s.

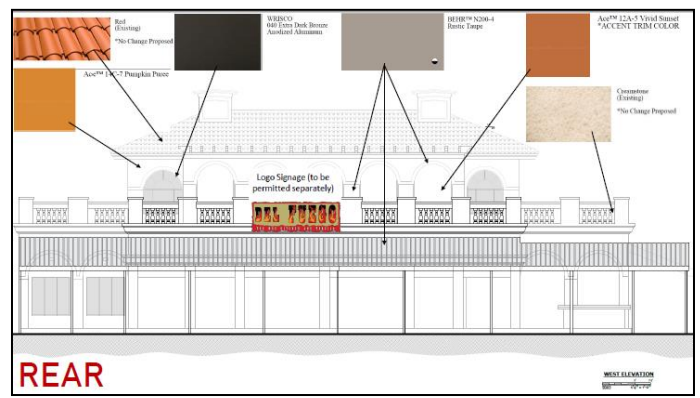
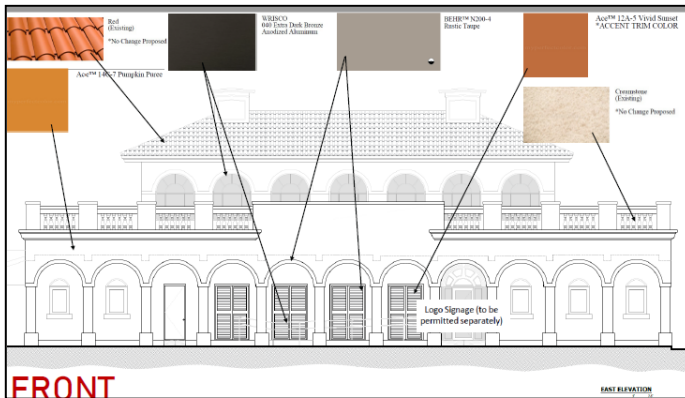


Description of Proposal

The requested color change is to accommodate the branding of Del Fuego, a new restaurant that will occupy the building. The generally tan/beige color scheme with striped awnings that exists will be modified, as follows:

- Walls - Pumpkin Puree
- Accent color – Vivid Sunset
- Shutters, Awnings, Fence, Columns, and Trim – Rustic Taupe
- Railings and windows – Extra Dark Anodized Aluminum

The barrel roof tiles, and fascia color will not be modified with the subject request. The new awnings will maintain the existing shapes and dimensions.



Review & Analysis

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(B), Building and Structure Requirements

- (1) Buildings or structures which are a part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the City, the design, scale and location on the site shall enhance rather than detract from the character, value, and attractiveness of the surroundings.



- (4) *To be harmonious, it is not to be inferred that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of scale, proportion, site planning, landscaping, materials, and color.*
- (8) *Building surfaces, walls, and roofs that are considered garish by the Board will be denied approval.*

The restaurant building, which directly fronts onto the Intracoastal Waterway, shares the property with the larger main building that fronts on East Atlantic Avenue and Venetian Drive. The criteria above require a harmony between colors, with the intent to enhance, rather than detract from the overall design and attractiveness of the site. The Board should consider whether the brighter and bolder colors maintain harmony among the buildings, similar to the harmony is currently provided. The detached restaurant building is minimally visible together with the primary commercial building from a right-of-way, whereas entrance to the parking area from Venetian Drive provides a clearer view that the buildings are part of the same property/development.



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.*

Always Delray Comprehensive Plan, Neighborhoods, Districts, and Corridors Element

- Policy NDC 1.3.5 *Use the Commercial Core land use designation to stimulate the vitality and economic growth of the city while simultaneously enhancing and preserving the cultural and historic downtown area.*
- Objective NDC 2.2 *Protect and enhance the “Village by the Sea” character of the downtown and neighborhoods located east of I-95.*

The architectural style of the building is most closely reflective of the Mediterranean Revival, as identified in the “Delray Beach Central Business District Architectural Design Guidelines.” Common elements of the Mediterranean Revival architecture style consist of hipped barrel tile roofs, upper floors with arched openings and are rich in shade and shadow, with multiple building volumes and setbacks with varied building heights.

While the shopping plaza has tan/beige color tones with blue striped awnings, the restaurant is internal to the property. The proposed colors continue to accentuate the building mass of the Mediterranean Revival architecture style by using accent colors to distinct the railings, archways, and chimneys. The proposed color changes, which appear to be the trademark colors of “Del Fuego”, are much bolder than the previously approved color palate.

In consideration of the requested colors, as a stand-alone building, the proposed colors can be considered as generally in conformity with good taste and good design. The color palette, while much bolder than the existing scheme, is not anticipated to cause the local/evolving environment to depreciate in appearance or value, as it is similar to the Marriott Residence Inn on the north side of East Atlantic Avenue, in close proximity to the subject property.



Optional Board Actions

- A. Move **approval** of the color and material change to **Del Fuego** restaurant, located in the Waterway East Plaza at 900 East Atlantic Avenue, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- B. Move **approval, as amended**, of the color and material change to **Del Fuego** restaurant, located in the Waterway East Plaza at 900 East Atlantic Avenue, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- C. Move **denial** of the color and material change to **Del Fuego** restaurant, located in the Waterway East Plaza at 900 East Atlantic Avenue, by finding that the request is not consistent with the Land Development Regulations and the Comprehensive Plan.
- D. **Continue with direction.**