



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

OB Smokehouse & Conch

Meeting	File No.	Application Type
January 25, 2023	2023-029-COL-SPR	Color Change
Property Owner		Authorized Agent
400 W. Atlantic LLC		Stephen Thomas

Request

Consideration of a color change from a shade of coral to Behr G9-7 Black on the body of the structure located at 37 SW 5th Avenue.

Site Data & Information

Location: 37 SW 5th Avenue

PCN: 12-43-46-16-01-029-0051

Land Use Designation: Commercial Core (CC)

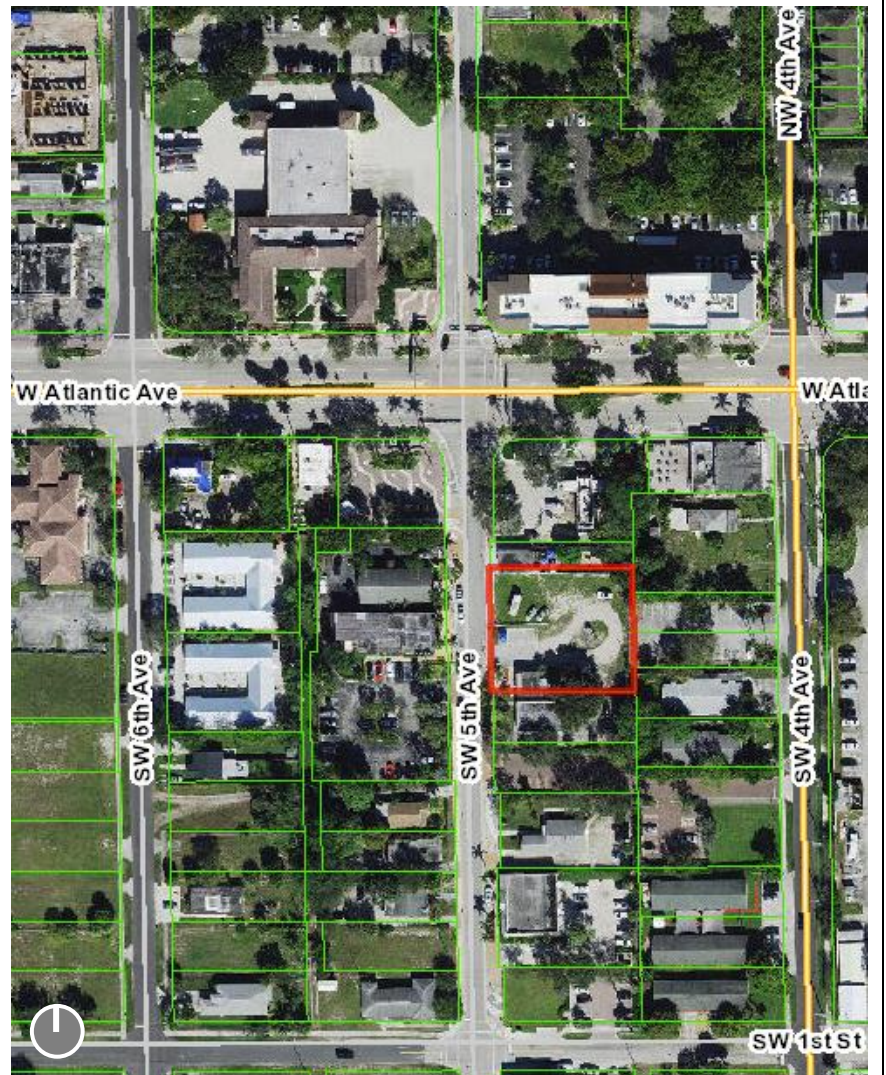
Zoning District: Central Business District (CBD)

– West Atlantic Sub-District

Adjacent Zoning:

- North, South, East, and West: CBD – West Atlantic Sub-District

Existing Use: Restaurant



Project Planners:

Susana Rodrigues, Planner; rodrigues@mydelraybeach.com
Rogelio Perez, Planner-in-Training; perezr@mydelraybeach.com

Attachments

- Renderings
- Building Material and Color Sample Form

Background

The circa 1952 building is located on SW 5th Avenue, which was historically the Main Street for the northwest and southwest neighborhoods, also referred to as Historic Fifth Avenue. As noted in the West Atlantic Master Plan adopted by the City in 2020, *Historic Fifth Avenue – including West Settlers and Frog Alley - was the hub of the community's bustling business district with Black-owned storefronts and residences built by these community builders. Early residents cala as Frog Alley as due to rain there were frequent flooding which resulted in frogs hatching in puddles.* The building was previously occupied by Caesar's BBQ.



Existing Front West Elevation



Existing North Elevation

Description of Proposal

The applicant is requesting approval of a color change for the building from a shade of coral to Behr G9-7 Black on the body of the structure. The photos below depict the proposed color elevations. No additional changes to the building or the site are proposed at this time.



Proposed Front West Elevation



Proposed North Elevation

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.

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

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 in order for an architectural plan to be approved.

LDR Section 4.4.13(F)(3), CBD: Appropriate architectural styles.

The adopted "Delray Beach Central Business District Architectural Design Guidelines", as amended, identifies architectural styles as appropriate for downtown Delray Beach, based on historical precedent, climate, and building scale. Defining characteristics and character examples are provided for each of the styles as guidance.

The building is located within the CBD, which defines the allowed architectural styles and their associated color schemes typical of the style. The style of the building is Main Street Vernacular, which – given the era of construction - is typically simple and void of ornamentation. The colors associated with the style can vary based on the location and time period that is represented. Main street vernacular buildings have been found throughout time to include a variety of colors on the exterior, depending on the time and location of the buildings; the varied color palette has historically also included darker colors. If there are concerns with the appropriateness of the dark color, the Board can consider requesting that it be accented with a contrasting trim around the window and door openings. The colorful terrazzo sidewalks that run along historic NW 5th Avenue illustrate the vibrant character of the neighborhood, and will provide a contrasting accent to the dark color of the building.



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.*

Overall, particularly given the context of the building, the proposal can be determined to be in conformity with good taste and design and is not anticipated to cause the environment to depreciate in appearance or value. The color change, while dramatically different, can be determined to be in harmony with the area. Additionally, after reviewing similar color schemes used for comparable smokehouse restaurant uses Staff has noticed that the proposed color is commonly found with this type of restaurant.

Optional Board Actions

- A. Move **approval** of the Color Change request (2023-029) from a shade of coral to Behr G9-7 Black on the body of the structure for **OB Smokehouse & Conch** located at **37 SW 5th 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 Change request (2023-029) from a shade of coral to Behr G9-7 Black on the body of the structure for **OB Smokehouse & Conch** located at **37 SW 5th Avenue**, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- C. Move **denial** of the Color Change request (2023-029) from a shade of coral to Behr G9-7 Black on the body of the structure for **OB Smokehouse & Conch** located at **37 SW 5th Avenue** by finding that the request is not consistent with the Land Development Regulations and the Comprehensive Plan.
- D. Move to **continue with direction**.