



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD

1225 NW 17th Avenue

Meeting	File No.	Application Type
May 10, 2023	2023-110-COL-SPR	Color Change
Property Owner	Agent	
DCCA Building Owner, LLC	Lesli Troy	

Request

Consideration of a color change for the office/warehouse from Lemon Chiffon for the walls and overhead garage doors to Olympus White (SW6253), and a change from Rockwood Amber and Sun Dried Tomato on the trim, foundation band, side doors, and waste area gate to Summit Gray (SW7669).

Site Data & Information

Location: 1225 NW 17th Avenue

PCN: 12-43-46-08-33-007-0010

Land Use Designation: Commerce (CMR)

Zoning District: Planned Commerce Center (PCC)

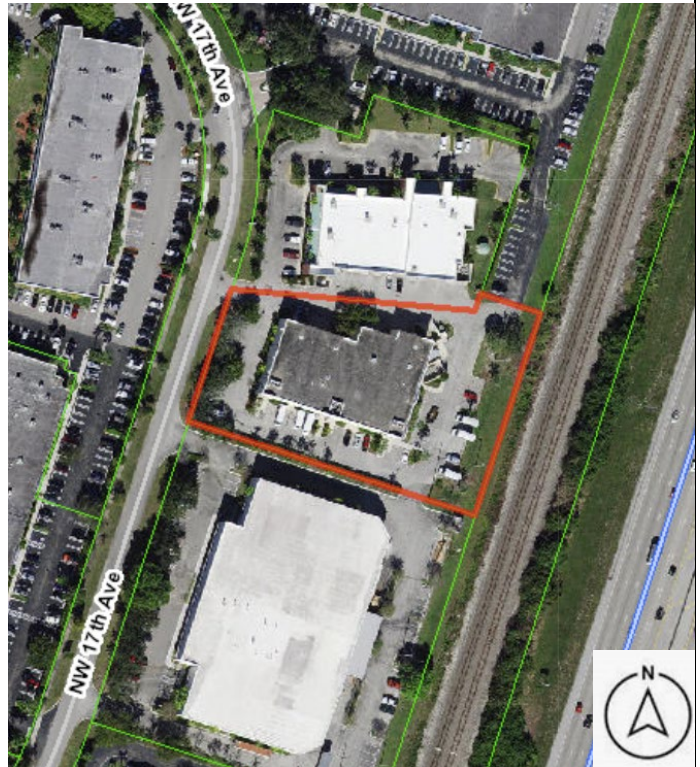
Adjacent Zoning:

North: PCC

South: PCC

East: Tri Rail Corridor (CSX)

West: PCC



Background

The subject property consists of 1.5 acres in a planned commercial development located east of North Congress Avenue. The structure is located between NW 17th Avenue and the CSX Railway. The commercial park is comprised of multiple buildings containing retail, light manufacturing, and office/warehouses uses. The subject building, which is 22,578 square feet in size, was built in 2001.



Aerial view of south elevation

Description of Proposal

The applicant is requesting approval of a color change for the exterior of the building from the existing color palate, from Lemon Chiffon for the walls and overhead garage doors and a change from Rockwood Amber on the foundation band and side doors, and Sun Dried Tomato on the trim. The proposed colors are:

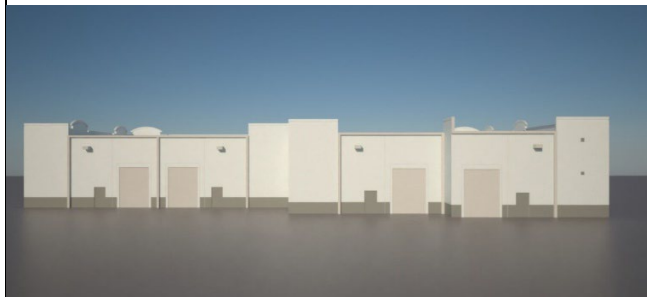
- Walls and overhead garage doors – Olympus White (SW6253)
- Foundation Bands - Summit Gray (SW7669)
- Waste container gate – Summit Gray (SW7669)
- Trim and side doors – Summit Gray (SW7669)

WALLS	
SW 6253 Olympus White	234-C1
TRIM/OTHER	
SW 7669 Summit Gray	282-C5

Proposed colors for the east elevation



Architectural Color Renderings



NORTH



SOUTH



EAST



WEST

Review and Analysis: Architectural Elevations

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. The proposed changes are "visible from the public street system" because it is adjacent to NW 17th Avenue, 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 4.6.18, Architectural Elevations and Aesthetics (A), Minimum Requirements

- (1) *The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.*
- (2) *It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.*

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.*
- (2) *All facades visible to public or adjacent property shall be designed to create a harmonious whole. Materials shall express their function clearly and not appear as a material foreign to the rest of the building.*
- (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.*

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 subject property is on the east perimeter of the commerce center, abutting NW 17th Avenue, and the Tri Rail (CSX) corridor. The new exterior paint finish is intended to improve the aesthetics of the center overall and provide a better image of Delray Beach, particularly by improving the viewshed of train commuters. The proposal can be determined to be in conformity with good taste, good design; is not anticipated to cause the local/evolving environment to depreciate in appearance or value; and can be determined to be in harmony with development in the area. The improvements further the intent of Objective NDC 2.6 of the Neighborhoods, Districts, and Corridors Element, which supports improvements of visually prominent corridors in Delray Beach.

While the proposed color changes are not anticipated to have a negative impact on the office/warehouse or surrounding area, the Board may want to consider if more vibrant colors, even if only as an accent, should be incorporated, to further improve the viewshed of the Tri Rail (CSX) view corridor, as well.

Optional Board Motions

- A. Move **approval** of the color changes (2023-110) for the office/warehouse located at **1225 NW 17th Avenue**, to change the existing building walls and overhead garage doors to Olympus White (SW6253) from Lemon Chiffon, and to change the foundation band, side doors, waste area gate, and trim, to Summit Gray (SW7669) from Rockwood Amber and Sundried Tomato, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- B. Move **approval as amended** of the color changes (2023-110) for the office/warehouse located at **1225 NW 17th Avenue**, to change the existing building walls and overhead garage doors to Olympus White (SW6253) from Lemon Chiffon, and to change the foundation band, side doors, waste area gate, and trim, to Summit Gray (SW7669) from Rockwood Amber and Sundried Tomato, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- C. Move **denial** of the color changes (2023-110) for the office/warehouse located at **1225 NW 17th Avenue**, to change the existing building walls and overhead garage doors to Olympus White (SW6253) from Lemon Chiffon, and to change the foundation band, side doors, waste area gate, and trim, to Summit Gray (SW7669) from Rockwood Amber and Sundried Tomato, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- D. Move to **continue with direction**.

SOUTH ELEVATION

BODY COLOR (TYP)
SW 6253
OLYMPUS WHITE

**FOUNDATION BAND &
TRIM COLOR (TYP)**
SW7669
SUMMIT GRAY

MAN DOOR COLOR
SW7669
SUMMIT GRAY



SOUTH ELEVATION

BODY COLOR (TYP)
SW 6253
OLYMPUS WHITE

FOUNDATION BAND & TRIM COLOR (TYP)
SW7669
SUMMIT GRAY

MAN DOOR COLOR
SW7669
SUMMIT GRAY



EAST ELEVATION



BODY COLOR (TYP)
SW 6253
OLYMPUS WHITE

**FOUNDATION BAND &
TRIM COLOR (TYP)**
SW7669
SUMMIT GRAY

MAN DOOR COLOR
SW7669
SUMMIT GRAY

MAN DOOR COLOR
SW7669
SUMMIT GRAY

SOUTH ELEVATION

BODY COLOR (TYP)
SW 6253
OLYMPUS WHITE

OH DOOR COLOR
SW6253
OLYMPUS WHITE

GATE COLOR
SW7669
SUMMIT GRAY

MAN DOOR COLOR
SW7669
SUMMIT GRAY

FOUNDATION BAND &
TRIM COLOR (TYP)
SW7669
SUMMIT GRAY



NORTH ELEVATION

BODY COLOR (TYP)
SW 6253
OLYMPUS WHITE

OH DOOR COLOR
SW6253
OLYMPUS WHITE

**FOUNDATION BAND &
TRIM COLOR (TYP)**
SW7669
SUMMIT GRAY

GATE COLOR
SW7669
SUMMIT GRAY

MAN DOOR COLOR
SW7669
SUMMIT GRAY



SOUTH ELEVATION

**FOUNDATION BAND &
TRIM COLOR (TYP)**
SW7669
SUMMIT GRAY

OH DOOR COLOR
SW6253
OLYMPUS WHITE

BODY COLOR (TYP)
SW 6253
OLYMPUS WHITE

MAN DOOR COLOR
SW7669
SUMMIT GRAY

MAN DOOR COLOR
SW7669
SUMMIT GRAY

WEST ELEVATION

BODY COLOR (TYP)
SW 6253
OLYMPUS WHITE

**FOUNDATION BAND &
TRIM COLOR (TYP)**
SW7669
SUMMIT GRAY



WEST ELEVATION

**FOUNDATION BAND &
TRIM COLOR (TYP)**
SW7669
SUMMIT GRAY

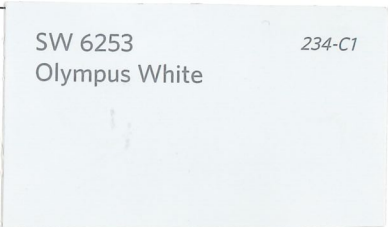

BODY COLOR (TYP)
SW 6253
OLYMPUS WHITE

MAN DOOR COLOR
SW7669
SUMMIT GRAY

**FOUNDATION BAND &
TRIM COLOR (TYP)**
SW7669
SUMMIT GRAY



CITY OF DELRAY BEACH DEVELOPMENT SERVICES DEPARTMENT
SUPPLEMENTAL FORMS

BUILDING MATERIALS AND COLOR SAMPLE FORM	
<p>NOTE THE TYPE OF MATERIAL AND COLOR SPECIFICATION PROPOSED INCLUDING TYPES OF FINISHES. CAN ATTACH IMAGES OR PHOTOS OF MATERIALS. ATTACH ACTUAL PAINT COLOR SAMPLES WITH DETAILS OF MANUFACTURER</p>	
ROOF	WALLS
	
FASCIA	TRIM/OTHER
	
WINDOWS	SHUTTERS/AWNINGS
RAILINGS	FENCE
COLUMNS	OTHER



EAST ELEVATION



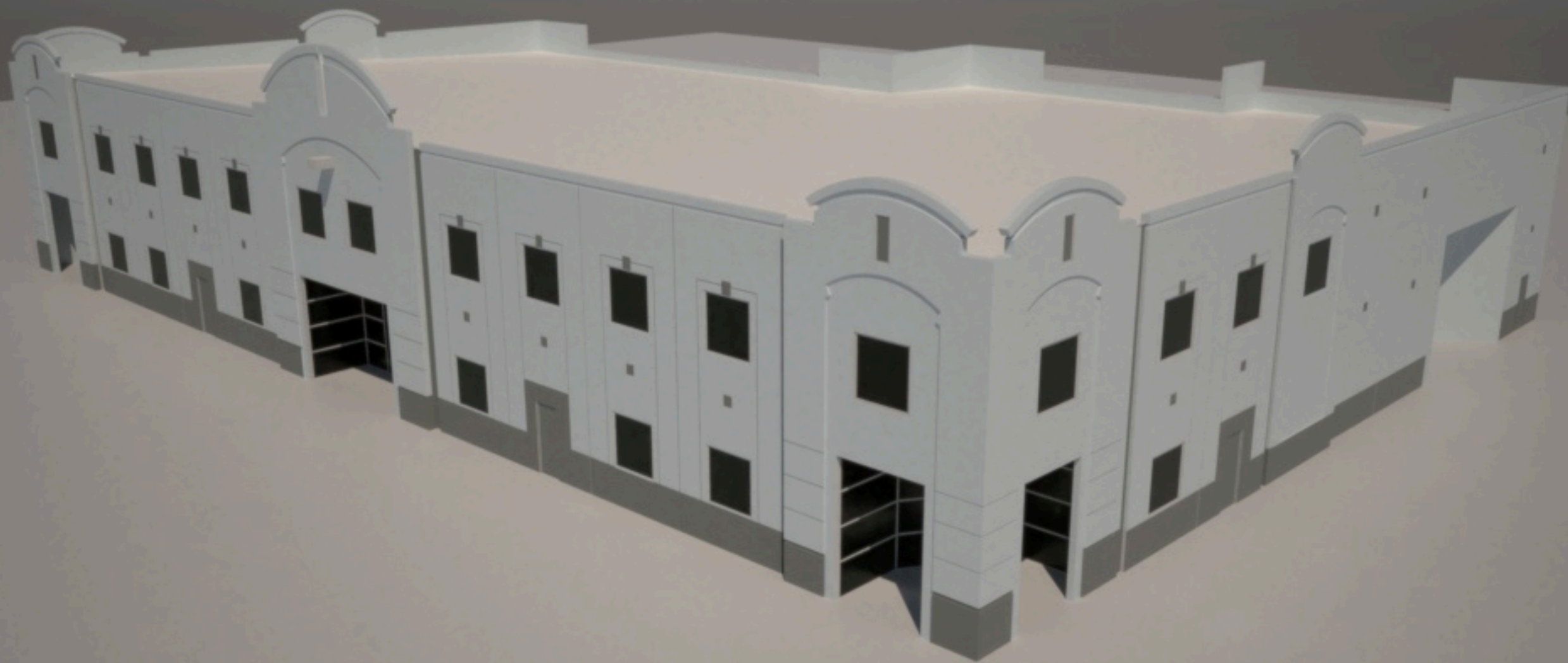
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



SOUTH EAST PERSPECTIVE



NORTHEAST PERSPECTIVE