



Legislation Text

File #: 18-298, Version: 1

TO: Mayor and Commissioners
FROM: Timothy Stillings, Planning, Zoning and Building Department
THROUGH: Mark R. Lauzier, City Manager
DATE: May 15, 2018

CONSIDERATION OF THE PROPOSED ARCHITECTURAL ELEVATIONS FOR BUILDINGS 1, 2 AND 3 FRONTING ATLANTIC AVENUE AND SWINTON AVENUE OF THE MIDTOWN DELRAY PROJECT (QUASI-JUDICIAL).

Recommended Action:
Elevations:

Motion to approve the architectural elevations and associated design elements of Buildings 1, 2 and 3 for Midtown Delray, based on positive findings with respect to LDR Section 4.6.18 and Section 2.4.5(I)(5), subject to the condition that the primary wall color of the Art Deco portion of the building be changed to white.

Background:

The two buildings are associated with Midtown Delray project that was approved by the City Commission at its meeting of March 6, 2018. The City Commission approved the architectural elevations for the project subject to the provision that the architectural elevations of buildings 1 and 2 be brought back directly to the City Commission for approval. The City Commission added a condition that building 1 be reduced to three floors. The revised architectural elevations were submitted on April 25, 2018. The property is zoned Old School Square Historic Arts District (OSSHAD) and are located in the Old School Square Historic District. The two buildings are subject to the development standards of the Central Business District (CBD).

Building 1 has been reduced from four floors to three floors. The third floor is now at the same plane as the first two floors along Atlantic Avenue, whereas, it was setback an additional 12 feet in the previous version considered by the City Commission at its meeting on March 6, 2018. The revised architecture of building 1 is substantially the same as previously considered by the City Commission. The north elevation of building 1 that fronts on Atlantic Avenue has been revised to replace three awnings on the first floor at the east end with a colonade with a barrel tile roof. A balcony on the second floor above this colonade has been replaced with a window that includes a canopy. Shutters have been included for the four windows on the main Anglo Caribbean (middle) portion of the building. The most notable modification consists of the color palette of the building. The previous rendition consisted of white as the primary wall color with a primary wall color of tan for the western portion of the building. The color palette consists of dark tan for the Mediterranean (east) portion of the building, white for the Anglo Caribbean (middle) portion of the building, and green for the Art Deco (west) portion of the building. The green color for the Art Deco portion of the building is not

consistent with this architectural expression, which are typically white or pastels. A condition is attached that the color palette of this portion of the building be revised to be white.

The applicant has revised building 2 to add a third floor. The architectural design of this building remains Mediterranean and has a primary wall color of dark tan. It is noted that building 3 has been revised to add a third floor. The architectural design of the building 3 remains vernacular. The applicant has added the third floors to buildings 2 and 3 to make up for the loss of the fourth floor on building 1.

City Attorney Review:

Approved as to form and legal sufficiency.

Funding Source/Financial Impact:

N/A

Timing of Request:

Final approval of the site plan is subject to approval of the architectural elevations.