



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: July 14, 2021

File No.: 2021-186-COL-SPR

Application Type: Color Change

General Data

Agent: Lars Heldre

Applicant: The Mark Downtown COA Inc.

Location: 110 and 111 SE 2nd Street

PCN:

North: 12-43-46-26-L8-001-0002 to 0400

South: 12-43-46-26-L8-002-0005 to 0043

FLUM: Commercial Core

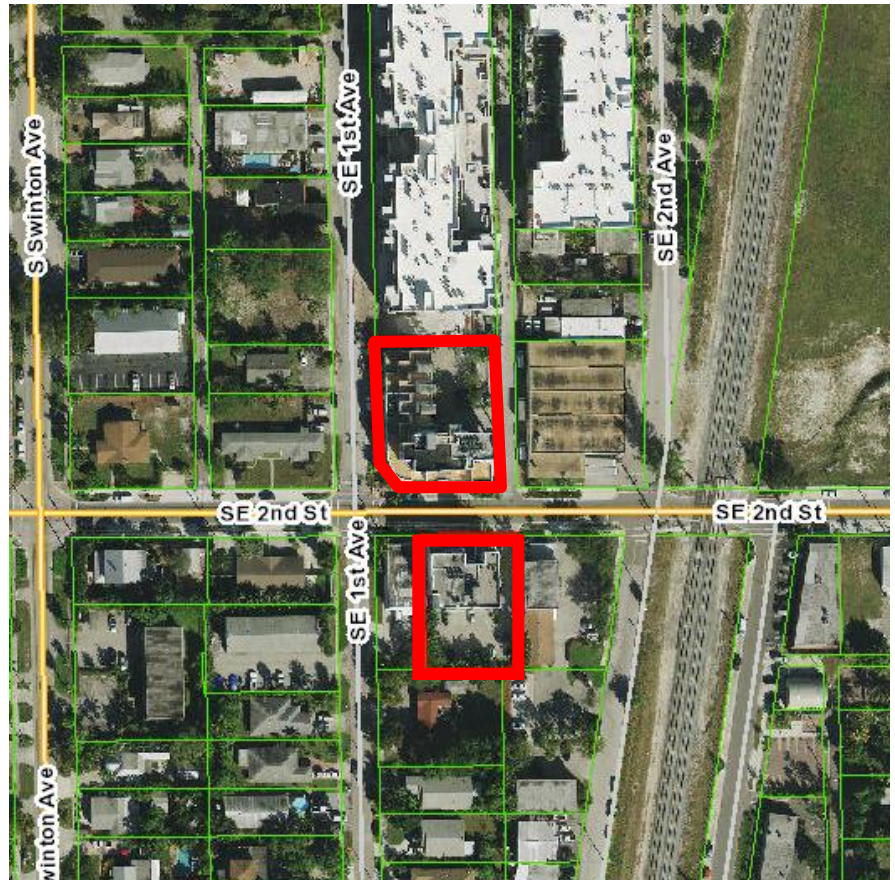
Zoning: Central Business District (CBD)

Adjacent Zoning:

- North: CBD
- South: CBD
- East: CBD
- West: CBD

Existing Land Use: Condominium

Proposed Land Use: Condominium



Item before the Board:

The item before the board is a color change from white, light green, and blue/gray to white on the body of the structure, “Shiitake” sand/beige on the accents, and “Iron Ore” gray on the garage doors.

Analysis:

The Mark Downtown Cond are located within the Central Business District; therefore, the design guidelines and characteristics are governed by the CBD Architectural Guidelines. The architectural style of The Mark Downtown is masonry modern. According to the masonry modern defining characteristics, the color palette shall be “comprised primarily of whites and creams, with sea greens and blues highlighting details. Darker hues may highlight the bases of the buildings or emphasize deeper recesses of porches or loggias.”

The color change proposal consists of white on the body of the structure, “Shiitake” sand/beige on the accents, and “Iron Ore” gray on the garage doors. The new color palette for The Mark Downtown is consistent with the whites, creams, and darker hues in the CBD Architectural Guidelines.

Project Planner:

Rachel Falcone, Planner
falconer@mydelraybeach.com

Review Dates:

SPRAB: July 14, 2021

Attachments:

1. Elevations