SRS
A Zyscovich Company

To: Alexia Howald
Project Planner
Planning and Zoning Department
City of Delray Beach, FL

Date: June 11th, 2026

Re: 34 NW 6th Ave – CRA Office –Chapter 4, Sec. 4.6.18 – Architectural Elevations and Aesthetics

Per City of Delray Beach LDR Chapter 4, architectural elevations shall require consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable. The Narrative below details how this project meets the following standards:

Sec. 4.6.18. - Architectural elevations and aesthetics.

(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.

Response: The building character matches the surrounding neighborhood. In addition, the building aligns aesthetically with the new neighboring townhome development.

(2) Buildings or structures located along strips of land or on single sites, and not a part of a unified multi-building complex, shall strive to achieve visual harmony with the surroundings. If they are built in undeveloped areas, the three primary requirements shall be met: express honest design construction, show proper design concepts, and be appropriate to the City.

Response: Building design aligns with the Anglo-Caribbean style, expresses honest design, and is appropriate for the neighborhood.

(3) 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.

Response: Materials are harmonious and function as intended. Stucco walls, metal roofing, and aluminum windows are all examples of elements that meet these criteria.

(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.

Response: Building design shows variation and is unique in design but is compatible with the surroundings.

(5) Look-alike buildings are not allowed unless, in the opinion of the Site Plan Review and Appearance Board or the Historic Preservation Board, there is sufficient separation to preserve the aesthetic character of the present of evolving neighborhood. This is not to be construed to prohibit duplication of floor plans and exterior treatment in a planned development where, in the opinion of the Board, the aesthetics of the development depend upon, or are enhanced by the look-alike buildings and their relationship to each other. [Amd. Ord. 21-04 5/4/04]
Response: No look-alike buildings are proposed.

(6) Buildings, which are of symbolic design for reasons of advertising, unless otherwise compatible with the criteria herein, will not be approved by this Board. Symbols attached to buildings will not be allowed unless they are secondary in appearance to the building and landscape and are an aesthetic asset to the building project and neighborhood.
Response: Not applicable.

(7) Exterior lighting may be used to illuminate a building and its grounds for safety purposes, but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lighting following the form of the building or part of the building will not be allowed if, in the opinion of the Board, the overall effect will be garish or detrimental to the environment. All fixtures used in exterior lighting are to be selected for functional aesthetic value.
Response: Lighting is designed for aesthetic and safety purposes as proposed in the photometric site plan.

(8) Building surfaces, walls, and roofs that are considered garish by the Board will be denied approval.
Response: Not applicable.

(9) "Take-out" or "pick-up" windows or doors shall not be located on a building facade that faces a public right-of-way, unless they are designed in a manner as to be an aesthetic asset to the building and neighborhood. [Amd. Ord. 21-04 5/4/04]
Response: Not applicable.

(10) All exterior forms, attached or not to buildings, shall be in conformity to, and secondary to, the building. They shall be an asset to the aesthetics of the site and to the neighborhood.
Response: Porches and roof overhangs are designed to complement the neighborhood and streetscape.

(11) All telephones, vending machines, or any facilities dispensing merchandise, or a service on private property, shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building.
Response: Not applicable.

(12) Gasoline stations.
(a) Symbolic color of the exterior facades or roofs may not be used unless they are harmonious with the atmosphere of the neighborhood and the city.
(b) Exterior display of goods for sale or displays designating a service will not be allowed, except that a display of goods and tools of a service may be displayed on the pump island, provided the island is not considered by the Site Plan Review and Appearance Board or Historic Preservation Board to be enlarged to take advantage of this provision, and provided the goods and tools be such that they can

be used or installed at the island. For example: An oil rack is acceptable, but a tire display is not. [Amd. Ord. 21-04 5/4/04]

Response: Not applicable.

(13) Outbuildings and shopping centers.

(a) Rule. Outbuildings within a shopping center shall be compatible in terms of color, materials, and architectural style.

(b) Procedure. The Site Plan Review and Appearance Board shall make a finding of such compatibility prior to approval of outbuilding elevations. If the Board determines that there is not compatibility with respect to any of the items, then it shall deny the elevations. However, if the Board feels, despite the incompatibility, the elevations should be approved they shall forward the elevations to the City Commission with a recommendation of approval and the City Commission shall take final action.

Response: Not applicable.

(14) Architectural features and building structures constructed or placed above the roof, such as stair towers, restroom facilities, and elevator overruns, shall be incorporated into the overall building design and shall be consistent with the architectural style. (Ord. No. 02-21, § 4, 3-2-21)

Response: Not applicable.

(15) Flat roofs shall be screened from the lateral view of adjacent properties by a parapet. New or replacement rooftop appurtenances, including mechanical equipment, shall be screened by a parapet, enclosure, or other method equal in height to the appurtenance. The screening must be integrated and compatible with the building architecture. (Ord. No. 02-21, § 4, 3-2-21)

Response: Roof is sloped, but small portion of flat roof area is concealed with parapet.

(C) Exterior space. The scale of exterior space is to be relative to its neighborhood, adjacent properties, buildings, access (roads and pedestrian routes), and its activity. Building facades enclosing a space must be harmonious. Where, because of their use or age, like facades are not possible, consideration should be given to unifying the walls of the space by the application of landscaping, or man-made objects of like design, at modular spacing. The floor of a space is of primary importance. Its materials, texture, and color, contour, and shadow on it are to be considered, not only in relation to the space, but to its setting. Careful consideration shall be given to the preservation of natural vistas and to the future development of vistas which open into undeveloped areas.

Response: Proposed development improves the exterior spaces including the public streetscape from the building frontage into the ROW, with larger sidewalks, street trees, etc.

(D) Parking lots and vehicular use areas.

(1) Parking lots and other vehicular use areas are to be designed as an aesthetic asset to a neighborhood and to the building, group of buildings, or facility they serve. A parking lot is to be considered an outside, transitional space which is located between the access (such as roads) and the building, group of buildings, or other outside spaces, which it serves. The parking lot, because it is viewed from above as well as at eye level, should be designed accordingly.

Response: Small parking area is designed to be aesthetically pleasing with associated landscape and paver surface.

(2) Parking lots, vehicular use areas, and their parked vehicles are to be effectively screened from the public view and from adjacent property in a manner that is attractive and compatible with safety, the neighborhood, and facilities served.
Response: parking access is from the alley only.

(3) The atmosphere within the parking lot and vehicular use area is to be park-like, rather than the harsh hardstand of paving. Trees are of primary importance in the landscape. They are not to be minimized in either height or quantity. The tree imparts, especially in a relatively flat area, a sense of three-dimensional space. It casts shadows that reduce the monotony of the expanse of paving and creates a refuge from the tropical sun. Signs designating entrances, exits, and regulations are to be of a tasteful design and subject to review by the Site Plan Review and Appearance Board or the Historic Preservation Board. The pavement is to be more than wall-to-wall asphalt. [Amd. Ord. 21-04 5/4/04]
Response: Small parking area is designed to be aesthetically pleasing with associated landscape and paver surface.

(4) It is recommended that pavement be varied in texture or color designating lanes for automobile traffic, pedestrian walks, and parking spaces. Bright-colored pavement is to be used only with restraint. In order to create a pleasant atmosphere, it is recommended that consideration be given to sculpture, fountains, gardens, pools, and benches. Design emphasis is to be given to the entrances and exits to the lot. Trash, refuse, and unaesthetic storage and mechanical equipment should be screened from the parking lot.
Response: Small parking area is designed to be aesthetically pleasing with associated landscape and paver surface

(5) Lighting is to be designed not only from the standpoint of safety and resistance to vandalism, but for visual effect. It should avoid any annoyance to the neighbors from brightness or glare. It should not impart a prison-like atmosphere. Low lights of a modest scale can be used along with feature lighting emphasizing plants, trees, barriers, entrances, and exits. The fixtures are to be selected not only for their functional value, but for their aesthetic qualities. They are to be considered furniture of the parking lot visible both day and night.
Response: Lighting is designed for aesthetic and safety purposes as proposed in the photometric site plan.