



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD STAFF REPORT

The Link

Meeting	File No.	Application Type
November 17, 2025	2024-228-SPR-LV3	Level 3 Site Plan
Property Owner	Agent	
Downtown Sixth Avenue, LLC	Bonnie Miskel Esq. and Christina Bilenki Esq. of Miskel Backman, LLP	

Request

Consideration of a Level 3 Site Plan application with Architectural Elevations and Landscape Plan for the Link, a four-story, 10 unit multifamily residential building at 202 NE 6th Avenue.

Project Information

Location: 202 NE 6th Avenue

PCN: 12-43-46-16-01-106-0190

Property Size: 0.36 acres (15,862 sf)

Land Use Designation: Commercial Core (CC)

Zoning District: CBD – Central Core
Sub-district

Adjacent Zoning:

- North, South, East, West: CBD

Existing Use: Commercial / Retail Stand Alone Bar / Cigar Shop)

Proposed Use: Multi-family Residential

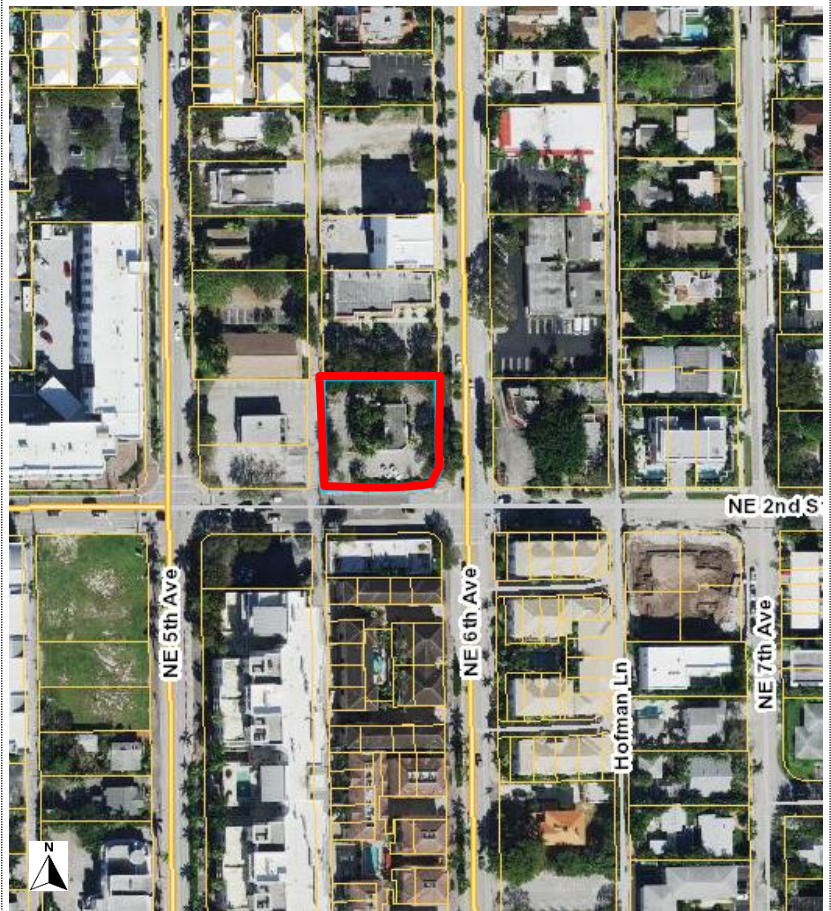
Floor Area Ratio:

- Existing: 0.07
- Proposed: 2.92
- Maximum Allowed: 3.0

Density:

- Existing: N/A
- Proposed: 27.78 du/ac (10 units)
- Maximum Allowed: 30 du/ac

Primary Streets: **NE 6th Ave and NE 2nd St**
For Reference: LDR Section 4.4.13, CBD





Background Information

The subject property is located at the northwest corner of NE 6th Avenue and NE 2nd Street within the Central Core Sub-district of the Central Business District (CBD). The 0.36-acre parcel is surrounded by CBD zoning, reinforcing its placement within the downtown urbanized context. The corner occupies a visible position along a corridor that functions as a transition between the traditional downtown core and adjacent residential neighborhoods, making it a strategic redevelopment site. The property contains a one-story masonry building constructed in 1936. Originally developed as a single-family residence, the structure was later adapted to accommodate commercial and service uses, most recently operating as a cigar lounge under the name “Smoke In.” While the existing building reflects a history of adaptive reuse within the CBD, it no longer contributes to the City’s goals for activating downtown corners or advancing contemporary urban design objectives.

In June 2025, the City Commission approved Resolution No. 107-25 authorizing the Masonry Modern architectural style for redevelopment of the property, pursuant to LDR Section 4.4.13(F)(3)(e). This action established the stylistic framework for formal review of the redevelopment proposal and positioned the site for a project consistent with the CBD’s intent to promote higher intensity, pedestrian oriented, multi-story residential development that contributes to the activity and identity of downtown Delray Beach.

The request was reviewed by the Planning and Zoning Board at its meeting on September 16, 2025. The Board voted 5-0 to continue the item, providing direction to address several design concerns. These included replacing the black and white marble with a more compatible material or color, adding awnings on the east and south elevations, increasing contrast within the color palette, further delineating the base, middle, and top, refining the building entrance, and revisiting the landscape plan to explore opportunities for preserving existing trees.

Project Description

The applicant proposes a four-story multifamily residential building on the 0.36-acre parcel at 202 NE 6th Avenue, located within the Central Core Subdistrict of the Central Business District. The project introduces ten ownership-oriented condominium units above a structured parking podium reinforcing the site’s position as a prominent corner within the downtown network. The building’s organization follows a clear vertical hierarchy, with parking and service functions concentrated at the ground and mezzanine levels and residential uses positioned on the upper floors to maximize light, views, and urban presence.



Access to the structured parking is taken exclusively from the rear alley, as shown on the ground floor plan, which eliminates curb cuts on both NE 6th Avenue and NE 2nd Street. This configuration allows the streetscape to remain uninterrupted and supports continuous pedestrian movement along both frontages. The lobby and amenity spaces are located at the corner and along NE 2nd Street to establish an active street edge and create a defined point of arrival. Service components, including trash room access and loading areas, are consolidated along the alley to minimize impacts on the public realm.

The residential floors are arranged with a mix of two and three bedroom units. Balcony and terrace placements vary among units, with several recessed within framed openings and others positioned at the building’s corners. These outdoor spaces provide secondary façade articulation and establish visual connections between private living areas and the surrounding downtown environment. The building presents a Floor Area Ratio of 2.92 and a density of 28 dwelling units per acre, consistent with the maximum intensities permitted within the Central Core and the Commercial Core land use designation.

A rooftop amenity deck is provided and includes a swimming pool, lounge areas, and landscaped terraces. The pool area is oriented to capture sunlight and views while maintaining appropriate separation from mechanical equipment. Screening treatments and parapet walls ensure that rooftop components remain well integrated into the overall building form.



The architectural design employs the Masonry Modern style, previously authorized by the City Commission. The elevations use smooth stucco planes, wood toned accents, and stone elements to produce a restrained material palette consistent with the style's emphasis on clarity and simplicity. The façade composition reflects a tripartite organization, with a defined base at the ground level, vertically proportioned middle floors, and a stepped back fourth story that reduces perceived mass along the street. Framed balcony openings, recessed planes, and subtle shadow lines introduce depth along the primary south and east elevations. The north elevation, positioned along the alley, incorporates simplified scoring and surface modulation that address privacy needs and maintain a coherent secondary façade. Street level features include extended awnings along the east and south elevations, continuous glazing at the lobby frontage, and planter integrations that frame entry points and support pedestrian comfort. The corner at NE 6th Avenue and NE 2nd Street is treated as the building's primary public face, with the lobby, glass frontage, and architectural framing elements collectively establishing its presence within the district.



In response to direction from the Planning and Zoning Board, the Applicant revised several architectural components. These include replacing the previously proposed black and white marble at the entrance with an aluminum overhang in a brushed anodized finish, extending first floor awnings to strengthen pedestrian scale, and refining the color palette with the introduction of "Favorite Jeans SW 9147" to increase contrast and improve façade definition. These adjustments are reflected in the most recent renderings and elevation sheets.

Overall, the project introduces a contemporary residential building that aligns with the intent of the Central Core to support higher intensity, pedestrian oriented development. Its organization, material choices, and urban frontage design contribute to the continued reinvigoration of downtown Delray Beach's built environment.

Review & Analysis: Site Plan

LDR Section 2.1.5. - The Planning and Zoning Board – Board Actions

The Planning and Zoning Board hereby has the authority to take final action on the following items pursuant to the procedures and standards of the LDR: Level 3 Site Plan applications, including any relief, as applicable

LDR Section 2.4.10(A)(1)(c), Level 3

Applications include new construction, additions to an existing building, or the conversion of an existing single-family residence or duplex, consisting of more than a total of five dwelling units for multi-family residential development or 15,000 gross square feet of mixed-use or nonresidential development. The proposed ten-unit project therefore qualifies for Level 3 review.

LDR Section 2.4.10(A)(2)(d)4., Board Review

Level 3 Site Plan applications require review and action by the Planning and Zoning Board, with final action rendered by the City Commission, through the appealable process.

LDR Section 2.4.10(A)(3), Required Findings

Site plan applications must demonstrate consistency with the Comprehensive Plan and compliance with the applicable provisions of the Land Development Regulations. The following specifically apply:

(b) Level 2, Level 3, and Level 4 Site Plan applications must comply with the findings in Chapter 3, Performance Standards.

(c) Landscape plans must comply with Section 4.6.16, Landscape Regulations.



(d) Architectural elevations must comply with Section 4.6.18, Architectural Elevations and Aesthetics, and adopted Architectural Design Guidelines.

LDR Section 3.1.1, Required Findings

Prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application.

The required findings relate to the land use map, concurrency, consistency, and compliance with the Comprehensive Plan. Compliance with the required findings is discussed below:

(A) Land Use Map *The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.*

The subject property is zoned CBD, Central Core sub-district, which is an implementing district of the Commercial Core (CC) Land Use designation. Multifamily residential is a permitted use in the CBD zoning district. The maximum FAR permitted within the CC land use designation is 3.0. The proposed development achieves an FAR of 2.92, which is within the allowable range. The maximum density permitted is 30 dwelling units per acre. The application proposes 10 dwelling units on 0.36 acres, yielding a density of 28 dwelling units per acre, consistent with the maximum allowed. Based on the above, the proposed development is consistent with the Land Use Map and zoning district regulations.

(B) Concurrency *as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.*

Potable Water and Sewer. The Utilities Department reviewed the application and confirmed that adequate capacity is available to serve the proposed development. Connection to the City's potable water and sanitary sewer systems will be required prior to issuance of building permits. Final engineering plans must be coordinated with the Utilities Department to ensure compliance with adopted standards.

Drainage. The site contains no existing stormwater management facilities. Stormwater runoff currently collects on internal asphalt parking and stage onsite until discharging via overland flow through the south driveway access to NE 2nd Street. In conjunction with the proposed development, a depressed swale area and exfiltration trench is proposed for water quality, storage requirement purposes, and runoff attenuation. A control structure is proposed connecting to an inlet on the intersection of SE 2nd Street and NE 6th Avenue. Engineering reviewed the plans and determined that compliance with the City's stormwater management requirements is achievable. Final drainage calculations will be required during building permit to ensure no adverse impact on adjoining properties.

Transportation. A Traffic Performance Standard (TPS) letter issued by Palm Beach County on August 27, 2025, confirmed that the proposed development will only generate four AM and four PM peak hour trips, therefore the project meets the traffic performance standards of Palm Beach County.

Solid Waste. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals through the year 2054. The development proposes a new dumpster to be provided on site.

Parks and Open Space: The development consists of ten condominium units. Pursuant to Comprehensive Plan Objective NDC 3.1 and related policies, the project does not generate a level of demand requiring new parkland dedication. A park impact fee of \$500 per unit will be assessed at time of building permit.

Public Schools. The School District concurrency requirement applies to new residential development. The applicant must coordinate with the Palm Beach County School District to obtain a capacity determination. As noted in TAC Review No. 4, this finding remains outstanding and must be resolved prior to site plan certification.



(C) Consistency *A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.*

Article 3.2 Performance Standards

The following standards contained in Article 3.2 are applicable:

- **LDR Section 3.2.1. Basis for Determining Consistency**

The following applicable objectives and policies from the Always Delray Comprehensive Plan apply to the request:

Neighborhoods, Districts, and Corridors Element

Policy NDC 1.1.7 *Establish the maximum density, measured in dwelling units per gross acre, for residential land use and mixed-use designations (See Table NDC-1). The Standard density is the range of density allowed in the land use designation. The Revitalization/Incentive density is the maximum density that may be offered in the Land Development Regulations to achieve a certain community benefit in a specific area as part of an incentive program, or to implement the recommendations of an adopted redevelopment or neighborhood plan. Standards in the Land Development Regulations, including those guiding compatibility and transitions, such as setbacks, height limitations, open space criteria, etc. may limit the actual density achievable on a specific site.*

Policy NDC 1.1.2 *Provide a complementary mix of land uses, including residential, office, commercial, industrial, recreational, and community facilities, with design characteristics that provide: Similar uses, intensity, height, and development patterns facing each other, especially in residential neighborhoods. Uses that meet the daily needs of residents. Public open spaces that are safe and attractive.*

Policy NDC 1.1.14 *Continue to require that property be developed or redeveloped or accommodated, in a manner so that the use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.*

Objective NDC 1.3 *Apply the mixed-use land use designations of Commercial Core, General Commercial, Transitional, Congress Mixed-Use, and Historic Mixed-Use to accommodate a wide range of commercial and residential housing opportunities appropriate in scale, intensity, and density for the diverse neighborhoods, districts, and corridors in the city.*

Policy NDC 1.3.1 *Apply mixed-use land use designations to foster development patterns that support pedestrian and bicycle activity, stimulate public transit ridership, and create a park-like environment.*

Policy NDC 1.3.2 *Apply the mixed-use land use designation that best maintains the scale, density, intensity, and enhances the character of the surrounding neighborhood, district, or corridor*

Policy NDC 1.3.5 *Use the Commercial Core land use designation to stimulate the vitality and economic growth of the city while simultaneously enhancing and preserving the cultural and historic downtown area.*

The project supports the Commercial Core (CC) designation, which is intended to stimulate vitality and economic growth while preserving the historic scale of downtown. Policies NDC 1.3.5 and NDC 1.3.7 call for compact, pedestrian-oriented redevelopment that reinforces the traditional downtown form. The proposed four-story condominium development provides a higher intensity residential use in the CBD without displacing ground-floor pedestrian activation. The placement of active lobby and amenity space along NE 6th Avenue and NE 2nd Street is consistent with Policy NDC 2.6.1, which promotes attractive streetscapes that enhance corridor identity.

Housing Element

Policy HOU 1.1.6 *Promote good design in new housing construction and rehabilitation that highlights beauty, flexibility, and innovation, and respects existing neighborhood character.*

Objective HOU 3.2 *Expand the housing supply by allowing different unit types in a variety of locations for all income levels.*



Policy HOU 3.2.1 Allow a variety of housing types to reflect the needs of all household types, including both rental and ownership opportunities for single people, couples, families, seniors, persons with disabilities and multi-generational families.

The provision of ten two- and three-bedroom condominium units diversifies the housing stock within the CBD. Although no workforce or affordable units are proposed, the development supports the Comprehensive Plan's goal of expanding ownership opportunities within the urban core.

Mobility Element

Policy MBL 1.2.2 Implement context-sensitive Complete Streets principles, where appropriate, in the planning, programming, and construction of new City roadways, redesigns, and resurfacing of existing roadways to address the needs of all users, including motorists, bicyclists, transit riders, and pedestrians of all ages and abilities.

Policy MBL 2.5.2 Ensure safe vehicular, pedestrian, and bicycle operations in all new development, redevelopment, and on all City streets, including at driveway entrances and at intersections.

Policy MBL 2.5.5 Require development to provide pedestrian, bicycle, and vehicular interconnections to adjacent properties. Policy NDC 2.3.2 OPR 2.2.4.

Policy MBL 2.5.7 Support traffic calming based upon the adopted city policy, in residential neighborhoods to reduce incidences of crashes and to promote bicycle and pedestrian activity.

Policy MBL 3.1.1 Include cross access between properties to reduce vehicular trips on the roadway network. Cross-connectivity shall include bicycle and pedestrian accommodations except where infeasible due to natural or environmental constraints.

The project is consistent with the Mobility Element by advancing context-sensitive Complete Streets principles (Policy MBL 1.2.2) through widened pedestrian clear zones, street trees, and active ground-floor frontages. Vehicular access is limited to the rear alley, ensuring safe pedestrian and bicycle operations at the street edge (Policy MBL 2.5.2) and reducing potential conflicts, consistent with Policy MBL 2.5.7. Bicycle parking is provided in accordance with CBD standards, meeting Policy MBL 2.5.5. While cross access to adjacent parcels (Policy MBL 3.1.1) is not feasible due to the urban block pattern, the project achieves functional integration through continuous sidewalks and alley circulation.

Overall, the proposed development is consistent with the Always Delray Comprehensive Plan. The project advances the goals, objectives, and policies of the Neighborhoods, Districts, and Corridors, Housing, and Mobility Elements by reinforcing compact urban form, expanding ownership housing opportunities, and enhancing the pedestrian environment through context-sensitive design. Where physical site constraints limit direct cross-access, the proposal nonetheless achieves functional integration within the CBD framework. Collectively, these findings support a determination that the application complies with the Comprehensive Plan as required by LDR Section 3.1.1(A).

• LDR Section 3.2.3, Standards for site plan action

The proposed project has been evaluated against the applicable standards as follows:

(A) Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.

The proposed four-story building incorporates a tripartite façade, recessed entries, balconies, and rooftop amenities that ensure compatibility with the surrounding urban context. Landscaping and site lighting are designed to enhance pedestrian comfort without creating glare or visibility obstructions, consistent with the requirements of this subsection.

(B) All development shall provide pedestrian, bicycle, and vehicular interconnections to adjacent properties, where possible, and include accessible routes from the entry points of publicly-accessible buildings to the sidewalk network in accordance with the Americans with Disabilities Act (ADA).

The project includes widened pedestrian clear zones along NE 6th Avenue and NE 2nd Street, new street tree plantings in grates, and bicycle parking spaces in accordance with LDR Table 4.4.13(M). Vehicular access is consolidated to the alley, reducing pedestrian-vehicle conflicts and aligning with Comprehensive Plan mobility policies that encourage safe multimodal circulation.



(D) Any proposed street widening or modifications to traffic circulation shall be evaluated by the City, and if found to have a detrimental impact upon or result in the degradation of an existing neighborhood, the request shall be modified or denied.

The project's exclusive use of the rear alley for vehicular access minimizes curb cuts on NE 6th Avenue and NE 2nd Street, maintaining pedestrian continuity and reducing potential conflicts at intersections. Technical Advisory Committee review confirmed that the alley system can accommodate circulation needs without adverse impacts on the surrounding roadway network. As designed, the project satisfies this standard by preserving safe and functional traffic operations.

(G) Development shall provide a variety of housing types that accommodates the City's growing and socio-economically diverse population to meet the Goals, Objectives, and Policies the Housing Element.

The project introduces ten ownership-oriented condominium units within the Central Core sub-district. While the scale is modest, the inclusion of two- and three-bedroom configurations contributes to the diversity of unit types available downtown, consistent with Comprehensive Plan Objective HOU 3.2 to expand housing options for different household types.

(H) Consideration shall be given to the effect a development will have on the safety, livability, and stability of surrounding neighborhoods and residential areas. Factors such as but not limited to, noise, odors, dust, and traffic volumes and circulation patterns shall be reviewed and if found to result in a degradation of the-surrounding areas, the project shall be modified accordingly or denied.

The design emphasizes pedestrian orientation, landscaped frontages, and concealed vehicular access, which together reduce potential noise, traffic, and visual impacts on adjacent properties. Although the absence of a dedicated loading zone may place some operational burden on the alley, the applicant's loading statement indicates that the anticipated demand is limited and will be managed on site. The overall improvement to the pedestrian environment along NE 6th Avenue and NE 2nd Street, including continuous sidewalks, enhanced planting, and the removal of curb cuts, represents a meaningful enhancement to corridor activity and comfort.

(K) Development shall not exceed the maximum limits established in the Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts, of the Neighborhoods, Districts, and Corridors Element or specific standards established in the zoning districts that limit density (dwelling units per acre) or intensity (floor area ratio) and must adhere to whichever limit is lower. Development in areas included in density or incentive programs (i.e. workforce housing programs specified in Article 4.7-Family/Workforce Housing) may exceed the Standard density limit, up to the specified Revitalization/Incentive density established for the program: development in all other areas shall not exceed the Standard density.

The maximum density and intensity standards are established in Table NDC-1 of the Comprehensive Plan and LDR Section 4.4.13(C). The proposed development achieves a density of 28 dwelling units per acre and a floor area ratio of 2.92, both within the allowable thresholds for the Commercial Core land use designation and the CBD zoning district. The application does not require variances or waivers to meet these limits, demonstrating that the project conforms to the adopted standards and can be accommodated on the site without exceeding regulatory parameters.

(D) Compliance with LDRs. *Whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.*

In addition to the LDR sections discussed above under Performance Standards, the following additional LDR sections apply to the request.

Section 4.4.13, Central Business District LDR Section 4.4.13(C), (D), (E), and (G)

Standard/Regulation	Required	Proposed
Height LDR 4.4.13(C)	Maximum 54 ft / 4 stories	54 ft, 4 stories to top of flat roof; 60 ft to parapet; rooftop equipment screened
Setbacks LDR 4.4.13(C)	Front: 10–15 ft; Above 3rd Story: 20 ft; Side: 0 ft; Rear: 10 ft	Front (NE 6th Ave/NE 2nd St): 10–15 ft; Upper-level stepbacks provided; Side and rear setbacks compliant



Dwelling Unit Standards (D)(1)(d)1.	For projects with >12 units: studio ≤25%, one-bedroom ≤30% (or ≤55% if no studios)	10 total units; mix consists of two- and three-bedroom units
Streetscape Width LDR 4.4.13(E)(2)	Minimum 15 ft (curb zone ≥4 ft, pedestrian clear zone ≥6 ft)	NE 6th Avenue: 15 ft; NE 2nd Street: 15 ft
Frontage Types LDR 4.4.13(E)	Permitted types: Stoop, Storefront, Arcade, Lobby	Combination of lobby and stoop frontages; recessed entries and planters along primary frontages
Civic Open Space LDR 4.4.13(G)(3)	Civic open space required for projects ≥1 acre or with >40 units	Site <1 acre and 10 units

Other Development Regulations

Standard/Regulation	Required	Proposed
4.6.8(A)(3), Lighting	Illumination spillover is limited to the maximum degree feasible given the minimum illumination requirements for street lighting, off-street parking illumination, and lighting at the building and garage entrance. The proposed lighting complies with the minimum and maximum illumination requirements for off-street parking illumination, lighting at the building entrance, and lighting at the property line adjacent a parcel or public right-of-way.	
4.4.13(I), CBD Parking Standards	Required: 23 parking spaces total with at least 1 space designated for EV parking*	Provided: 23 spaces, including 6 compact spaces (26%) and 2 spaces for electric vehicles
4.6.10(C), Off-Street Loading	Required: 2 berths	Provided: 0 berths* *See analysis below
LDR Table 4.4.13(M), Bicycle Parking	Type I spaces – 1 spaces per 10 units = 1 space Type II spaces – 1 space per 6 units = 2 space	Type I spaces – 1 Type II spaces - 4
4.6.9(D)(4)b.ii., Stacking distance	20 feet stacking	Complies

LDR Section 7.11.1(C), Green Building Certification Required

Certification is required through a green building certification entity for new construction or additions consisting of 15,000 square feet of gross floor area that is condition space.

The applicant is required to obtain green building certification, as the total Gross Floor Area square footage is 46,279 square feet, under air.

LDR Section 4.6.10, Off-Street Loading

The LDRs provide guidelines for off-street loading that requires at least two loading berths for multi-family development between 20,000 and 100,000 square feet. Pursuant to LDR Section 4.6.10(C), *in circumstances where these guidelines are not applicable or appropriate, the applicant may provide a "loading demand statement" in which the normal demands for loading are set forth along with any restrictions which may be appropriate.*

The applicant has submitted a loading demand statement requesting approval to provide no dedicated loading berths. The project is strictly residential in nature, and loading activity is expected to consist primarily of resident move ins and move outs. According to the statement, these activities will be coordinated by on site property management to minimize operational conflicts. The applicant proposes to use the adjacent alley as the designated loading and unloading area. The alley is 16 feet wide and will be expanded by an additional two feet through a right of way dedication associated with the redevelopment, improving maneuverability for service vehicles.



Because the development consists of 10 for sale condominium units, the applicant anticipates that the majority of loading demand will occur during the initial occupancy period, with minimal turnover thereafter. For ongoing operations, the applicant notes that trash collection will occur during early morning hours, reducing potential overlap with residential loading needs. No commercial or routine delivery loading is anticipated.

Review & Analysis: Architectural Elevations

LDR Section 2.4.10(A)(3)(d), Findings

Architectural Elevations, including modifications to existing building facades, require an overall determination of 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.

LDR Section 4.6.18. - Architectural elevations and aesthetics - Minimum requirement

The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development. 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

There are five subsections for consideration in **LDR Section 4.6.18**:

- (A) *Minimum requirements;*
- (B) *Building and structure requirements;*
- (C) *Exterior space;*
- (D) *Parking lots and vehicular use areas, and*
- (E) *Criteria for board action.*

LDR Section 4.6.18, Architectural Elevations and Aesthetics establishes minimum aesthetic standards for all site development, buildings, and structures, requiring proper design concepts, honest construction, and contextual appropriateness. In addition, LDR Section 4.4.13(F) requires all development within the CBD to utilize one of the permitted architectural styles identified in the CBD Design Guidelines and to conform to the defining characteristics of that style.

The proposed development employs the Masonry Modern architectural style, which was authorized for this site by City Commission Resolution No. 107-25. The design reflects the tripartite building composition prescribed by the guidelines, with a base defined by recessed entries, storefront glazing, and landscaped planters; a middle defined by vertically proportioned fenestration and balconies; and a top composed of a flat roof, parapet, and rooftop terraces. The use of smooth stucco surfaces in white, combined with stone cladding and wood accents, reinforces the style's emphasis on minimalist form and restrained material palette.

Fenestration ratios fall within the requirements of LDR Section 4.4.13(F)(5), ensuring transparency and articulation at the pedestrian scale. Balconies and recessed terraces provide depth and shadow lines that break down the mass of the upper floors. Mechanical equipment is screened by parapets in accordance with LDR Section 4.4.13(F)(6), and the rooftop deck is integrated as a functional extension of the building rather than an isolated element.

Collectively, the elevations demonstrate compliance with the standards of LDR Section 4.6.18 and the Masonry Modern guidelines by employing a coherent tripartite composition, appropriate materials, and architectural detailing that reinforce the urban design objectives of the Central Core.

(E) Criteria for Board Action.

The following criteria shall be considered by the Site Plan Review and Appearance Board 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.*
 1. *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.*
 2. *The proposed elevations provided below have been reviewed for compliance with Section 4.6.18 - Architectural Standards.*



In conjunction to the above minimum requirements, all buildings in the CBD Sub-districts shall utilize one of the architectural styles as identified in the *Delray Beach Architectural Design Guidelines* and adhere to the defining characteristics outlined in the guideline document to ensure high quality architecture in the downtown area.

Proposed Design

In accordance with LDR Section 4.4.13(F) and the Central Business District (CBD) Architectural Design Guidelines, the applicant submitted an architectural narrative and supporting renderings to substantiate compliance with the defining characteristics of the chosen style.

Masonry Modern architecture is typically characterized by clean geometric composition, minimal ornamentation, and the expressive use of masonry materials. The proposed structure incorporates several of these defining features, particularly on the east and south façades, where structural clarity and substantial glazing contribute to a modern, ordered aesthetic. However, certain aspects of the design vary in their expression of the style, presenting opportunities for further alignment and execution of the Masonry Modern style.

The proposed design is shown on the following pages and attached as full-size documents.

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EAST ELEVATION

0 5' 10' 15' 20'



2 WEST ELEVATION - ALLEY

0 5' 10' 15'



1 NORTH ELEVATION - SIDE

0 5' 10' 15' 20'



SOUTH ELEVATION

0 5' 10' 15' 20' 25'



Detailed Evaluation

- **Massing and Facade Composition:** The building exhibits a clear and rational massing framework, with the east and south elevations presenting the strongest architectural resolution. Along these frontages, the proportion diagrams and elevations show deliberate modulation in depth, where recessed balconies, framed window openings, and vertically aligned bays create a legible rhythm. These elements produce the intended play of light and shadow that characterizes Masonry Modern design and contribute to a more expressive primary frontage. The project's massing is less resolved along NE 6th Avenue. Although the upper story stepback meets CBD dimensional standards, the façade remains visually flat, with long horizontal balcony bands that are not sufficiently anchored by vertical components. These conditions soften the distinction between the base, middle, and top that the applicant is working to establish, and the façade reads more as a continuous plane rather than a fully layered architectural composition.

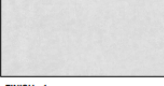

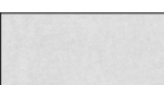

The north elevation has improved from earlier iterations and now incorporates additional reveals and surface modulation that help reduce what was once a more monolithic appearance. These refinements introduce subtle depth and create a calmer visual field appropriate for a secondary façade. While this elevation remains largely solid due to internal layout constraints, the updated treatments represent a step toward a more integrated presentation. Staff recognizes the applicant's need to balance privacy and internal function, and notes that the updated elevation presents a more composed surface condition while maintaining the simplicity characteristic of the chosen architectural style.

- **Architectural Elements:** Balconies, overhangs, and shading devices are central to the Masonry Modern vocabulary, where cantilevered forms and expressive projections help introduce depth, shadow, and a sense of structural clarity. In the proposed design, the balconies are presented primarily as inset conditions within framed openings. This approach is not unsuccessful from a compositional standpoint and results in a clean, contained balcony expression. However, the boxed configuration does not align closely with the cantilevered language typically associated with Masonry Modern architecture, where projections extend outward to create a more sculptural dialogue between solid and void.

The balcony recesses in this proposal soften the façade rather than energize it. Their enclosure within rectangular frames limits the visual tension and shadow play that strong cantilevered planes usually provide. While the boxed treatment is contemporary and visually tidy, it aligns more closely with urban minimalism than with the characteristic projecting forms that define the Masonry Modern style. Eyebrows and shading devices are also absent across all elevations. Their introduction could help reinforce the depth that the boxed balcony configuration does not fully achieve, while contributing to passive cooling and mitigating long unbroken wall planes. The overall restraint in three dimensional elements reduces opportunities for façade animation that Masonry Modern buildings typically express.

- **Materials and Detail:** The material palette presented in the elevations is composed primarily of smooth stucco surfaces with selective wood toned accents and a modest increase in scoring and surface relief from earlier iterations. These refinements represent an improvement over the previous version and help introduce a more deliberate material organization across the elevations. The simplicity of the palette remains consistent with the character of Masonry Modern architecture. Additional material refinement, whether through selective texture changes, more disciplined scoring patterns, or the introduction of a secondary base material, could strengthen the architectural hierarchy and provide a richer street presence appropriate for the Central Core.

- **Roofline:** The parapet is expressed as a simple continuous band with minimal variation in height or profile. While this restraint aligns with the aesthetic principles of the style, it contributes to a static and unanimated roofline. The roof plan illustrates that mechanical equipment is well screened, but the parapet does not visually terminate the building in a manner that enhances its identity. Corner conditions are similarly understated.

FINISHES AND COLORS		FINISH KEYNOTES
	PAINT - 1 SHERWIN WILLIAMS "WHITE SNOW" SW-9541	① SCORED SMOOTH STUCCO - PAINT 2
	PAINT - 2 SHERWIN WILLIAMS FAVORITE JEANS SW 9147	② SMOOTH STUCCO - PAINT 1
	PAINT - 3 SHERWIN WILLIAMS PORPOISE - SW 7047	③ SMOOTH STUCCO - PAINT 2
		④ SMOOTH STUCCO - PAINT 3
		⑤ ALUMINUM LOUVER - POWDER COATED DARK GRAY
		⑥ GARAGE OPENING
		⑦ HOLLOW METAL EXIT DOOR, COLOR TO MATCH WALL FINISH
		⑧ ROOFTOP SCREEN, 5'-6" TALL - REFER TO DETAIL 5/A802
		⑨ GLASS-ALUMINUM RAILING - POWDER COATED BLACK
		⑩ ALUMINUM STOREFRONT WITH INTEGRATED DOORS-POWDER COATED BLACK, IMPACT RESISTANT GLAZING WITH 65% VISIBLE LIGHT TRANSMITTANCE AND 14% VISIBLE LIGHT REFLECTANCE, INTERIOR AND EXTERIOR
		⑪ ALUMINUM SLIDING GLASS DOORS-POWDER COATED BLACK, IMPACT RESISTANT GLAZING WITH 65% VISIBLE LIGHT TRANSMITTANCE AND 14% VISIBLE LIGHT REFLECTANCE, INTERIOR AND EXTERIOR
		⑫ ALUMINUM WINDOWS-POWDER COATED BLACK, IMPACT RESISTANT GLAZING WITH 65% LIGHT TRANSMITTANCE AND 14% LIGHT REFLECTANCE, INTERIOR AND EXTERIOR
		⑬ STOREFRONT ENTRY DOOR-POWDER COATED BLACK, IMPACT RESISTANT GLAZING WITH 65% LIGHT TRANSMITTANCE AND 14% LIGHT REFLECTANCE, INTERIOR AND EXTERIOR
		⑭ POLISHED ALUMINUM LETTERS
		⑮ ADA RAMP - MAX. 1:12 SLOPE-WITH ALUMINUM RAILING- POWDER COATED BLACK
		⑯ ALUCOBOND OVERHANG WITH BRUSHED ANODIZED FINISH



Both the northeast and southeast corners rely on massing geometry alone and do not incorporate architectural detailing or modulation to create a distinctive presence at these important urban junctures.

- **Corner Treatment and Urban Identity:** The corner of NE 6th Avenue and NE 2nd Street is a significant visual anchor within the Central Core. The mass turns the corner successfully, but the architectural treatment does not elevate this location to the level expected for a primary CBD intersection. The elevations show no increase in glazing, no sculpted corner element, and no shift in material or depth that would give the corner a more civic presence. Opportunities exist to enhance this condition through angled balcony projections, vertically framed openings that wrap the corner, or a modest change in material expression that differentiates this point of the building. Strengthening this treatment would reinforce the building's contribution to the urban identity of the district.
- **Ground-Level Design and Entry Definition:** The ground floor incorporates planters, recessed entry points, and portions of storefront glazing that create a transitional interface between the public realm and private interior spaces. Along NE 2nd Street, the relationship between walkway width, lobby frontage, and landscaping demonstrates potential for a comfortable pedestrian edge. The primary pedestrian entry on NE 6th Avenue is less expressive. The proposal indicates a shallow recess and a modest material shift, but there is limited vertical framing or expansion of the entry zone to clearly establish this location as the primary point of arrival. A stronger ground level definition, achieved through deeper recesses, or distinctive material treatment, would reinforce the building's role in shaping the street edge.
- **Environmental Considerations:** The treatment of the north elevation raises concerns regarding environmental performance. The exclusion of glazing on this façade reduces the opportunity for daylighting on the building's most thermally stable exposure. The reliance on artificial lighting increases interior energy demand and creates a functional imbalance relative to the other elevations. Incorporating screened openings, clerestory windows, or patterned perforations could introduce natural light without compromising privacy. Such adjustments would improve interior environmental quality and contribute to a more holistic architectural composition.
- **CBD Contextual Fit:** The Central Core Subdistrict encourages buildings that reinforce a walkable and human scaled downtown while respecting Delray Beach's historic moderate intensity. The overall massing complies with the scale of the district and aligns with the development pattern of adjacent structures. However, façade rigidity, the limited articulation on the north elevation, and the understated treatment of the corner condition reduce the building's ability to fully support the district's intended character. A more thoughtful approach to detailing, particularly at the pedestrian level and at key visual moments such as the corner and main entry, would improve the project's contribution to the district's identity and strengthen its alignment with the "Village by the Sea" character.

Conclusion

The proposal incorporates several characteristics of Masonry Modern architecture, including restrained massing, simplified geometric expression, and a limited material palette. The primary facades are generally more resolved, particularly where recessed balconies and vertically proportioned openings create depth and rhythm. Secondary facades, especially the north elevation, do not achieve this level of completeness. The corner condition and primary entry point also remain understated, despite their prominence within the Central Core. Given the site's visibility and the district's expectations for architectural consistency and contextual responsiveness, additional refinement across key elevations would enhance the clarity, cohesion, and urban presence of the design. As currently presented, the building represents a partial realization of the Masonry Modern style. Targeted improvements could elevate the architectural expression and strengthen the project's contribution to the surrounding CBD environment.

LDR Section 4.4.13(F), Architectural Standards, *to ensure high quality architecture in the downtown area, the following architectural standards apply to all buildings in the Central Business District Sub-districts and in the OSSHAD with CBD Overlay. In addition to the standards in Section 4.6.18, the following standards apply in all CBD Sub-districts.*



LDR Section 4.4.13(F), Architectural Standards

Standard/Regulation	Required	Proposed
Façade Composition LDR 4.4.13(F)(2)	Tripartite composition of base, middle, and top	Base: recessed entries, storefront glazing, planters; Middle: vertically oriented fenestration, balconies; Top: flat roof, parapet, rooftop terraces
Appropriate Architectural Style LDR 4.4.13(F)(3)	Utilize one of the permitted CBD styles; Art Deco and Masonry Modern require Commission approval	Masonry Modern style authorized by City Commission Resolution No. 107-25
Walls LDR 4.4.13(F)(4)	Maximum two primary materials appropriate to the architectural style	Smooth white stucco with stone cladding accents; secondary use of wood at balconies and garage doors
Openings LDR 4.4.13(F)(5)	Transparent windows covering 20%–75% of each story	Street-facing façades incorporate vertically proportioned glazing within range; balconies and terraces add articulation
Roofs LDR 4.4.13(F)(6)	Flat roof with parapets; rooftop equipment must be screened	Flat roof with parapet; rooftop equipment screened; rooftop deck integrated into overall composition
Elements LDR 4.4.13(F)(7)	Columns min. 12 inches in width or depth	Projected vertical elements exceed minimum dimension
Parking Garages LDR 4.4.13(F)(8)	Garages shall be concealed or treated architecturally	Structured parking at ground and mezzanine levels fully screened with façade treatments and landscaping
Reduction of Urban Heat Islands LDR 4.4.13(F)(9)	Use of reflective roof surfaces or materials	Energy-efficient roofing specified; rooftop terraces landscaped
Green Building Practices LDR 4.4.13(F)(10)	Certification required for new construction exceeding 15,000 sq. ft.	Total building area exceeds 15,000 sq. ft.; applicant required to obtain certification

Review & Analysis: Landscape Plan

LDR Section 2.4.10(A)(3)(c), Findings

Landscape Plans, including modifications to existing landscaping, shall be consistent with Section 4.6.16, Landscape Regulations.

LDR Section 4.6.16, Landscape Regulations

These regulations establish minimum standards for canopy coverage, buffer widths, tree disposition, and streetscape design. Sheets L-1.0 and L-1.1 document the existing vegetation on the site, including the location, species, and condition of existing trees. The site contains several small to medium canopy species concentrated along the parcel perimeter. Given the building footprint, required driveway geometry, and placement of utilities, all on-site trees are proposed for removal. While preservation options are limited due to the site's constrained infill configuration, the complete removal of existing canopy should be acknowledged, and replacement plantings should contribute meaningfully to restoring shade and green infrastructure along the public frontages.

The proposed landscape plan introduces new foundation planting along NE 6th Avenue and NE 2nd Street, consisting of layered shrubs and groundcovers that soften the building edge and contribute to a more pedestrian-friendly streetscape. The plant palette emphasizes Florida Friendly and drought-tolerant species, including Horizontal Cocoplum (*Chrysobalanus icaco* 'Horizontal'), Golden Creeper (*Ernodea littoralis*), Green Island Ficus (*Ficus microcarpa* 'Green Island'), Sword Fern (*Nephrolepis exaltata*), and Dwarf Fakahatchee (*Tripsacum floridana*). These materials are arranged in continuous planting bands that frame the building base and provide consistent coverage along both street frontages. Plant spacing, quantities, and specifications correspond to the installation requirements detailed on Sheet L-3.0. Along the alley frontage, planting is appropriately reduced due to necessary service access and functional constraints. The minor shift in the NE 2nd Street planting zone resulting from the right-of-way dedication does not disrupt the continuity or organization of the landscape edge.



Street trees are proposed along both public frontages, primarily consisting of Silver Buttonwood (*Conocarpus erectus* 'Sericeus'), Pigeon Plum (*Coccoloba diversifolia*), Spanish Stopper (*Eugenia foetida*), and Live Oak (*Quercus virginiana*), as shown in the plant schedule on Sheet L-2.0. These species are appropriate for urban conditions and offer durability, moderate canopy spread, and salt tolerance. Along NE 6th Avenue, the entirety of the proposed street tree canopy consists of Cabbage Palms, which the applicant selected to match the existing condition across the street in order to maintain visual consistency. While this approach aligns with the immediate context, Cabbage Palms provide minimal shade and do not contribute significantly to long-term canopy coverage. This will further exacerbate the existing lack of shade along the NE 6th Avenue sidewalk. Increasing canopy coverage in this corridor would better support the walkability objectives of the Central Core and improve pedestrian comfort.

The rooftop tree selection consists of Silver Buttonwood (*Conocarpus erectus* 'Sericeus'), specified at 12 to 14 feet in height and provided as multi-trunk specimens. This species is well suited for rooftop use due to its salt tolerance, moderate canopy spread, and adaptability to constrained soil volumes. Two Christmas Palms (*Adonidia merrillii*), specified as triple trunks, supplement the upper canopy and introduce vertical form around the amenity areas. Shrub and accent plantings include Horizontal Cocoplum (*Chrysobalanus icaco* 'Horizontal'), Philodendron 'Burle Marx', Green Island Ficus (*Ficus microcarpa* 'Green Island'), and Dwarf Fakahatchee Grass (*Tripsacum floridana*). These species are appropriate for rooftop conditions and provide a mix of texture, ground-level density, and low-maintenance structure suitable for planters. Groundcover areas are planted with Liriope 'Super Blue' (*Liriope muscari*), specified in one-gallon containers at twelve-inch spacing to achieve full coverage. The proposed plant palette is compatible with rooftop conditions and is consistent with the CBD's approach to integrating greenery into upper-story amenity spaces. However, several planter zones appear narrow in width, which may limit long-term root development for multi-trunk Buttonwoods and larger shrubs. Ensuring sufficient soil depth, structural root volume, and irrigation infrastructure will be essential to support healthy establishment and to meet the City's expectation for durable, sustainable rooftop landscaping.

Standard/Regulation	Required	Proposed
Street Trees LDR 4.6.16(C)(1)	Shade trees at max. 30 ft spacing along rights-of-way	Street trees in grates along NE 2 nd Street; Existing Cabbage Palms along NE 6 th Avenue
Perimeter Buffers LDR 4.6.16(C)(2)	5 ft min. along side and rear property lines	Alley frontage: limited width, mitigated with planters; side/rear: landscape elements integrated
Parking Lot Landscaping LDR 4.6.16(C)(3)	Interior landscaping for surface parking	Structured parking with minimal surface lot; planters and screening integrated
Foundation Plantings LDR 4.6.16(C)(4)	Plantings required adjacent to buildings	Planters with shrubs and accent trees along base
Canopy Coverage LDR 4.6.16(C)(5)	Minimum canopy coverage at maturity	Combination of street trees, foundation plantings, and rooftop landscaping
Tree Disposition LDR 4.6.16(D) & 4.6.19	Mitigation required for removal of protected trees	Tree disposition and mitigation plan submitted

The landscape plan provides a clear and organized planting strategy that supports the building's urban residential character. The combination of ground-level planting, street trees, and rooftop landscaping contributes positively to the project's public frontages and its architectural expression.

Overall, the landscape proposal is technically sound and consistent with CBD landscape objectives, with targeted enhancements that could further enrich the site's greening and public-realm contribution.

Review by Others

Downtown Development Authority (DDA). Level 3 Site Plan and Architectural Style, July 14, 2025

Planning and Zoning Board (PZB). Architectural Style, May 19, 2025

City Commission. Architectural Style, June 17, 2025 (Approved the use of Masonry Modern Architecture)

Planning and Zoning Board (PZB). Level 3 Site Plan, September 16, 2025



Options for Board Action

- A. **Approve** a Level 3 Site Plan with Architectural Elevations and Landscape Plan for the Link, a four-story multifamily residential building, consisting of 10 residential condominium units at 202 NE 6th Avenue, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- B. **Approve** a Level 3 Site Plan with Architectural Elevations and Landscape Plan for the Link, a four-story multifamily residential building, consisting of 10 residential condominium units at 202 NE 6th Avenue, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations, **subject to conditions**.
- C. **Deny** a Level 3 Site Plan with Architectural Elevations and Landscape Plan for the Link, a four-story multifamily residential building, consisting of 10 residential condominium units at 202 NE 6th Avenue, by finding that the request is not consistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.
- D. Move to **continue with direction**.

Technical Review of Comments (TAC) Timeline

Review No.	Submittal Date	TAC Comments Transmitted	Total Time
1	08/01/2024	09/06/2024	Total time with Applicant: 274 days
2	01/14/2025	02/11/2025	
3	04/14/2025	05/05/2025	Total time under review: 98 days
4	05/28/2025	06/20/2025	
4A	08/18/2025	09/05/2025	
Extension Requests	November 8, 2024: 60-day		
	April 9, 2025: 30-day extension		

Technical Notes

- 1- Prior to issuance of a building permit, revise the "Maintenance of Traffic Plan" to show correct northbound traffic flow on Federal Highway. Relabel the plan as "Construction Staging Plan" to reflect its purpose of construction staging and Right-of-Way occupation.
- 2- Prior to issuance of a building permit, note that mid-block crosswalks will not be acceptable. Sidewalk detours must be directed to the next upstream crossing location and will be reviewed at the time of Maintenance of Traffic (MOT) plan approval.
- 3- Prior to issuance of the building permit, the applicant must pay a Tree Trust Fund contribution of \$10,950.00. This amount is based on existing 146 feet CT of palms, calculated at \$75.00 per foot.
- 4- Prior to Site Plan Certification, the completed SCAD letter from the Palm Beach County School District shall be provided.