



Cover Memorandum/Staff Report

File #: 26-0481

Agenda Date: 5/5/2026

Item #: 8.D.

TO: Mayor and Commissioners
FROM: Anthea Giannotes, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: May 5, 2026

ORDINANCE NO. 26-26: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF DELRAY BEACH BY AMENDING CHAPTER 2, "ADMINISTRATIVE PROVISIONS," ARTICLE 2.1, "REVIEWING OFFICIALS AND AUTHORITIES," SECTION 2.1.5, "THE PLANNING AND ZONING BOARD" AND SECTION 2.1.6, "THE SITE PLAN REVIEW AND APPEARANCE BOARD," TO ESTABLISH THE AUTHORITY TO APPROVE THE USE OF THE MASONRY MODERN AND ART DECO ARCHITECTURAL STYLES IN THE CENTRAL BUSINESS DISTRICT; AND BY AMENDING CHAPTER 4, "ZONING REGULATIONS," ARTICLE 4.4, "BASE ZONING DISTRICT," SECTION 4.4.13. "CENTRAL BUSINESS (CBD) DISTRICT," SUBSECTION (F), "ARCHITECTURAL STANDARDS," TO MODIFY CITY COMMISSION APPROVAL TO A DETERMINATION BY THE APPROPRIATE ADVISORY BOARD THAT THE MASONRY MODERN OR ART DECO ARCHITECTURAL STYLE IS APPROPRIATE FOR THE LOCATION AND MEETS ADOPTED ARCHITECTURAL DESIGN GUIDELINES; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AUTHORITY TO CODIFY, PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES. (SECOND READING / PUBLIC HEARING)

Recommended Action:

Consider Ordinance No. 26-26, a City-initiated request to amend Section 2.1.5, "Planning and Zoning Board" and Section 2.1.6, "Site Plan Review and Appearance Board" to give the authority to approve the Masonry Modern or Art Deco architectural style for site plans the Board has the final authority to approve, and amend Section 4.4.13(F), "Architectural standards" of the Land Development Regulations to eliminate City Commission approval and to add determination by the Planning and Zoning Board, Site Plan Review and Appearance Board, or Historic Preservation Board prior to site plan consideration that the Masonry Modern or Art Deco Architectural Style is appropriate for the location and meets adopted architectural design guidelines in the Central Business (CBD) District.

Background:

Proliferation of Masonry Modern and Art Deco architectural styles in the Central Business (CBD) District raised widespread community concern that these styles were changing the Village by the Sea character of the city. The following timeline describes efforts to address these concerns:

- February 21, 2023. Commission directed Staff to modify the review and approval procedures related to the use of Masonry Modern or Art Deco architectural styles in the Central Business (CBD) District. The overuse of these two styles resulted in their proliferation in the CBD and raised community concerns that they are changing the Village by the Sea character.

- May 16, 2023. City Commission adopted Ordinance No. 12-23, to require the City Commission approve a proposed use of the Masonry Modern or Art Deco architectural style, via recommendation by the applicable board (Planning and Zoning Board (PZB), Site Plan Review and Appearance Board (SPRAB), or Historic Preservation Board (HPB)). Following City Commission approval of the architectural style, the Technical Advisory Committee (TAC) review continues, and ultimately, the site plan by is reviewed by the appropriate board(s) for action.

The procedural change to the review process was intended to encourage the use of other five architectural styles allowed by The Delray Beach Architectural Design Guidelines; to allow more opportunity for the general public to participate; and, to elevate the quality of development proposals using Masonry Modern and Art Deco architecture with additional scrutiny by the review boards. However, the City Commission has expressed a desire to return design review to the advisory boards, as they are comprised of design professionals.

The proposed change will (1) eliminate the requirement for City Commission approval of Masonry Modern and Art Deco proposals during the review process; (2) clarify the time frame for architectural review early in the process, in concert with the second submittal for TAC review to provide sufficient time for the applicant to adjust the architecture, if necessary; and, (3) provide the criteria for determining whether to approve the use of the style in the specific location and with the specific execution.

At the end of the meeting, there was discussion by the board regarding the effectiveness of the design guidelines; however it is important to communicate community expectations to developer's as clearly as possible. The form-based code and accompanying design guidelines have been recognized by the Driehaus Award and most recently in Sara C. Bronin's 2024 book, Key to the City.

On March 16, 2026, the Planning and Zoning Board voted 6-0 to recommend approval of the ordinance.

City Attorney Review:

Ordinance No. 26-26 is approved as to form and legal sufficiency.

Funding Source/Financial Impact:

Not applicable.

Timing of Request:

Ordinance No. 26-26 will be effective immediately if approved.