



## Cover Memorandum/Staff Report

File #: 25-702

Agenda Date: 6/17/2025

Item #: 7.A.

**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Director  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**DATE:** June 17, 2025

RESOLUTION NO. 107-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING A REQUEST TO UTILIZE THE MASONRY MODERN ARCHITECTURAL STYLE FOR THE PROPERTY LOCATED AT 202 NE 6TH AVENUE, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (QUASI-JUDICIAL HEARING)

### **Recommended Action:**

Review and consider Resolution No. 107-25, approval of the use of the Masonry Modern Architectural Style in the Central Business District for the property located at 202 NE 6th Avenue.

### **Background:**

The subject property occupies a 0.36-acre parcel (approximately 15,862 square feet) at the northeast corner of NE 2nd Street and NE 6th Avenue, within the Central Core Sub-district of Delray Beach's Central Business District (CBD). The site is within a highly visible urban corridor that serves as a transition zone between the traditional downtown core and the surrounding residential neighborhoods.

The existing 1,187 square foot building was constructed in 1936. Originally a single-family residence, the structure underwent adaptive reuse, converting to an electrical contractor's office, and more recently, to a cigar lounge and bar.

The applicant has submitted a Level 3 Site Plan application to demolish the current building and redevelop the parcel with a four-story, 10-unit multifamily residential structure. Associated with the site plan, the applicant is seeking City Commission approval to utilize the Masonry Modern architectural style, as required under LDR Section 4.4.13(F)(3)(e). Approval of the architectural style is a prerequisite for Planning and Zoning Board review of the full site plan.

The Masonry Modern architectural style emphasizes minimalist form, smooth stucco finishes, and a tripartite building composition of base, middle, and top. The proposed design is organized with a ground-floor base, primarily composed of recessed entries, storefront windows, and planters; a middle facade featuring vertically oriented fenestration and punctuated balconies; and a top level with a flat roof and expansive terrace areas. Exterior materials include Sherwin Williams Pure White stucco, wood accents at balcony ceilings and garage doors, and stone Grigio cladding to articulate vertical bays. The applicant has provided a detailed architectural narrative, rendered facades, and material schedules in support of the style request (attached).

Within the context of Delray Beach's CBD, Masonry Modern was originally established as an appropriate and enduring typology. Its balance of urban formality and subtropical adaptability supports the City's goal of fostering a built environment that is contextually integrated, climatically appropriate, and aesthetically restrained, while still offering visual richness through depth and shadow. However, the City and community have expressed concerns regarding the proliferation of Masonry Modern, and its potential impact of redefining the historical architectural context of Delray Beach. As a result, the use of this style currently requires City Commission approval to review the area proposed, with further direction to evaluate its potential removal from the CBD Architectural Design Guidelines.

Please note, the item before the City Commission is final action on the use of the architectural style only; however, the specific design of the building will be evaluated as part of the Level 3 Site Plan application under the purview of the Planning and Zoning Board, unless relief is requested by the Applicant that would escalate the Site Plan application to a Level 4, which would then require Commission review. The attached Staff Report provides a thorough analysis of the project and the findings.

Pursuant to LDR Section 4.4.13(F)(3)(e), *the use of Masonry Modern or Art Deco architectural styles requires City Commission approval, via recommendation by SPRAB or HBP, as applicable, City Commission approval is required prior to consideration of the site plan by SPRAB or HBP. Applicants shall provide an explanation, including graphics, demonstrating how the proposed building design implements the selected style.*

Analysis:

- The proposal exhibits many of the defining features of the Masonry Modern architectural style, including simplicity of form, rational massing, and a restrained material palette. The primary facades provide articulated base and vertically proportioned openings. However, the secondary facades lack the same depth and continuity, and key architectural opportunities, such as the urban corner and pedestrian entry, are underplayed.
- Given the building's location within a highly visible part of the Central Core sub-district, greater consistency and completeness across all facades could strengthen the overall architectural expression. The style, as proposed, may be viewed as a partial realization of the Masonry Modern architectural style. Further refinement in select areas could enhance the clarity, cohesion, and contextual responsiveness of the design.

Considerations:

- Is the Masonry Modern style appropriate for both the regional and site-specific context, such that it fits well within the general downtown urban fabric and the immediate neighborhood?
- Is the proposed design a well-executed example of a Masonry Modern, such that the design elements from the Masonry Modern style - including material, form, and proportion - are clearly represented?

The Planning and Zoning Board (PZB) voted 4-0 to recommend approval of the request at the May 19, 2025, meeting. The attached Planning and Zoning Board Report provides a full analysis of the request.

**City Attorney Review:**

Resolution No. 107-25 was approved to form and legal sufficiency.

**Funding Source/Financial Impact:**

Not applicable.

**Timing of Request:**

Approval of the architectural style is required prior to the overall site plan application progressing through the technical review process.