



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD STAFF REPORT

314 NE 3rd Avenue

Meeting	File No.	Application Type
August 12, 2024	2024-081-SPF-SPR-LV4	Architectural Style
Applicant/Property Owner		Authorized Agent
Ocean Parker Delray, LLC		Jeffrey A. Costello, AICP, FRA-RA

Request
 Provide a recommendation to the City Commission regarding the implementation of the Miami Modern (MiMo) architectural style within the Central Business District (CBD), pursuant to LDR Section 4.4.13(F)(3)(c), Other Architectural Styles.

Site Data & Information

Location: 314 NE 3rd Avenue

PCN: 12-43-46-16-01-081-0170

Property Size: 0.15 Acres

Land Use Designation: Commercial Core (CC)

Zoning District: CBD, Railroad Corridor Sub-district

Adjacent Zoning:

- **North, South & East:** CBD, Railroad Corridor Sub-district
- **West:** CBD, Central Core Sub-district

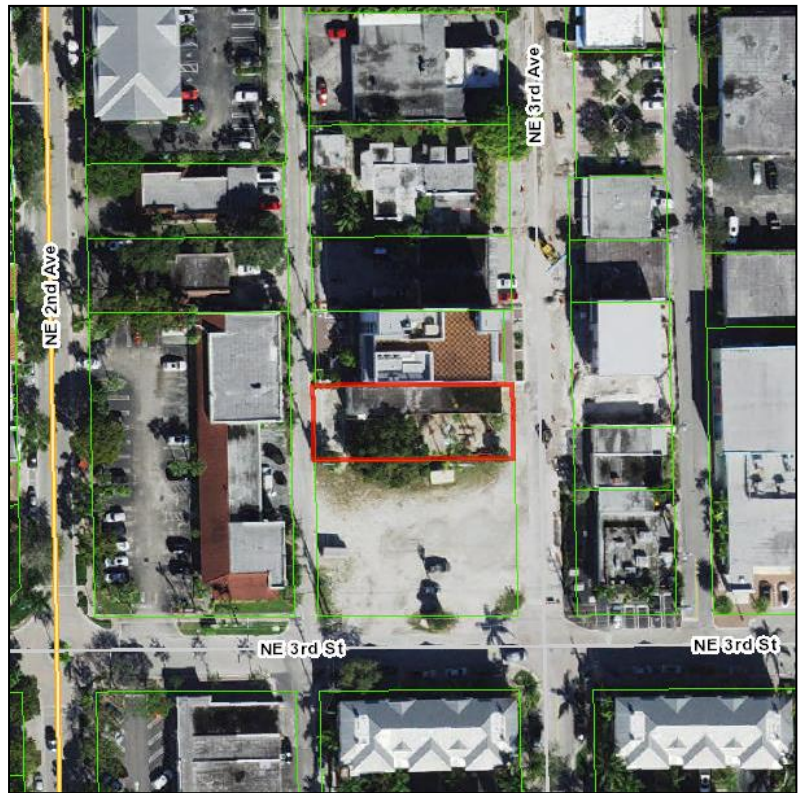
Use: Residential

Floor Area Ratio:

- **Existing:** 0.41
- **Proposed:** 1.07
- **Maximum Allowed:** 3.0

CBD Railroad Corridor Sub-district

- **NE 3rd Avenue:** Secondary Street



For Reference: [LDR Section 4.4.13, CBD](#)



Background

The site was originally developed in 1954 with a warehouse on the ground floor and one residential unit on the second floor, including a garage accessible via the alley. The warehouse, showcasing a simple masonry vernacular style commonly built in the 1950s, has been occupied with an art studio for several years. The property fronts NE 3rd Avenue, which has recently undergone streetscape improvements as part of a City funded public improvement project.

A Level 4 Site Plan application has been submitted to demolish the existing building and construct a mixed-use development featuring an office on the ground floor and a residential unit on the second floor. As part of this development application, the applicant is concurrently seeking approval to utilize the Miami Modern (MiMo) architectural style within the CBD. The architectural style request requires approval by the City Commission, via recommendation by PZB, prior to the Level 4 Site Plan moving forward for City Commission approval. The applicant has also requested a waiver from the front setback requirement of 10 feet to 6 feet; the front setback relief also requires approval by the City Commission, via recommendation by PZB. The waiver will be reviewed as a separate agenda item.

Note: This item was continued from the July 15, 2024 PZB meeting, when the Board directed the applicant to update the request to appropriately identify and describe the requested architectural style.

Description of Proposal

The development proposal is to establish a two-story mixed unit development with an office on the ground floor and a residential unit above with a rear parking garage. As an aspect of the site plan application, the applicant is seeking approval to utilize the MiMo architectural style in the CBD, whereas pursuant to **LDR Section 4.4.13(F)(3)(c), Other Architectural Styles**, elevations introducing a new style not outlined in the *CBD Architectural Design Guidelines*, such as the MiMo style, requires approval by the City Commission via recommendation from PZB. The applicant has provided a narrative to demonstrate how the proposed design implements the selected style.



The final consideration of the architectural style will be made by the City Commission, subsequent to a recommendation by the Board. Following the final action of the architectural style by the City Commission, the complete Level 4 Site Plan will come before City Commission for final action.

Pursuant to **LDR Section 2.4.10(A)(1)(d)**, Level 4 Site Plan applications include requests that could otherwise be classified as Level 2 or 3 but have concurrent request requiring final action by the City Commission, i.e. waivers to the CBD requirements.

Pursuant to **LDR Section 2.1.5(E)(5)**, PZB shall review and make recommendations to the City Commission for Level 4 Site Plan applications, including any density or height increases, and associated relief such as waivers, variances, etc. To provide consistent review, the entire project including the architectural style, when necessary, will be reviewed by the same board as the site plan application.

Review Analysis: Architectural Style

LDR Section 4.4.13(F)(3)(c), Other Architectural Styles

Elevations introducing a new style may be utilized with City Commission approval, via recommendation by SPRAB or HPB, as applicable. City Commission approval is required prior to consideration of the site plan by SPRAB or HPB. Applicants shall provide the following:

1. *A description including images of a documented and substantiated Florida vernacular architecture;*
2. *A written justification of the appropriateness of the style for downtown Delray Beach; and*
3. *An explanation including graphics demonstrating how the building design follows the proposed style.*



Guidelines:

The Miami Modern (MiMo) architectural style, which emerged in the Post-World War II era (1945 to the mid-1960s), is a distinctive local adaptation of various modernist architectural movements that gained prominence globally. Rooted in Miami, this style reflects the city's response to its subtropical climate and flourishing resort economy, infusing glamour, vibrancy, and material richness into the otherwise stark, minimalist, and efficient modernist designs. To thoroughly analyze and integrate this architectural style into the City of Delray context, staff utilized extensive resources. Key among these are the Post-War Modern/MiMo architectural design guidelines established by the City of Miami Beach, the Miami Design Preservation League, and the MiMo Biscayne Association. These guidelines offer a comprehensive framework for understanding the unique characteristics and historical significance of the MiMo style, ensuring that new developments pay homage to this rich architectural heritage while meeting modern standards and needs.

The MiMo style typically features elements such as extensive use of plate glass, poured concrete and special materials such as glass mosaic tile, crab orchard stone, as well as expansive use of high-grade marble, and rare hardwoods on the public interiors. The style generally utilized a mix of two or more textured surfaces together such as stucco with stone, brick, or tile, as well as contrasting smooth and patterned stucco surfaces.

MiMo typically utilized white and light tones much like Art Deco and Streamline Moderne. Around the 1970s, the white and light tones were replaced with browns and yellows, and in the 1990s, pastel tones came into popularity. The new millennium returns to a more authentic color palette of whites and light tones.

The style also features dramatic elements such as accordion-like folded plane roofs and walls, acute angles or subtle angles, dynamic parabolas, delta wing shapes, sweeping curved walls, brise-soleils, and soaring pylons. Cast concrete decorative panels with geometric patterns were used as architectural screen blocks with a wide variety of design patterns that allow natural air flow in the tropical environment. Symmetrical open staircases with decorative railings became a significant exterior design feature. The railings served as the ornamentation of the building and highlighted the open-air corridors, balconies, and staircases.

MiMo structures were predominantly horizontal structures accented with limited but strong vertical features. The horizontal design emphasis was for climatic reasons as well as by esthetic choice. The wide overhanging roof eaves, catwalks and banded windows all contributed to the horizontal directional emphasis, while also protecting from the effects of both sun and rain. Roofs were generally flat with overhanging roof plates and projecting floor slabs along with paired or clustered pipe columns.



1133 Normandy Drive, Miami Beach



7344-7350 Bryon Avenue, Miami Beach



910 Bay Drive, Miami Beach



4441 Collins Ave, Miami Beach



620 75th Street, Miami Beach



Proposed Design:

The proposed design has been resubmitted under the architectural narrative of MiMo style. While the design itself remains unchanged, it is essential to reassess its features through the lens of MiMo style characteristics to ensure it aligns with the intended aesthetic and meets the proposed style effectively. The proposed MiMo design incorporates many of the featured elements highlighted in the City of Miami Beach *Design Guidelines*. The design is implemented on a smaller scale with a two-story structure. The proposed design utilizes the typical materials, colors, and dramatic elements applied in the MiMo architectural style.

The design combines a mix of two textured surfaces: stucco and metal panels with geometric patterns used as a screening element. Typically, the decorative panels are concrete and are utilized for natural air flow; however, the use of metal for the architectural screening has been utilized in a few of the newer MiMo developments, and although airflow is not the overall purpose of the proposed screening, the visual lighting affects typically produced from the screening is generated.

The design also features many of the dramatic elements typically associated with the MiMo style, including the subtle angles of the encroaching structure, a wide overhanging canopy element, and the previously mentioned architectural metal screens.

The proposed color palette ranges from the original MiMo colors of light tones to the 1990s rendition with the use of pastels. However, the proposed pastel block that accentuates the lobby area is utilized for the purpose of site plan approval and the applicant will request a mural to replace the pastel color (outlined in red). Due to the mural application and review process being a separate process after the approval of the site plan, staff suggested during the TAC process to propose a color for the purpose of approval in the case that the mural is not executed.



Analysis:

The overall design is successful in incorporating many of the MiMo elements. The extensive use of custom-designed metal surfaces on the walls is an innovative choice that aligns with MiMo's embrace of new materials and technologies; however, to fully capture the MiMo aesthetic, the design should incorporate more original and decorative elements, such as mosaic tiles or textured surfaces, to avoid a stark, post-industrial appearance. Integrating these elements will add visual interest and align with MiMo's tradition of mixing various textures and materials. The use of custom design metal surfaces on the walls of the front elevation, while unconventional, is a good fit within the MiMo style, especially, its combination with the angled walls.

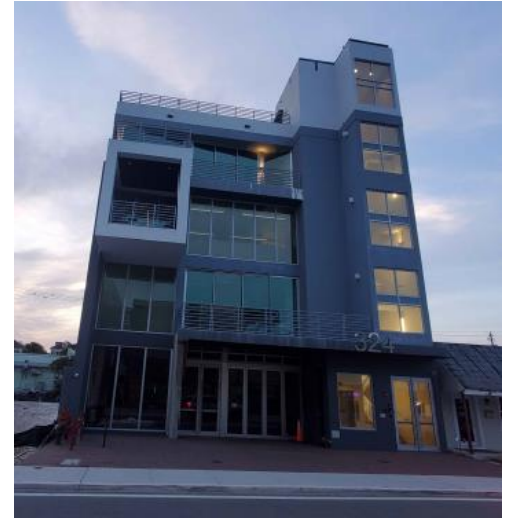
The flat roof design is consistent with MiMo style, the cantilevered roof design incorporating decorative opening to sky is adding visual impact. MiMo roofs often feature dramatic overhangs, roof terraces, and other elements that create visual interest and functional outdoor spaces. The proposed design successfully incorporated these features enriching the roofscape and contributing to the building's overall aesthetic. The metal surfaces create a pattern, integrated with the decorative features in the cantilevered roof, aligning with MiMo's artistic flair.

The exterior finishes incorporate a mix of materials that embody the MiMo style. The metal surfaces are well balanced with stucco, and textured panels creating a facade that is both rich and vibrant. This mix enhances the building's modernity and the playful, decorative spirit of MiMo architecture. The rear elevation requires more attention complemented with other materials. MiMo buildings often feature a mix of stucco, mosaic tiles, and textured panels. Adding these elements would provide the desired richness and depth, specifically at the rear elevation.



Additionally, MiMo architecture emphasizes integration with the environment, often through large windows and open spaces. The design successfully includes expansive glass walls and windows that connect the interior with the exterior, promoting natural light and views, which are essential aspects of MiMo. This is evident in the front elevation, and more successfully in the design of the interior courts, which, although not visible from the outside, showcase the designer’s integration of a holistic approach that gives equal attention to the exterior aesthetic as well as the celebration of daylight and environmentally sensitive courtyards.

The proposed design successfully represents the Miami Modern Architectural Style, blending well with the CBD’s Masonry Modern and Art Deco styles. The adjacent structures to the north and east are considered Masonry Modern (right: property abutting the north façade) (below: property across NE 3rd Avenue). The automated parking garage east of the property utilizes an alternative façade design and incorporates metal panels attached to the structure. Masonry Modern is a common style in this area and the proposed MiMo architectural style would continue the predominately modern development portrayed on SE 3rd Avenue.



Board Considerations

The Board should consider the following when evaluating the proposed style:

- Is the MiMo style appropriate for both the regional and site-specific context, such that it fits well within the general downtown Delray Beach urban fabric?
- Is the proposed design a well-executed example of the MiMo style, such that the design elements – including material, form, and the use of dramatic features - are clearly represented?

Options for Board Action

- Recommendation of **approval** to allow the use of a Miami Modern architectural style, pursuant to **LDR Section 4.4.13(F)(3)(c), Other Architectural Styles**, for the property located at 314 NE 3rd Avenue, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- Recommendation of **denial** to allow the use of a Miami Modern architectural style, pursuant to **LDR Section 4.4.13(F)(3)(c), Other Architectural Styles**, for the property located at 314 NE 3rd 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.
- Move to **continue with direction**.