



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD STAFF REPORT

The Link

Meeting	File No.	Application Type
September 16, 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

Approval of a Level 3 Site Plan for the construction of a four-story multifamily residential building, consisting of 10 residential condominium units 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 (Cigar Shop)

Proposed Use: Multi-family Residential

Floor Area Ratio:

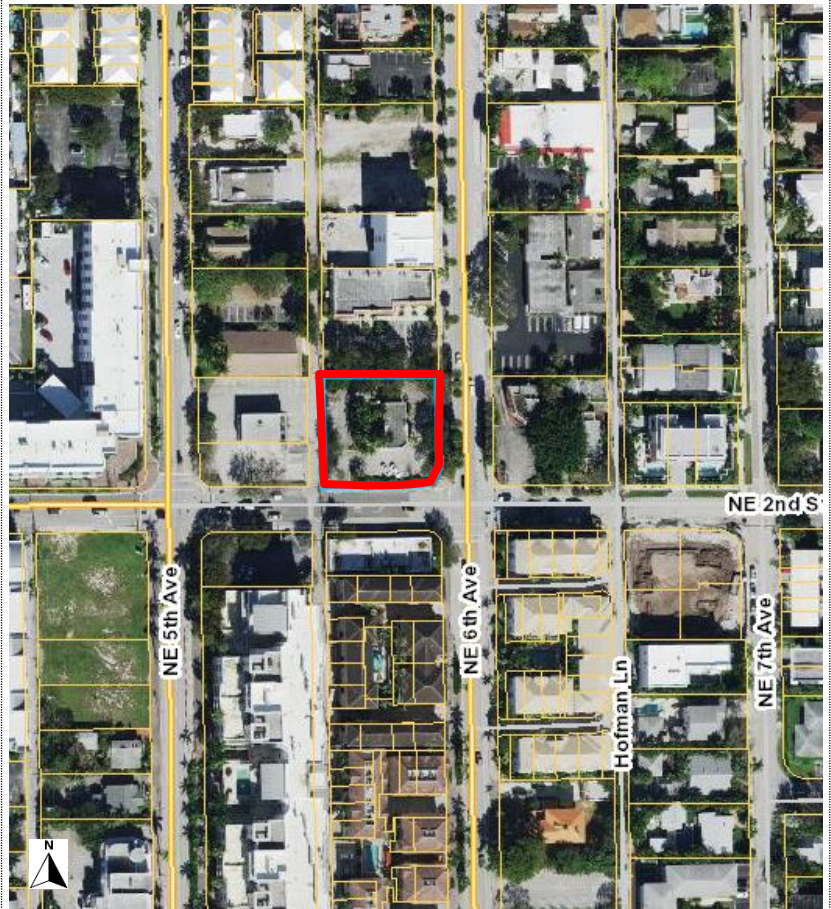
- Existing: 0.07
- Proposed: 2.92
- Maximum Allowed: 3.0

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



Project Planner:

Rafik Ibrahim, Principal Planner, ibrahimr@mydelraybeach.com

Alexis Rosenberg, Senior Planner, rosenberga@mydelraybeach.com



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). That action established the stylistic framework necessary for Planning and Zoning Board consideration of the site plan. With this authorization, the property is positioned for redevelopment consistent with the CBD’s intent to achieve higher intensity, pedestrian-oriented, multi-story residential projects that reinforce the vibrancy and identity of downtown Delray Beach.

Project Description

The applicant is proposing to redevelop the 0.36-acre parcel at 202 NE 6th Avenue with a four-story multifamily residential building, consisting of 10 condominium units. The ground and mezzanine levels are dedicated to structured parking, accessed exclusively from the rear alley to minimize curb cuts and maintain uninterrupted pedestrian activity along NE 6th Avenue and NE 2nd Street. Lobby and amenity spaces activate the primary street frontages, reinforcing the site’s role as a corner anchor and gateway to the CBD’s Central Core sub-district. Service functions, including trash and loading, are consolidated within the alley frontage to avoid conflicts with the public realm.



Residential units are located on the upper levels, arranged in a mix of two and three-bedroom configurations to provide ownership-oriented housing within the downtown. Balconies and terraces are strategically placed to break down building massing and establish visual connections to the street. The project achieves a Floor Area Ratio (FAR) of 2.92, consistent with the maximum 3.0 FAR permitted in the Central Core, and a density of 30 dwelling units per acre, which reflects the maximum allowed under the Commercial Core (CC) Land Use designation.

A rooftop amenity deck provides additional resident services, including a swimming pool, lounge areas, and landscaped terraces. These features promote livability and contribute to the building’s role in enhancing the urban skyline. Mechanical equipment is screened by parapet walls and separated from active amenity zones, consistent with the Land Development Regulations.

The proposed building employs the Masonry Modern architectural style, previously authorized for use on this development by City Commission Resolution No. 107-25. The design emphasizes smooth stucco finishes, wood accents, and stone cladding, organized within a tripartite composition of base, middle, and top. Active ground-floor treatment, vertically proportioned fenestration, and flat roof terraces collectively create a contemporary, contextually appropriate building form that aligns with the CBD Architectural Design Guidelines and LDR Section 4.4.13(F).



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 is a Level 3 Site Plan application. 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 30 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. 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 generate fewer than 21 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.

Public Schools. The School District concurrency requirement applies to new residential development. The applicant must coordinate with the Palm Beach County School District to secure a determination of adequacy. 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**
- **LDR Section 3.2.3, Standards for site plan and/or plat actions**

The proposed development aligns with each of these standards, and there are no identified concerns regarding its overall consistency with Article 3.2. as discussed in detail below.

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

The following applicable objectives or 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 Expansion of the Housing Supply 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 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, all of which minimize potential noise, traffic, or visual impacts on adjacent properties. The project replaces an underutilized single-story commercial structure with a residential development that strengthens corridor activity while maintaining compatibility with nearby uses. The project therefore meets the standard of promoting neighborhood livability and stability.

(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 30 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 setbacks 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: 50 parking spaces total with at least 1.5 spaces designated for EV parking* *The applicant utilized the shared parking table as there are a mix of uses (commercial and residential) proposed as part of this project	Provided: 23 spaces, including 6 compact spaces (26.9%) and 2 spaces for electric vehicles (8.70%)
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.

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.

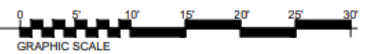
The proposed design is shown on the following pages and attached as full-size documents.

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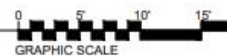
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION - ALLEY

SCALE: 1/8" = 1'-0"





1
A-201

NORTH ELEVATION - SIDE

SCALE: 1/8" = 1'-0"



1
A-200



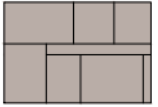
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



Detailed Evaluation

- Massing and Facade Composition:** The **east and south facades** benefit from modulation in depth and rhythm. Window recesses, vertical alignment, and framed balcony openings contribute to a dynamic expression of mass. These features reflect the Masonry Modern aesthetic, which relies on light and shadow interplay rather than applied ornament. Conversely, the **north facade is notably unarticulated**, with an expansive stucco plane devoid of fenestration or material relief. This facade lacks both functional and visual permeability. Staff acknowledges the applicant's response regarding privacy and internal design needs but notes that other projects have achieved more thoughtful architectural resolution of these constraints, including the use of vertical scoring, or screened openings.
- Architectural Elements:** Masonry Modern design often incorporates balconies, cantilevers, eyebrows, or structural overhangs to animate the form and provide practical environmental benefits such as shading and passive cooling. These are largely absent in the proposed design, weakening the architectural rhythm and limiting opportunities for indoor-outdoor living typically sought in the urban fabric of Delray Beach.
- Materials and Detail:** The material palette includes predominantly stucco finishes with wood accents but lacks the textured or patterned masonry and layered material treatment typically expected of Masonry Modern architecture. The absence of contrasting elements or subtle ornamentation makes several facades feel flat and uniform. This is especially notable on the north facade, which appears as an impenetrable mass rather than an integrated part of a vibrant, pedestrian oriented downtown.

FINISHES AND COLORS		FINISH KEYNOTES
 FINISH - 1 SMOOTH STUCCO TEXTURE	 PAINT - 1 SHERWIN WILLIAMS "WHITE SNOW" SW-9541	1 SCORED SMOOTH STUCCO - PAINT 2 2 SMOOTH STUCCO - PAINT 1 3 SMOOTH STUCCO - PAINT 2 4 MARBLE FINISH 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
	 FINISH - 2 SCORED SMOOTH STUCCO	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% VISIBLE LIGHT TRANSMITTANCE AND 14% VISIBLE LIGHT REFLECTANCE, INTERIOR AND EXTERIOR 13 STOREFRONT ENTRY DOOR-POWDER COATED BLACK, IMPACT RESISTANT GLAZING WITH 65% VISIBLE LIGHT TRANSMITTANCE AND 14% VISIBLE LIGHT REFLECTANCE, INTERIOR AND EXTERIOR 14 POLISHED ALUMINUM LETTERS 15 ADA RAMP - MAX. 1:12 SLOPE-WITH ALUMINUM RAILING- POWDER COATED BLACK
- Roofline:** The parapet treatment is minimal, and while this may align with the style restraint of Masonry Modern, it contributes to a static roofline that lacks visual interest. Similarly, the corners of the building, critical areas for articulation, are treated as abrupt terminations rather than opportunities for design expression or relief.
- Corner Treatment and Urban Identity:** At the intersection of NE 6th Avenue and NE 2nd Street, the building occupies a prominent corner within the CBD. While the massing turns the corner, the treatment remains plain, lacking the architectural punctuation often associated with signature corners in urban contexts. Introducing angled volumes, projecting balconies, or material wraps at this junction may yield a more expressive presence and frame the building's civic role more clearly.
- Ground-Level Design and Entry Definition:** Ground-level design features, such as planter integration, recessed entrances, and storefront-type glazing, introduce a soft threshold between public and private realms. The main pedestrian entry along NE 6th Avenue, however, is only modestly marked. More pronounced spatial or material transitions could help emphasize the building's point of arrival and reinforce its role in defining the urban edge.
- Environmental Considerations:** From a sustainability standpoint, the north facade presents an "environmental irony." By eliminating glazing on the cooler side of the building, the design increases reliance on artificial lighting, undermining potential daylighting benefits and creating functional imbalance. A more even distribution of openings would better align with both environmental performance and aesthetic coherence.
- CBD Contextual Fit:** The Central Core Sub-district aims to foster a walkable, mixed-use downtown that respects Delray Beach's historic moderate scale. While the project's massing is generally compatible with adjacent structures, the rigidity of certain facades and limited articulation may limit its ability to reinforce the desired "Village by the Sea" character. A more nuanced treatment of detailing, particularly along pedestrian edges, would enhance the building's contribution to the district's identity.



Conclusion

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 are more resolved, with an articulated base and vertically proportioned openings. Yet, 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.

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. The proposed landscape plan integrates street trees in grates along NE 6th Avenue and NE 2nd Street, consistent with CBD urban design goals for shade and pedestrian comfort. Foundation plantings, including accent trees and shrubs, are incorporated along the building base to soften the interface between architecture and streetscape. At the alley frontage, landscape treatments are limited but supplemented by planters and vertical screening to mitigate views of service areas.

A tree disposition and mitigation plan has been submitted in accordance with LDR Section 4.6.19, ensuring that removal of existing trees will be offset by compensatory plantings to meet canopy equivalency requirements. The rooftop amenity deck also incorporates landscaped terraces, contributing to the overall site canopy and reinforcing sustainability objectives.

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 6th Ave and NE 2nd St
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 proposed landscape plan is consistent with LDR Section 4.6.16. Street trees, foundation plantings, and rooftop landscaping collectively establish shade, soften the building edge, and enhance the public realm, while the tree disposition plan ensures canopy equivalency is maintained.

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)

Options for Board Action

- A. **Approve** a Level 3 Site Plan for the construction of a four-story multifamily residential building, consisting of 10 for-sale 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 for the construction of a four-story multifamily residential building, consisting of 10 for-sale 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 for the construction of a four-story multifamily residential building, consisting of 10 for-sale 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.