



Cover Memorandum/Staff Report

File #: 25-826

Agenda Date: 7/8/2025

Item #: 7.B.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: July 8, 2025

RESOLUTION NO. 132-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING A REQUEST TO UTILIZE THE ART DECO ARCHITECTURAL STYLE FOR THE PROPERTY LOCATED AT 398 NE 6TH AVENUE, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (QUASI-JUDICIAL)

Recommended Action:

Review and consider Resolution No. 132-25, a request to allow the Art Deco architectural style for the project located at 398 NE 6th Street.

Background:

The subject property, located at 398 NE 6th Avenue, occupies a 0.3-acre parcel (approximately 13,001 square feet) at the southwest corner of NE 4th Street and NE 6th Avenue, within the Central Core Sub-district of Delray Beach's Central Business (CBD) District. The site was developed in 1946 with a one-story commercial building.

A Level 3 Site Plan application has been submitted to demolish the existing building and construct a four-story mixed-use development, consisting of eight units and commercial retail storefront at ground level.

Art Deco is one of the seven architectural styles in The Delray Beach Central Business District Architectural Design Guidelines (attached), which were adopted in 2015. At the time, the City had approved projects like "The Flossy Building" in the Art Deco style. However, in 2023, due to community concerns regarding the execution of more recent buildings in both the Masonry Modern and Art Deco styles, Ordinance No. 12-23 added public review of downtown buildings electing to build in the Masonry Modern or Art Deco styles. Pursuant to Section 4.4.13(F)(3)(e) of the Land Development Regulations (LDR), the use of the Art Deco architectural style requires City Commission approval, via recommendation by the approving Board prior to the consideration of the site plan for projects choosing to build in these styles. This step provides the boards opportunity to reject the use of the style due to its design execution or incompatibility with a specific location; the boards can also provide guidance before the development proposal is finalized, when applicants are less willing to make adjustments.

The Delray Beach Central Business District Architectural Design Guidelines provide defining characteristics for the seven architectural styles deemed appropriate for downtown Delray Beach, based on historical precedent, climate, and building scale: **Florida Vernacular, Anglo-Caribbean,**

Mediterranean Revival, Classical Tradition, Art Deco, Masonry Modern, and Main Street Vernacular. These styles are purposefully broad to allow architects a wide range of detailing and design options. The guidelines also provide general composition and storefront design direction.

The Art Deco style begins on page 47 of the attached guidelines. The guideline states that *"Art Deco is an influential modern design style that first appeared in France post WWI. It is an eclectic style, borrowing traditional craft details and incorporating influences from the streamlined machine age. The popularity of the Art Deco waned post WWII, although it is often referenced in modern architectural design. While stone typically was used in northern examples of the Art Deco, masonry and stucco with vivid color highlights are common in Florida."*

The building design successfully incorporates design characteristics of the style, including articulations between solid and void, white smooth stucco finish, flat roof concealed by horizontal banding with soft pastel color, cantilevered eyebrows for shade, ribbon windows located at the corner, ornamental metal railings, geometric stucco relief, and vertical feature to juxtapose the strong horizontal lines.

The Planning and Zoning Board (PZB) Staff report offers a detailed analysis of the building design in comparison with the CBD design guidelines.

On June 16, 2025, the PZB reviewed the request and recommended approval by a vote of 6-0. Overall, the PZB considered the Art Deco architectural style appropriate for the site and all in favor of the executing of the Art Deco style.

The project is currently under review with the Technical Advisory Committee (TAC), and modifications may be made to the elevations to address TAC review comments and to incorporate the City Commission decision regarding the use of Art Deco architecture style. Once all technical comments have been addressed, the Level 3 Site Plan with the will return to City Commission via the recommendation from PZB for final action.

Please note, the item before the City Commission is action on the use of the architectural style only.

City Attorney Review:

Approved as to form and legal sufficiency.

Funding Source/Financial Impact:

N/A

Timing of Request:

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