



Cover Memorandum/Staff Report

File #: 25-1367

Agenda Date: 11/18/2025

Item #: 7.D.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: November 18, 2025

RESOLUTION NO. 201-25: 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 466-506 NE 5TH AVENUE, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (QUASI-JUDICIAL HEARING)

Recommended Action:

Review and consider Resolution No. 201-25, approval of the use of the Masonry Modern Architectural Style in the Central Business District for the property located at 466-506 NE 5th Avenue.

Background:

The subject property, totaling 0.688 acres, is located within the Central Core Sub-district of the Central Business District (CBD). The applicant proposes to demolish the existing one-story commercial buildings and redevelop the site with a four-story mixed-use project that includes 4,187 square feet of retail at the ground level and 14 residential units above, supported by 40 on-site parking spaces and 788 square feet of civic open space, which exceeds the minimum requirement. 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. Staff analysis finds that the proposal meets the minimum stylistic criteria for Masonry Modern. The elevations incorporate straight-lined forms, smooth stucco finishes, and stone veneer accents. The design provides transparency at the ground level and a balanced façade rhythm along NE 5th Avenue. The applicant has provided a detailed architectural narrative, rendered facades, and material schedules in support of the style request (attached).

Masonry Modern was originally established as an appropriate typology. Its balance of urban formality and subtropical adaptability supports the City's goal of fostering a built environment that is climatically appropriate and aesthetically restrained, while still offering visual richness through depth and shadow. However, the community has 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 board review and recommendation, and City Commission approval to use the style. The City Commission has directed to evaluate its refinement or potential removal from the CBD Architectural Design Guidelines.

Please note, the item before the City Commission is final action on 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.

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.*

The City Commission must determine if the proposed building design is appropriate for the location and follows the "Delray Beach Central Business District Architectural Design Guidelines."

Analysis:

- The proposal meets the minimum stylistic criteria for Masonry Modern, incorporating straight-lined forms, smooth stucco finishes, stone veneer accents, and transparent ground-level storefronts that create a balanced façade rhythm along NE 5th Avenue.

- Enhancements are recommended to strengthen the architectural expression of Masonry Modern:

 - Emphasize the entry and tower element,

 - Provide more façade articulation and additional shading elements,

 - The heavier stone element should engage the ground floor.

- The civic open space does not engage the street and is separated from the lobbies; the site requires better pedestrian connections from the parking to the street and the lobby areas. These items will be addressed in the site plan review and action. The City Commission will review the full site plan application on a future Appealable Report.

Considerations:

- Is the Masonry Modern style appropriate for site-specific context, such that it fits well within 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 5-2 to recommend approval of the request at the October 20, 2025, meeting. The board's concerns were related more to the use of the building, which the zoning allows, rather than the architectural design. The attached Planning and Zoning Board Report provides a full analysis of the request.

City Attorney Review:

Resolution No. 201-25 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.