

RESOLUTION NO. 145-24

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING A REQUEST TO UTILIZE THE MIAMI MODERN ARCHITECTURAL STYLE FOR THE PROPERTY LOCATED AT 314 NE 3RD AVENUE, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Ocean Parker Delray, LLC (“Owner”), is the owner of a parcel of land measuring approximately 0.147 acres located at 314 NE 3rd Avenue (“Property”), as more particularly described in Exhibit “A”; and

WHEREAS, the Property is zoned Central Business District (“CBD”); and

WHEREAS, the adopted “Delray Beach Central Business District Architectural Design Guidelines,” as amended, identifies architectural styles as appropriate for downtown Delray Beach, based on historical precedent, climate, and building scale; and

WHEREAS, Owner designated Jeffrey A. Costello to act as its agent regarding the Property; and

WHEREAS, the City of Delray Beach, Florida (“City”) received a Level 4 Site Plan Application (File No. 2024-081) from the Owner, seeking to construct a mixed-use office and residential development using the Miami Modern architectural style (“Project”); and

WHEREAS, Miami Modern is not an approved architectural style identified in the “Delray Beach Central Business District Architectural Design Guidelines”; and

WHEREAS, Section 4.4.13(F)(3)(c) of the Land Development Regulations of the City of Delray Beach (“LDR”) states, for properties zoned CBD, the use of a new architectural style may be utilized if the City Commission makes positive findings that:

1. The proposed style is a documented and substantiated Florida vernacular architecture;
2. The proposed style is appropriate for downtown Delray Beach; and
3. The proposed graphics demonstrate the building design follows the proposed style; and

WHEREAS, on August 12, 2024, the Planning and Zoning Board for the City voted 6 to 0 to recommend approval of the request to the City Commission; and

WHEREAS, on September 16, 2024, the City Commission considered the request to use the Miami Modern architectural style as well as the respective findings as set forth in the Land Development

Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AS FOLLOWS:

Section 1. The foregoing recitals are hereby affirmed and ratified.

Section 2. The City Commission makes positive findings that the proposed Miami Modern architectural style is a documented and substantiated Florida vernacular architecture, is appropriate for downtown Delray Beach, and the proposed graphics demonstrate the building design follows the proposed style.

Section 3. The City Commission approves the use of the Miami Modern architectural style for the building design of the Project.

Section 4. The City Clerk, or designee, is directed to send a certified copy of this Resolution to Jeffrey A. Costello, AICP, FRA-RA, 981 Delray Lakes Drive, Delray Beach, Florida, 33444.

Section 5. All resolutions or parts of resolutions in conflict herewith shall be and hereby are repealed.

Section 6. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED in regular session on the ____ day of _____, 2024.

ATTEST:

Katerri Johnson, City Clerk

Thomas F. Carney, Jr., Mayor

Approved as to form and legal sufficiency:

Lynn Gelin, City Attorney