

RESOLUTION NO. 107-25

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 202 NE 6TH AVENUE, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Downtown Sixth Avenue, LLC (“Owner”), is the owner of a parcel of land measuring approximately 0.36 acres located at 202 NE 6<sup>th</sup> 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 Bonnie Miskel, Esq., and Christina Bilenki, Esq., of Miskel Backman, LLP, to act as its agents regarding the Property; and

WHEREAS, the City of Delray Beach, Florida (“City”) received a Level 3 Site Plan Application (File No. 2024-228) from the Owner, seeking to construct a residential development using the Masonry Modern architectural style (“Project”); and

WHEREAS, pursuant to Section 4.4.13(F)(3)(e), the use of Masonry Modern requires City Commission approval, via recommendation by Site Plan Review and Appearance Board or Historic Preservation Board, as applicable; and

WHEREAS, the Planning and Zoning Board is the reviewing body for Level 3 Site Plan Applications; and

WHEREAS, on May 19, 2025, the Planning and Zoning Board voted 4 to 0 to recommend approval to the City Commission; and

WHEREAS, on June 17, 2025, the City Commission considered the request to use Masonry 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 finds the proposed Masonry Modern building design is appropriate for the location and follows the “Delray Beach Central Business District Architectural Design

Guidelines”.

Section 3. The City Commission approves the use of the Masonry Modern architectural style for the Project.

Section 4. The City Clerk, or designee, is directed to send a certified copy of this Resolution to Bonnie Miskel, Esq., and Christina Bilenki, Esq., of Miskel Backman, LLP, 14 SE 4th Street, Suite 36, Boca Raton, Florida 33432.

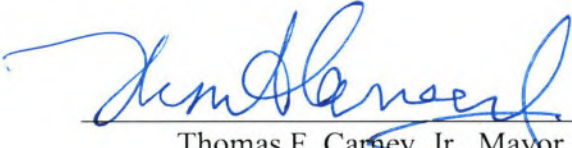
Section 5. All resolutions or parts of resolutions in conflict herewith shall be and hereby are repealed.

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

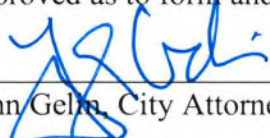
PASSED AND ADOPTED in regular session on the 17 day of June, 2025.

ATTEST:

  
\_\_\_\_\_  
Alexis Givings, City Clerk

  
\_\_\_\_\_  
Thomas F. Carney, Jr., Mayor

Approved as to form and legal sufficiency:

  
\_\_\_\_\_  
Lynn Gelman, City Attorney



**Exhibit "A"**

LOTS 19 AND 20, BLOCK 106, CITY OF DELRAY BEACH, FORMERLY CALLED TOWN OF LINTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE EAST 5 FEET THEREOF AND LESS A PORTION OF LOT 20, DESCRIBED AS FOLLOWS: FROM A POINT ON THE SOUTH LINE OF SAID LOT 20, LOCATED 5 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 20, RUN WESTERLY FOR 15.16 FEET, THENCE RUN NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 15 FEET FOR 23.72 FEET, THROUGH A CENTRAL ANGLE OF  $90^{\circ}37'00''$  TO A POINT ON A LINE PARALLEL TO AND 5 FEET WESTERLY FROM THE EAST LINE OF SAID LOT 20; THENCE RUN SOUTH  $01^{\circ}08'35''$  EAST ALONG SAID PARALLEL LINE FOR 15.16 FEET TO THE POINT OF BEGINNING.