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BOCA RATON, FL
DELRAY BEACH, FL • RICHMOND, VA

Architect Emeritus, Brian J. Collins

July 16, 2024

Ms. Susie Rodrigues, Planner and Mr. Rafik Ibrahim, Principal Planner
City of Delray Beach Development Services Department – Current Planning Division
100 N.W. 1st Avenue
Delray Beach, Florida 33444

Re: Proposed Architectural Style: Miami Modernism (MIMO)
314 NE 3rd Avenue

Dear Ms. Rodrigues and Mr. Ibrahim,

Per the requirements noted in LDR Section 4.4.13(F)(3)(c) Other Architectural Styles, following is a narrative for the proposed architectural style of Miami Modernism (aka MIMO):

MIMO is a unique architectural style, which began in the 1950's in Miami in response to modernist architectural movements taking place elsewhere.

MIMO buildings respond to the sub-tropical climate of Florida with the use of shading devices (brise-soleil) for sun screening. Other features include angled or sweeping surface shapes to introduce drama, lace pattern cutouts, ornamental metal works and openings to the sky.

On the following pages are some examples and features of MIMO in Miami, Palm Beach County and some recent variations in Delray Beach:



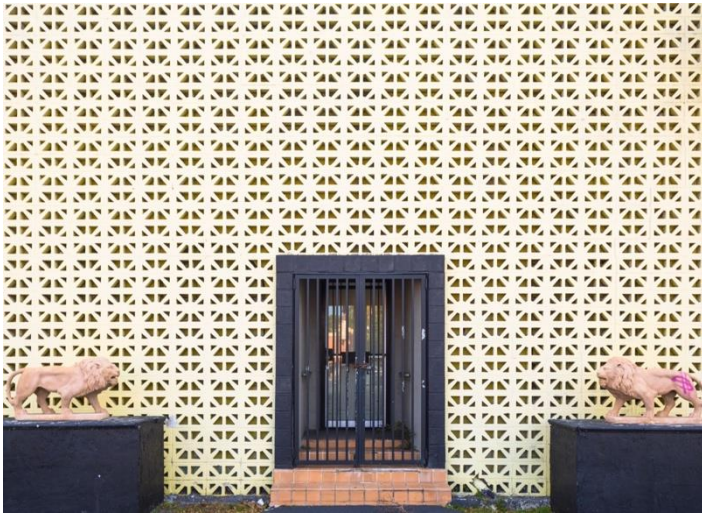
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Lace Pattern Cutouts and Ornamental Metal Work

Key Biscayne - Miami Beach, FL



Key Biscayne - Miami Beach, FL



Regions Bank in Miami Beach: 780 Arthur Godfrey Rd,
 Miami Beach, FL 33140

239 7th Ave, Delray Beach, FL.
<https://www.silbersteinarchitect.com/project.html?id=25393.2653552>



571 NW 28th St, Miami, FL 33127

Lynn University - 3601 N Military Trl, Boca Raton, FL



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Angled Walls or Sweeping Surfaces

7301 Biscayne Blvd, Miami, FL



7301 Biscayne Blvd, Miami, FL



1801 N Surf Rd, Hollywood, FL



<https://www.biscaynetimes.com/news/on-the-cover/new-heights-for-mimo/>



185 Northeast 4th Avenue, Delray Beach, FL



162 Peruvian Avenue, Palm Beach, FL



1215 Palm Trail, Delray Beach, FL
<https://www.silbersteinarchitect.com/project.html?id=25393.2653552>



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Opening or Openings to the Sky and Cantilevered Roof Elements

Venetian Islands Miami Beach FL



500 Brickell Towers, 500 Brickell Avenue, Miami, FL 33137



TEL: 561-991-1111
 ADDRESS: 1901 S Ocean Blvd, Delray Beach, FL 33483
 AA00002840

WEB: AFFINITI.US
 Boca Raton FL, 33487

500 Brickell Towers, 500 Brickell Avenue, Miami, FL





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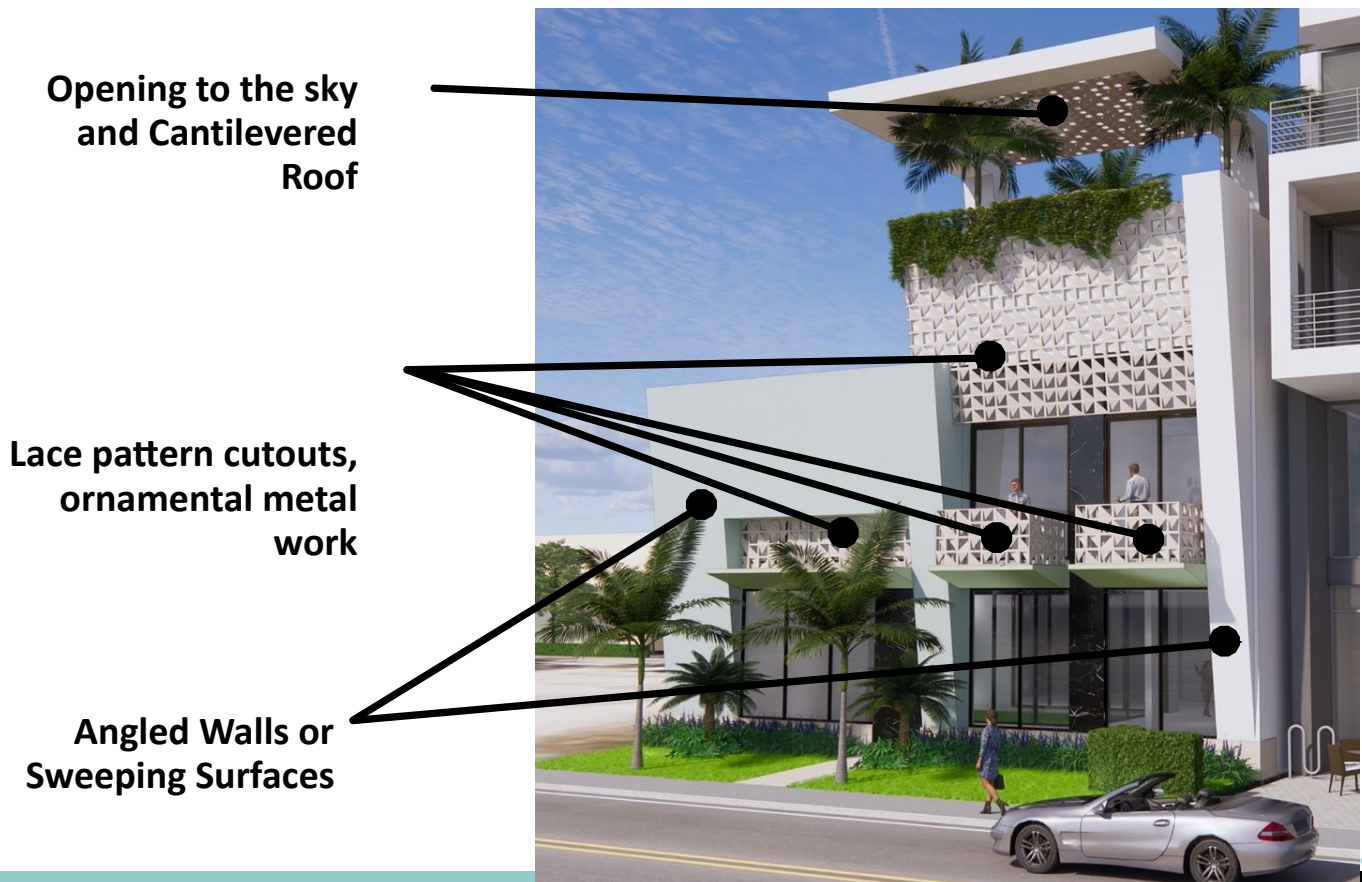
Justification of Appropriateness of MIMO for downtown Delray Beach

MIMO is an architectural style special to the State of Florida and particularly South Florida. MIMO buildings are not just an architectural style but is also a rational response to the regional environmental factors.

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Miami and Delray Beach were both founded in the early 1900's. Both locales built structures adapting as best possible to the climate prior to the use of air conditioning. Both also embraced variations of modern movements of architecture of the early 20th century. Miami morphed the modern movement with adjustments for the South Florida Climate creating Miami Modernism (MIMO). Miami Modernism and its sensitivity to the tropical environment is appropriate as a historical style for Delray Beach. In the process it will further the architectural enrichment of the community. The City of Delray Beach consideration of this style as inspiration for the proposed design at 314 NE 3rd Avenue is appreciated.

This image shows the elements of MIMO which are part of the proposed design.





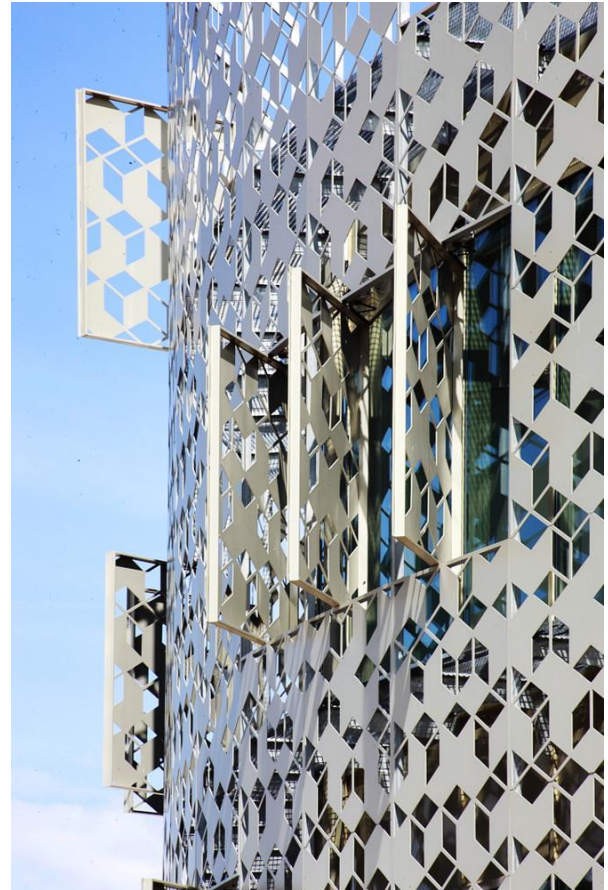
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Example of the Metal Screen

Per staff request, an image and detailed image of a similar screening device.



OFFICE BUILDING in Arganda Del Rey, Spain

Sincerely,

Benjamin M. Schreier, AIA