

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.

WHEREAS, Landbiz, LLC/Interloc Properties LLC (“Owner”), is the owner of a parcel of land measuring approximately 0.68 acres located at 466-506 NE 5th 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 Peter Harrigan, of Interloc Properties, LLC, to act as its agent regarding the Property; and

WHEREAS, the City of Delray Beach, Florida (“City”) received a Level 3 Site Plan Application (File No. 2025-058) from the Owner, seeking to construct a mixed-use development utilizing 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 October 20, 2025, the Planning and Zoning Board voted 5 to 2 to recommend approval to the City Commission; and

WHEREAS, on November 4, 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 approves the use of the Masonry Modern architectural style for the proposed building located at 466-506 NE 5th Avenue finding it 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 Peter Harrigan, of Interloc Properties, LLC, 466 NE 5th Avenue, Delray Beach, Florida 33483.

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 _____, 2025.

ATTEST:

Alexis Givings, City Clerk

Thomas F. Carney, Jr., Mayor

Approved as to form and legal sufficiency:

Lynn Gelin, City Attorney

Exhibit "A"

PARCEL 1: LOT 7 AND THE SOUTH ONE-HALF (S 1/2) OF LOT 6, THE HOFMAN ADDITION) ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THAT PORTION

DEEDED TO THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 491, PAGE 212 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH IMPROVEMENTS THEREON. PARCEL 2: THAT PORTION OF NORTHEAST FIFTH STREET EXTENDING WESTERLY FROM NORTHEAST FIFTH AVENUE TO THE EASTERLY LINE OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY OTHERWISE DESCRIBED AS LYING BETWEEN LOT 7, THE HOFMAN ADDITION, PLAT BOOK 5 PAGE 3 AND LOT 1 OF DRINK WATER'S ADDITION TO HIGHLAND PARK P.B. 2 PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WEST TEN (10) THEREOF. THE ABOVE-DESCRIBED PROPERTY IS A PORTION OF THE RIGHT-OF-WAY ABANDONED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DELRAY BEACH, FLORIDA, PASSED AND ADOPTED IN REGULAR SESSION ON THE 10TH DAY OF OCTOBER, 1966, AND RECORDED ON OCTOBER 11, 1966, IN OFFICIAL RECORDS BOOK 1436, PAGE 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PARCEL 3: LOT 1, BLOCK A DRINK WATER'S ADDITION TO HIGHLAND PARK, DELRAY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 80, LESS THE EAST 10 FEET OF LOT 1, ALSO LESS A PARCEL OF LAND IN LOT 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A

POINT ON THE NORTH LINE OF SAID LOT 1, LOCATED 10 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID LOT 1, RUN WESTERLY ALONG SAID NORTH LINE FOR 14.84 FEET; THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 15 FEET FOR 23.40 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES, 23 MINUTES 00

SECONDS TO A POINT ON A LINE PARALLEL TO AND 10 FEET WESTERLY FROM THE EAST LINE OF SAID LOT 1; THENCE RUN NORTH 1 DEGREE 08 MINUTES 05 SECONDS WEST ALONG SAID PARALLEL LINE FOR 14.84 FEET TO THE POINT OF THE BEGINNING; TOGETHER WITH IMPROVEMENTS THEREON.