



## Cover Memorandum/Staff Report

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**File #:** 26-0412

**Agenda Date:** 4/21/2026

**Item #:** 9.A.

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**TO:** Mayor and Commissioners  
**FROM:** Anthea Giannotes, Development Services Director  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**DATE:** April 21, 2026

ORDINANCE NO. 26-26: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF DELRAY BEACH BY AMENDING CHAPTER 2, "ADMINISTRATIVE PROVISIONS," ARTICLE 2.1, "REVIEWING OFFICIALS AND AUTHORITIES," SECTION 2.1.5, "THE PLANNING AND ZONING BOARD" AND SECTION 2.1.6, "THE SITE PLAN REVIEW AND APPEARANCE BOARD," TO ESTABLISH THE AUTHORITY TO APPROVE THE USE OF THE MASONRY MODERN AND ART DECO ARCHITECTURAL STYLES IN THE CENTRAL BUSINESS DISTRICT; AND BY AMENDING CHAPTER 4, "ZONING REGULATIONS," ARTICLE 4.4, "BASE ZONING DISTRICT," SECTION 4.4.13. "CENTRAL BUSINESS (CBD) DISTRICT," SUBSECTION (F), "ARCHITECTURAL STANDARDS," TO MODIFY CITY COMMISSION APPROVAL TO A DETERMINATION BY THE APPROPRIATE ADVISORY BOARD THAT THE MASONRY MODERN OR ART DECO ARCHITECTURAL STYLE IS APPROPRIATE FOR THE LOCATION AND MEETS ADOPTED ARCHITECTURAL DESIGN GUIDELINES; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AUTHORITY TO CODIFY, PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES. (FIRST READING)

### **Recommended Action:**

Consider Ordinance No. 26-26, a City-initiated request to amend Section 2.1.5, "Planning and Zoning Board" and Section 2.1.6, "Site Plan Review and Appearance Board" to give the authority to approve the Masonry Modern or Art Deco architectural style for site plans the Board has the final authority to approve, and amend Section 4.4.13(F), "Architectural standards" of the Land Development Regulations to eliminate City Commission approval and to add determination by the Planning and Zoning Board, Site Plan Review and Appearance Board, or Historic Preservation Board prior to site plan consideration that the Masonry Modern or Art Deco Architectural Style is appropriate for the location and meets adopted architectural design guidelines in the Central Business (CBD) District.

### **Background:**

Proliferation of Masonry Modern or Art Deco architectural styles in the Central Business (CBD) District raised widespread community concern existed that these styles were are changing the Village by the Sea character of the city. The following timeline describes efforts to address these concerns:

- February 21, 2023. Commission directed Staff to modify the review and approval procedures related to the use of Masonry Modern or Art Deco architectural styles in the Central Business (CBD) District. The overuse of these two styles resulted in their proliferation in the CBD and raised community concerns that they are changing the Village by the Sea character. Rather than remove the styles from the guidebook, additional board meetings were proposed for the

use the styles to afford the public more opportunities to review the proposed design of the development.

- May 16, 2023. City Commission adopted Ordinance No. 12-23, to require the City Commission approve a proposed use of the Masonry Modern or Art Deco architectural style, via recommendation by the applicable board (Planning and Zoning Board (PZB), Site Plan Review and Appearance Board (SPRAB), or Historic Preservation Board (HPB)). Following City Commission approval of the architectural style, the Technical Advisory Committee (TAC) review continues, and ultimately, the site plan by is reviewed by the appropriate board(s) for action.

The procedural change to the review process was intended to encourage the use of other five architectural styles allowed by The Delray Beach Architectural Design Guidelines; to allow more opportunity for the general public to participate; and, to elevate the quality of development proposals using Masonry Modern and Art Deco architecture. However, the City Commission has expressed a desire to return design review to the advisory boards, as they are comprised of design professionals.

The proposed change will (1) eliminate the requirement for the City Commission to review Masonry Modern and Art Deco proposals during the review process; (2) clarify the time frame for architectural review should occur in concert with the second submittal for TAC review to provide sufficient time to adjust the architecture, if needed; and, (3) provide the criteria for determining whether to the use of the style is appropriate in the locations. Following a decision by the board, the applicant will adjust the architecture, if necessary, during the TAC review, returning to the same board process for final review and action on the site plan application.

Planning and Zoning Board voted 6-0 to recommend approval at its March 16, 2026 meeting.

**City Attorney Review:**

Ordinance No. 26-26

**Funding Source/Financial Impact:**

Not applicable.

**Timing of Request:**

Ordinance No. 26-26 will be effective immediately if approved at second reading (anticipated for May 5, 2026).