



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

Fifth Avenue Townhomes

Meeting	File No.	Application Type
October 23, 2024	2024-056-SPR-LV2	Level 2 Site Plan with
Property Owner		Authorized Agent
Fifth Avenue Delray, LLC		Thomas F. Carney, Jr. of Carney Stanton P.L.

Request

Consideration of a Level 2 Site Plan to construct a five-unit townhouse development with detached garages, Architectural Elevations, and Landscape Plan with a landscape waiver and an internal adjustment to the side interior setbacks for swimming pools.

Site Data & Information

Location: 142 and 152 SE 5th Avenue

PCN: 12-43-46-16-01-102-0150 and 12-43-46-16-01-102-0140

Property Size: 0.35 acres (15,307 square feet)

LUM: Commercial Core (CC)

Zoning: Central Business District – Central Core Sub-district (CBD)

Adjacent Zoning:

- **North, South, East, West:** Central Business District (CBD)- Central Core Sub-district

Existing Use: Commercial/Residential

Proposed Use: Residential (Townhomes)

Floor Area Ratio:

- **Existing:** 0.42
- **Proposed:** 1.37
- **Maximum Allowed:** 3.0

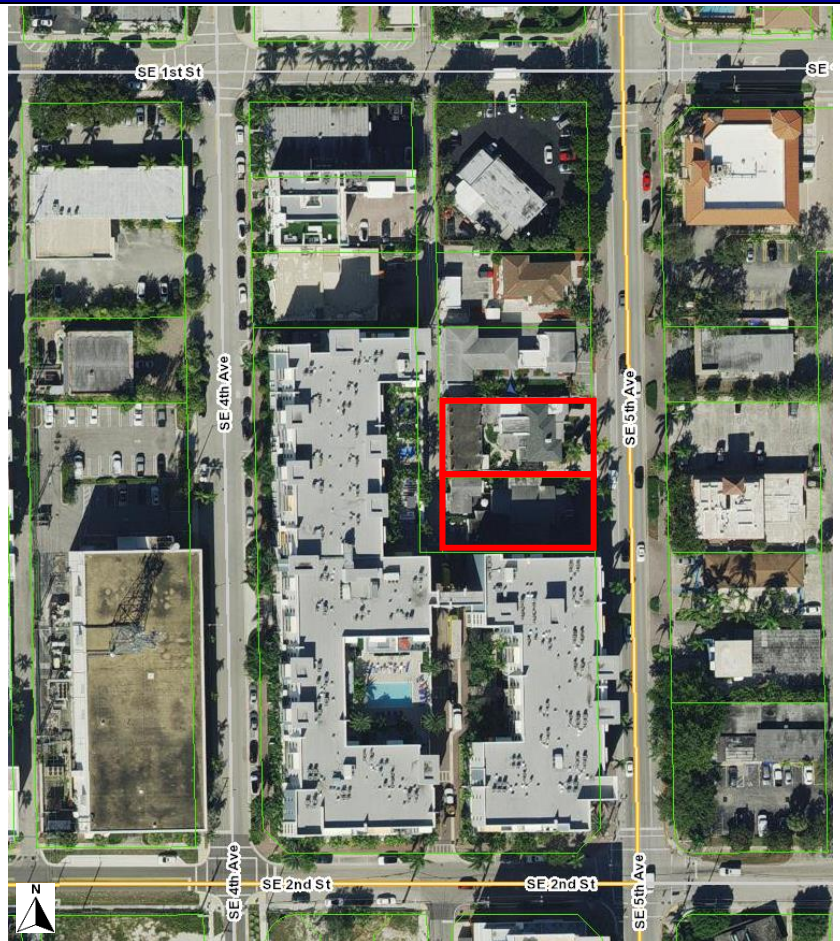
Density:

- **Existing:** 3 du/acre (one unit)
- **Proposed:** 15 du/acre (five units)
- **Maximum Allowed:** 30 du/ac

CBD Central Core Sub-district

- **SE 5th Avenue:** Primary Street

For Reference: [LDR Section 4.4.13, CBD](#)





Background

The subject property consists of two parcels located at 142 and 152 SE 5th Avenue. The property at 142 SE 5th Avenue is currently developed with a 2,289 square-foot structure, originally built as a single-family residence in 1941 and later converted to a commercial use between 1941 and 1990. The building is divided into two units – unit A and unit B. Based on City records, the last business license associated with this location was for an electrical contractor, active from 2004 to 2015, and there is no record of a landlord permit in previous years. Currently, there are no active business licenses associated with either units.

The adjacent property at 152 SE 5th Avenue is developed with a 1,200 square foot commercial structure, 687 square-foot apartment, and 460 square-foot storage/garage space. The original single-family home was built in 1938 and was converted into commercial space with an accessory apartment in 1988. Currently, an active business license for a tarot card reading and astrology gift shop (retail) is associated with the site.

The proposal included a request to utilize the Masonry Modern architectural style in the CBD, whereas pursuant to Land Development Regulations (LDR) Section 4.4.13(F)(3)(e), **Appropriate Architectural Styles**, the Masonry Modern style requires approval by the City Commission via recommendation from SPRAB.

On July 24, 2024, the Site Plan Review and Appearance Board (SPRAB) reviewed the request to utilize the Masonry Modern architectural style within the CBD. The Board unanimously recommended approval, with a vote of 6-0.

On August 19, 2024, the City Commission considered the request and approved the use of Masonry Modern architectural style by a vote of 6 to 0 (Resolution 165-24).

On September 16, 2024, the Downtown Development Authority (DDA) recommended approval of the project.

Description of Proposal

The proposal involves demolishing the existing development and constructing a three-story, five-unit townhouse development. Each unit consists of three-bedrooms with an open terrace on the third floor.

Required parking for each unit is provided within a private detached garage accessible from the rear alley. A flex room is proposed above the detached garage.

The applicant has also submitted a request for a landscape waiver to **LDR Section 4.6.16(H)(3)(d)**, and an internal adjustment for the interior pool setback, **LDR Section 4.6.15(G)(3)**. The requested internal adjustment and waiver are reviewed concurrently with the Site Plan.



Review & Analysis: Site Plan

LDR Section 2.4.10(A)(1)(b), Level 2.

Level 2 Site Plan applications include new construction, additions to an existing building, or the conversion of an existing single-family residence or duplex, consisting of no more than a total of five dwelling units for multi-family residential development or 15,000 gross square feet of mixed-use or nonresidential development.

Based on the scope of work, the subject application is classified as a Level 2 Site Plan.

LDR Section 2.1.6(E)(1), Board Action: *The SPRAB has the authority to take action on the following items pursuant to the procedures and standards of the LDR, except where authority is granted to the Historic Preservation Board:*

- (a) *Level 1 or Level 2 Site Plan applications when associated with the following requests for relief:*
 1. *Waivers that do not require City Commission action.*



2. *Reduction in the number of parking spaces required for specific uses, pursuant to Section 4.6.9(F)(1).*
3. *Waivers to Section 4.6.16, Landscape Regulations.*

While Level 2 Site Plans are typically reviewed administratively, when associated with a landscape waiver or internal adjustment, the Site Plan Review and Appearance Board (SPRAB) shall take final action on the application.

LDR Section 2.4.10(A)(3), Findings.

All site plan applications require compliance with the applicable regulations and review criteria and shall be consistent with the Comprehensive Plan and other local ordinances.

(b) Level 2, Level 3, and Level 4 Site Plan applications require compliance with the findings in Chapter 3, Performance Standards.

LDR Section 3.1.1, Required Findings.

Prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application.

These findings relate to the following four areas:

(A) Land Use Map *The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.*

The subject property has a Land Use Map designation of Commercial Core (CC), and a zoning designation of Central Business District (CBD), which, pursuant to Table NDC-1 of the Always Delray Comprehensive Plan, is a preferred zoning district to implement the CC land use designation. Pursuant to LDR Table 4.4.13(A), multiple-family residential are permitted uses within CBD Central Core Sub-district. Therefore, the resulting use of land is compatible with the underlying land use. Further, the applicant is proposing a density of 15 dwelling units per acre (five units), where the CBD Central Core Sub-district allows a maximum density of 30 dwelling units per acre.

(B) Concurrency *as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.*

Water and Sewer. The residential development will be serviced through connection to an existing eight-inch sewer main in the alley and a 12-inch PVC watermain along SE 5th Avenue. No utility extensions are required as a result of this project.

Drainage. Drainage will be managed on site via inlet and yard drains that will be connected to an exfiltration trench on the west side of the property.

Transportation. The submitted Traffic Statement indicates the proposed five-unit residential development is expected to generate 34 daily trips. The applicant has provided a Traffic Performance Standard (TPS) letter confirming that the project meets Palm Beach County's requirements for traffic performance standards.

Solid Waste. The proposed development is estimated to generate 2.6 tons of solid waste per year compared to the existing 7.22 tons generated with the commercial space and two dwelling units. The Solid Waste Authority has confirmed that its facilities have sufficient capacity to accommodate all development proposals until 2054. Additionally, the applicant has provided correspondence from Waste Management indicating that the use of roll-out containers picked up from the designated location north of unit 5 is a feasible method of waste disposal for this project.

Schools. The applicant has provided a SCAD letter issued by The School District of Palm Beach County stating that the proposed development will have no negative impact on the existing school system. Any applicable fees will be at the discretion of the School Board.



(C) Consistency *A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.*

The applicable subsections of **Article 3.2, Performance Standards** is **LDR Section 3.2.1, Basis for determining consistency**, which requires a determination of consistency with the Comprehensive Plan, and **LDR Section 3.2.3, Standards for site plan and/or plat actions**. These standards strive to ensure that new development will not have a negative impact on the surrounding area, provide requisite amenities to enhance the quality of life for its residents when residential units are proposed, provide appropriate mobility connections and recreational improvements, and comply with the maximum intensity and density allowed for the land use designation and zoning district. The proposed development generally meets the applicable standards as there are no significant concerns related to the overall consistency with Article 3.2 have been identified.

The standards also require developments to provide a variety of housing types that accommodate Delray Beach's growing and socio-economically diverse population. Pursuant to LDR Section 4.4.13(D)(1)(d), *"a number of different unit types, sizes and floor plans shall be available within the development. Two and three bedroom units are encouraged, as are a combination of multi-level units and flats. In projects consisting of more than 12 dwelling units, the proportion of efficiency or studio type units may not exceed 25 percent of the total units. One bedroom units may not exceed 30 percent; however, if no efficiency or studio units are constructed, the cumulative amount of one bedroom units may not exceed 55 percent. There is no maximum percentage for unit types established for projects having 12 or fewer units, however, a mix of unit types and sizes is encouraged."* The proposal consists of five three-bedroom units. While it is not required to provide a mix of unit types and sizes for projects with 12 units or fewer, the Board should consider whether the proposed project aligns with the intent of the Housing Element of the Comprehensive Plan and whether there is opportunity to ensure a greater diversity of unit types at varying income levels, despite the current absence of revitalization incentives for this location.

Comprehensive Plan

A review of the objectives and policies of the adopted Always Delray Comprehensive Plan was conducted, and the following applicable objectives or policies were noted:

Neighborhoods, Districts, and Corridors Element

Policy NDC 1.3.5: *Use the Commercial Core land use designation to stimulate the vitality and economic growth of the city while simultaneously enhancing and preserving the cultural and historic downtown area.*

Policy NDC 1.3.6: *Allow a maximum floor area ratio of 3.0 and a maximum density of 12 dwelling units per acre east of the Intracoastal Waterway, and a standard density of 12-30 dwelling units per acre with a revitalization/incentive density of 30-100 dwelling units per acre for the Commercial Core land use designation; specific standards in the Land Development Regulations adjust density and intensity based on compatibility, scale, character, adopted Redevelopment or Neighborhood Master Plans, or workforce housing incentives.*

Policy NDC 1.3.7: *Implement the Commercial Core land use designation using form-based code to provide for adaptive-reuse, development, and redevelopment that preserves the downtown's historic moderate scale, while promoting a balanced mix of uses that will help the area continue to evolve into a traditional, self-sufficient downtown.*

Policy NDC 2.2.7: *Within the Commercial Core, locate and design off-street parking areas in a manner that does not detract from the character by providing standards in the Land Development Regulations, such as locating parking to the side or rear of buildings, limiting size of lots, and landscaping and façade requirements. Large fields of parking between building facades and streets are generally not desirable.*

Housing Element

Policy HOU 3.2.1: *Allow a variety of housing types to reflect the needs of all household types, including both rental and ownership opportunities for single people, couples, families, seniors, persons with disabilities and multi-generational families.*

Policy HOU 5.1.1: *Encourage construction of mixed-income housing developments to avoid a concentration of affordable units in one development or neighborhood and to provide a full range of residential unit types and prices.*

Overall, the proposed development is consistent with the applicable Goals, Objectives, and Policies of the Always Delray Comprehensive Plan, particularly those of the Neighborhood, Districts, and Corridors Element and the Housing Element. The site fronts SE 5th Avenue, designated as primary Street, and pursuant to LDR Section 4.4.13(B)(1), the Primary Streets *"...are intended to develop over time as*



superior pedestrian environments and, as such, are held to higher standards in the regulations regarding building placement, building frontage, and the location of parking and service uses.” The proposal intends to enhance the pedestrian environment by meeting the requirements associated with Primary Streets. The proposal includes stoop frontages with an active streetscape that is anticipated to encourage pedestrian activity along the primary street. The residential component expands the housing supply, although not the mixed unit type and sizes as encouraged by the Comprehensive Plan. However, the project supports Delray Beach’s socio-economically diverse population by contributing new residential units in a vital area of the city.

(D) Compliance with the LDR *Whenever an item is identified elsewhere in the LDR, it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.*

Standard/Regulation: Central Core Sub-district	Review	
Building Height Table 4.4.13(B)	Maximum: 4 stories and 54 feet Proposed: 3 stories and 34 feet (measured to finished roof) 38 feet, height including parapet	
Ground Story Height, Residential Buildings: 4.4.13(D)(1)(a)6.	Required: 10 feet min., floor to ceiling Proposed: 10 feet, floor to ceiling	
Stories above Ground Story: 4.4.13(D)(1)(a)7.	Required: 9 feet min., floor to ceiling Proposed: 9 feet, floor to ceiling	
Elevator Overruns and Stairways: 4.4.13(D)(1)(a)12.	Required: 10 feet max. above overall building height, not more than 60 feet Proposed: 6 feet above finished roof, 40 feet total height	
Setback Table 4.4.13(C)	Required: Front: 10 feet min/15 feet max Side: 0 or 5 feet Rear: 10 feet	Proposed: Front: 10 feet Side: 5 feet Rear: 23 feet and 1 inch
Density Table 4.4.13(C)	Maximum: 30 du/ac (10 units)	Proposed: 15 du/ac (5 units)
Streetscape Standards 4.4.13(E)(2)	The project complies with the minimum requirements of the CBD streetscape standards.	
Minimum Streetscape Width	Required: 15 feet Curb Zone: 4 feet (min.) Ped. Clear Zone: 6 feet (min.) Front Setback Area: 5 feet (min)	Provided: 24 feet (total) Curb Zone: 6 feet and 5 inches Ped. Clear Zone: 6 feet* Front Setback Area: approx. 9 -11 feet *Sidewalk Easement and Maintenance Agreement Required for Pedestrian Clear Zone within front setback.
Remaining Front Setback Area 4.4.13(E)(2)(a)3.	Required: Hardscape or Landscaping comprised of plants in removable planters, palms and/or ground planting may be installed adjacent to the building provided views into storefront windows are not obstructed. Proposed: The remaining front setback area contains the stoop steps to the units, an allowable encroachment that does not impact the required curb and pedestrian clear zone. Planters are also proposed between the units.	
Frontage Type 4.4.13(E)(4)	Required: <i>A stoop is a small staircase leading to the entrance of a building that may be covered. The elevation of the stoop is necessary to ensure privacy for residential uses in the ground story of buildings. Stoops should provide sufficient space for a person to comfortably pause before entering or after exiting the building.</i>	



	Proposed: The proposed stoops meet all frontage regulations; the stoop set back approximately five feet from the property line. The stoop elevates the finish floor of the units approximately 2 feet above the sidewalk.
Architectural Elevations 4.4.13(F)	A review of the CBD architectural requirements is provided under the Architectural Elevations section of the report.
Civic Open Space LDR Section 4.4.13(G)	Not required, based on size of parcel.

Other Requirements

Standard/Regulation	Review
Lighting (Photometric Plan) 4.6.8(A)(3), Illumination Standards: Table 2	The proposed lighting complies with the minimum and maximum illumination requirements for off-street parking illumination, lighting at the building entrance, and lighting at the property line adjacent a parcel or public right-of-way.
Off-Street Parking 4.4.13	<p>Required: 3-Bed Units: 1.75 parking space/2BR or more unit = 9 parking spaces Guest: 0.50 parking space/unit = 3 parking spaces Total: 12 parking spaces</p> <p>Proposed: 20 total parking spaces; 10 garage parking with one alternative fuel parking space in each garage, 10 driveway parking</p>
Bicycle Parking Table 4.6.9(C)-1	<p>Required: Single-family attached homes = not required</p> <p>Proposed: N/A</p>

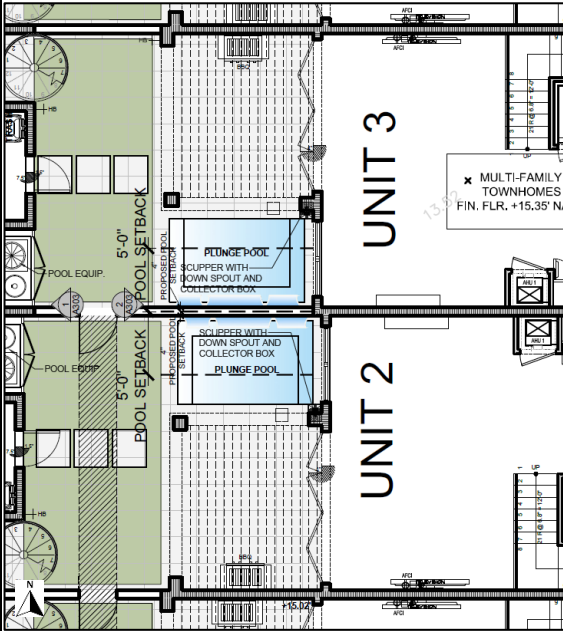
The proposed site plan generally meets all applicable requirements of the LDR aside from the identified waiver and internal adjustment. The site is configured in a manner that orients the buildings towards SE 5th Avenue with stoop frontages, and vehicular access from the rear alley. Furthermore, parking is located to the rear of the site, which helps alleviate the negative visual impact that results from an abundance of off-street parking placed between the buildings and public realm. The site configuration proposes a well-landscaped streetscape along the Primary Street, SE 5th Avenue, that leads to the unit's stoops.

Further review of the project for compliance with the LDR is provided as part of the Landscape Plan and Architectural Elevations review.



Internal Adjustment Analysis

LDR Section 4.6.15(G)(3), Townhouse developments, Swimming pools in townhouse developments may have a five-foot side interior setback.



The Internal Adjustment request is subject to the following findings.

LDR Section 2.4.11(C)(5), Internal Adjustment: Findings

Concurrent with granting relief from a development standard or regulation, the granting body must find that such relief does not diminish the practical application of the affected regulation (requirement) and that by granting such relief a superior development product will result.

Each of the five proposed townhomes includes a swimming pool amenity between the unit and the detached garage. **LDR Section 4.6.15(G)(3)** requires a minimum five-foot side interior setback for swimming pools in townhouse developments. While the swimming pools for unit 1 and unit 5 comply with the minimum required side interior setbacks, the swimming pools for unit 2, unit 3, and unit 4 encroach into the side interior setbacks. The applicant is requesting an Internal Adjustment to allow a reduced side interior swimming pool setback of four inches in lieu of the required five feet for the swimming pools on unit 2, unit 3, and unit 4 (pictured at left).

Generally, the intent of the five-foot interior pool setback is based on safety precautions to ensure there is a clear and accessible means of ingress/egress from the pool area on all sides in the event an emergency were to occur. The swimming pools on unit 2, unit 3, and unit 4 have over five feet of clearance on two of the four sides. The applicant asserts that the narrow lot dimensions greatly constrain the feasible locations for the swimming pools. As currently configured, if

the swimming pools were shifted more central to the lots to meet the minimum interior side setbacks, they would obstruct the pathway leading to the detached garages.

The Board should determine whether allowing a four-inch side interior setback for the swimming pools on unit 2, unit 3, and unit 4 would contribute to the overall quality and functionality of the proposed development.

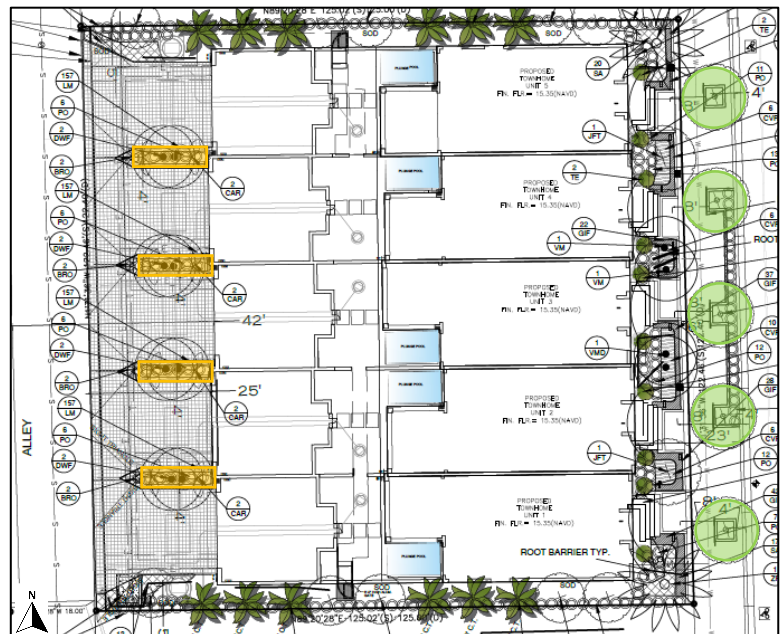
Review and Analysis: Landscape Plan

LDR Section 2.4.10(A)(3)(c), Findings

Landscape Plans, including modifications to existing landscaping, shall be consistent with Section 4.6.16, Landscape Regulations.

A technical review of this site plan has been performed and a determination has been made that the project substantially complies with all applicable landscape regulations. The proposal includes the removal of five palms, which meet the mitigation standards pursuant to **LDR Section 4.6.19**, either through a palm for palm replacement or based on total height.

The Cathedral Oaks (light green) will satisfy the street tree requirement along SE 5th Avenue and will be included in the required landscape maintenance agreement. The remaining landscape incorporates a mix of Orange Geiger and Sunshine Palms along the perimeter, a mix of Sunshine Palms, Japanese Fern Tree, and Zahidi Date Palms between the stoop entries facing SE 5th Avenue, and Foxtail Palms between the driveways at the rear of the property.



The project also includes a waiver request from the requirements of **LDR Section 4.6.16(H)(3)(d)**, seeking relief to reduce the landscape strips between each driveway from the required 5 feet to 4 feet and 4 inches (shown in yellow and further described below).



Waiver Analysis

LDR Section 4.6.16(H)(3)(d), A landscaped barrier shall be provided between the off-street parking area or other vehicular use area and abutting properties. The landscape barrier may be two feet at the time of planting and achieve and be maintained at not less than three nor greater than six feet in height to form a continuous screen between the off-street parking area or vehicular use area and such abutting property. This landscape barrier shall be located between the common lot line and the off-street parking area or other vehicular use area in a planting strip of not less than five feet in width that is free of any vehicular encroachment, including car overhang. Duplexes may be permitted to reduce the perimeter planting strip to two and one-half feet in width in cases where lot frontage is less than 55 feet. In addition, one tree shall be provided for every 30 linear feet of such landscaped barrier or fraction thereof.

The Waiver request is subject to the following findings.

LDR Section 2.4.11(B)(5), Waiver: Findings

Prior to granting a waiver, the granting body shall make findings that granting of a waiver:

- a. Shall not adversely affect the neighboring area;
- b. Shall not significantly diminish the provision of public facilities;
- c. Shall not create an unsafe situation; and
- d. Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.
- e. Within the CBD, the following additional findings apply:
 - 1. The waiver shall not result in an inferior pedestrian experience along a Primary Street, such as exposing parking garages or large expanses of blank walls.
 - 2. The waiver shall not allow the creation of significant incompatibilities with nearby buildings or uses of land.
 - 3. The waiver shall not erode the connectivity of the street and sidewalk network or negatively impact any adopted bicycle/ pedestrian master plan.
 - 4. The waiver shall not reduce the quality of civic open spaces provided under this code.

The proposal includes five driveways leading to the private detached garages. Landscape strips are required between the driveways, with a minimum width of five feet, featuring barrier plantings between three to six feet in height and one tree. The proposed landscape strips are four feet and four inches wide, and include two Foxtail Palms, ranging from 12 to 16 feet in height, six Fern Podocarpus shrubs, four feet in height, and two Crinum Lilies as accent plants.

The proposed landscaping plan, while incorporating a reduced strip width of four feet and four inches, effectively aligns with the intent of the LDR by utilizing a strategic plant palette that enhances both functionality and aesthetics. The inclusion of Foxtail Palms, Fern Podocarpus shrubs, and Crinum Lilies as accent plants, provides the required barrier planting and visual screening between the driveways, maintaining the integrity of the landscape design. Despite the deviation from the prescribed five-foot width, the proposed landscape strips contribute to visual buffering, softening the transition between the private driveways and maintaining privacy without compromising safety or access.

The design adheres to the LDR's requirements for compatibility with surrounding properties and mitigates potential adverse effects through thoughtful plant selection and spatial organization, balancing the constraints of the lot with the functional needs of the site. The location of the landscape strips at the rear of the property ensures that the pedestrian realm along SE 5th Avenue remains unaffected, preserving the continuity of the streetscape and enhancing the overall pedestrian experience. As the site does not require civic open space due to its size, the proposed landscape configuration supports both the functional and aesthetic objectives of the LDR, while accommodating site-specific conditions. This approach demonstrates careful consideration of landscape standards, ensuring that the reduced width still achieves the intended visual, spatial, and functional outcomes.

Review and Analysis: Architectural Elevations

LDR Section 2.4.10(A)(3)(d), Findings

Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.

LDR Section 4.6.18, Architectural Elevations and Aesthetics

(A) Minimum Requirements

- 1. The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.



- 2. It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.*

In consideration of the above, the proposed design reflects proper architectural concepts. A detailed review of the Masonry Modern style is provided within the CBD evaluation. The adjacent development to the south is constructed to four stories, while the majority of the neighboring structures range from one to two stories. The proposed three-story development offers an appropriate transition to the adjacent development to the north.

(B) Building and structure requirements.

The minimum aesthetic standards of this Section have generally been met by the proposed architectural design. Pursuant to the Delray Beach CBD Architectural Design Guidelines, wood details are often used to soften the stark modern forms of the building mass and exterior finishes are typically stucco. Further, elements such as shading louvers, deep roof overhangs, vertically proportioned windows, and recessed exterior spaces also define the Masonry Modern architectural style.

The project effectively incorporates materials, treatment, and setbacks that distinguish the base from the middle and the top of the building. The base is emphasized with glass and slightly recessed stoop entrances, the middle is accentuated by smaller openings with an eyebrow that cantilevers over the base. The top is set back incorporating an open-air terrace with a parapet above the third floor to screen the rooftop terraces and mechanical equipment on the roof. The design features vertical articulations of each unit with the alternating use of the porcelain cladding meeting the height to width ratio standards in **LDR Section 4.413(F)(2)(a)**.

(E), Criteria for board action

The following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

- 1. The plan or the proposed structure, is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.*
- 2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.*
- 3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.*

The proposed development aligns with the key principles of architectural integrity and urban design, embracing the Masonry Modern style as outlined in the Delray Beach CBD Architectural Guidelines. The design integrates strong vertical articulations and clean, geometric forms, creating a balanced composition that reflects the modernist emphasis on simplicity and functional elegance. The use of materials such as porcelain cladding and stucco, combined with deep roof overhangs and recessed terraces, creates a distinct base, middle, and top that enhance the building's visual depth and dynamic massing.

At the street level, the recessed stoop entries and glass frontage establish a strong connection with the pedestrian environment, contributing to an active streetscape. The vertical proportions and strategically placed shading louvers provide visual interest, while maintaining the building's clean, modern lines. The top floor's setback and open-air terrace introduce a rhythm that softens the mass, while the parapet screens rooftop mechanicals, preserving the aesthetic integrity of the overall structure.

In terms of urban context, the development provides a thoughtful transition between the neighboring one- and two-story structures to the north and the four-story building to the south, achieving a harmonious balance within the existing architectural fabric. The project's design enhances the sense of place within the streetscape and reinforces the high standards of design quality expected in this area, contributing positively to the value and aesthetic of the surrounding neighborhood.



LDR Section 4.4.13(F), Architectural Standards, to ensure high quality architecture in the downtown area, the following architectural standards apply to all buildings in the Central Business District Sub-districts and in the OSSHAD with CBD Overlay. In addition to the standards in Section 4.6.18, the following standards apply in all CBD Sub-districts.



Standard/Regulation	Review
Façade Composition Tripartite Composition: Base Middle, Top 4.4.13(F)(2)	The development meets the intent of the building composition requirements. For example, there is strategic use of treatment, materials, and setbacks that differentiate the base from the middle and the top.
Appropriate Architectural Styles 4.4.13(F)(3)	<p>Style: Masonry Modern with Stoop Frontage Type</p> <p>Style Details Utilized: The Masonry Modern style of architecture is defined by its rational load bearing construction technique, its system of punched openings and its limited ornament. Stucco is the prevalent building finish in the Masonry Modern style. Stone and wood details are used to soften the stark modern forms of the building mass.</p> <p>Proposed: The proposed development is considered Masonry Modern. The building design uses simple geometries and the concept of a solid mass with carved spaces. The structure finish is comprised of stucco and has wood-like accents to highlight and emphasizes the stoop entry on the ground floor and the cantilevered eyebrows.</p>
Walls 4.4.13(F)(4)	<p>Required: Maximum two primary material's appropriate to architectural style</p> <p>Provided: Smooth stucco and a light gray porcelain tile with wood-like tile as an accent element.</p>
Openings 4.4.13(F)(5)	Transparency requirement has been met. Primary entrances are easily identified.
Roofs 4.4.13(F)(6)	Flat roof and rooftop equipment are screened by a four-foot parapet and is consistent with the overall architectural language
Parking Garages 4.4.13(F)(8)	There are no parking garages proposed with the subject development.
Reduction of Urban Heat Islands 4.4.13(F)(9)	The project's roof is to be energy star compliant, high reflectance and high emissivity
Green Building Practices 4.4.13(F)(10)	The regulations, at the time of application, required green building certification for developments containing more than 50,000 square feet. Since the application has been under review, Ordinance No. 30-22 has been adopted and requires that all new construction of 15,000 square feet or more (air-conditioned space) that submit for a building permit on or after November 1, 2023, must obtain a minimum level of certification from a green building certification entity. <u>The subject building contains approximately 14,954 square feet under air, thereby not requiring a green building certification if the building permit is submitted on or after November 1, 2023.</u> As the total square footage is close to the 15,000 square feet, note that any modifications made to the development that increases the total under air square footage to 15,000 square feet or greater will require the building to obtain green building certification



LDR Section 4.4.13(F)(3) Appropriate Architectural Styles, 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. Defining characteristics and character examples are provided for each of the styles as guidance.

The Delray Beach Central Business District Architectural Design Guidelines provide defining characteristics for seven architectural styles deemed appropriate for downtown Delray Beach, based on historical precedent, climate, and building scale: Florida Vernacular, Anglo-Caribbean, Mediterranean Revival, Classical Tradition, Art Deco, Masonry Modern, and Main Street Vernacular. These styles are purposefully broad to allow architects a wide range of detailing and design options. The guidelines also provide general composition and storefront design direction.

LDR Section 4.4.13(F)(3)(e), Appropriate Architectural Styles

The use of Masonry Modern or Art Deco architectural styles requires City Commission approval, via recommendation by SPRAB or HBP, as applicable, City Commission approval is required prior to consideration of the site plan by SPRAB or HBP. Applicants shall provide an explanation, including graphics, demonstrating how the proposed building design implements the selected style.

The proposed architectural style is Masonry Modern, which, although is one of the seven defined architectural styles, requires approval by the City Commission via recommendation from SPRAB. The SPRAB reviewed the proposed Masonry Modern architectural style within the CBD and recommended unanimous approval with a 6 to 0 vote. The SPRAB recommended placing more emphasis on the entrances facing SE 5th Avenue and incorporating features that enhance the Masonry Modern aesthetics on the side and rear facades. On August 19, 2024, the City Commission approved the use of Masonry Modern architectural style.

Delray Beach Central Business District Architectural Design Guidelines

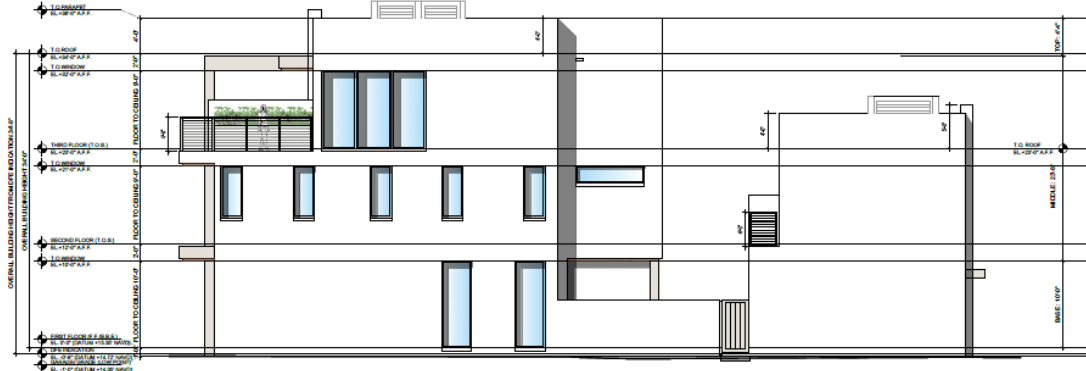
Masonry Modern is defined by its rational load bearing construction technique, its system of punched openings (versus large expansive walls of windows) and its limited ornament. Stucco is the prevalent building finish in the Masonry Modern style. Stone and wood details are used to soften the stark moderns forms of the building mass. In Florida, Masonry Modern architecture refers to a global building style adapted to the environmental context of South Florida. It is an architectural language noteworthy for its rationally expressed structural system and its minimal use of building ornamentation. Pure geometric forms are emphasized in the overall volumetric layout.

The proposed project adheres to the key elements of Masonry Modern design, embracing clean surfaces, balanced vertical and horizontal forms, and functionally placed openings. The architectural palette consists primarily of Sherwin Williams Pure White stucco for the walls, accented by wood on the cantilevered overhangs and porcelain wall cladding strategically placed on Units 2 and 4. This combination of materials emphasizes the rational and minimalist qualities of the style, with the Pure White stucco providing a clean, uninterrupted canvas for the architectural forms. The porcelain cladding on the front elevations of Units 2 and 4 reinforces the geometric purity of Masonry Modern design, offering a subtle contrast to the white stucco and adding texture and depth without overwhelming the simplicity of the façade.

Wood detailing on the cantilevered overhangs softens the modernist lines, introducing a tactile warmth that complements the building's structural clarity. The reserved white accents on columns and walls emphasize the verticality of the design, enhancing the interplay between solid surfaces and strategically placed openings. These openings, consistent with Masonry Modern principles, are well-proportioned, contributing to the building's overall balance. Horizontal terraces and cantilevered eyebrows further break up the façade, adding architectural interest and shading while maintaining the design's clean, modern aesthetic. The overall result is a design that integrates the core elements of the Masonry Modern style, balancing form and function while remaining contextually appropriate for the South Florida environment.



1 FRONT ELEVATION (EAST)



2 RIGHT SIDE ELEVATION (NORTH)



3 REAR ELEVATION (WEST)

Optional Board Motions

- A. Move **approval** of the Level 2 (2024-056) Site Plan, Architectural Elevations and Landscape Plan with a landscape waiver and an internal adjustment to the side interior swimming pool setback, to construct a five-unit townhouse development located at **142 and 152 SE 5th Avenue**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- B. Move **approval, as amended**, of the Level 2 (2024-056) Site Plan, Architectural Elevations and Landscape Plan with a landscape waiver and an internal adjustment to the side interior swimming pool setback, to construct a five-unit townhouse development located at **142 and 152 SE 5th Avenue**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- C. Move **denial** of the Level 2 (2024-056) Site Plan, Architectural Elevations and Landscape Plan with a landscape waiver and an internal adjustment to the side interior swimming pool setback, to construct a five-unit townhouse development located at **142 and 152 SE 5th Avenue**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.
- D. Move to **continue with direction**.



Technical Notes

Compliance is required prior to Site Plan Certification:

1. Complete a sidewalk easement agreement, in a form acceptable to the City Attorney, for the portion of the pedestrian clear zone located within the front setback.
2. Complete a landscape maintenance agreement, in a form acceptable to the City Attorney, requiring the property owner to be responsible for and maintain any tree grates, irrigation, and landscaping installed by the property owner to meet the requirements of LDR Section 4.4.13.
3. Complete and record a plat to establish five fee-simple lots for the five-unit townhouse development. Note that the plat cannot be recorded until *all* existing buildings on the property have been demolished and the demolition permit is closed out.
4. Provide the specifications and square footage for the proposed artificial turf between the primary dwelling unit and the detached garage to ensure compliance with LDR Section 4.6.16(E)(12), Artificial Turf.

Compliance is required prior to building permit issuance:

1. Show and label all existing underground utilities pipelines and components on the water and sewer plan sheets even if they are shown and labeled on the demo plan. Existing items such as WM, SS gravity mains, RC WM, Raw WM, service lines, laterals, MHs, meters, cleanouts. Also, make sure to label them accordingly indication size, pipe materials (PVC, DI, VCP, etc.) and type (WM, RC, etc.). Indicate what will be proposed to all existing items.
2. Show existing meters sizes, account number, and serial number on the water and sewer plan sheets. Indicate what will be proposed to all existing items.
3. Demonstrate that irrigation plans are consistent with the water and sewer plans in terms of meter and water source for irrigation sprinkler system.
4. Demo does not show existing sewer connections and if they are to remain/ be removed. Clearly label the water meter, RP and PVB at the solenoid valve, with size and type.