



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD STAFF REPORT

The Maxwell

Meeting	File No.	Application Type
August 12, 2024	2023-196-SPF-SPR-CL5	Architectural Style
Property Owner	Applicant	Agent
306 NE 2 nd Street LLC	Harold Van Armem	Jon Kinsman

Request

Provide a recommendation to the City Commission regarding the implementation of the Art Deco architectural style within the Central Business District (CBD), for a mixed-use development at 306 NE 2nd Street

Site Data & Information

Location: 306 NE 2nd Street

PCN: 12-43-46-16-01-090-0250

Property Size: 0.856 acres

LUM: Commercial Core (CC)

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

Adjacent Zoning:

- **North:** CBD – Railroad Corridor, and Community Facilities (CF)
- **South:** CBD – Central Core Sub-district
- **East:** CBD – Central Core and Railroad Corridor
- **West:** CBD – Central Core and Railroad Corridor

Existing Use: Commercial

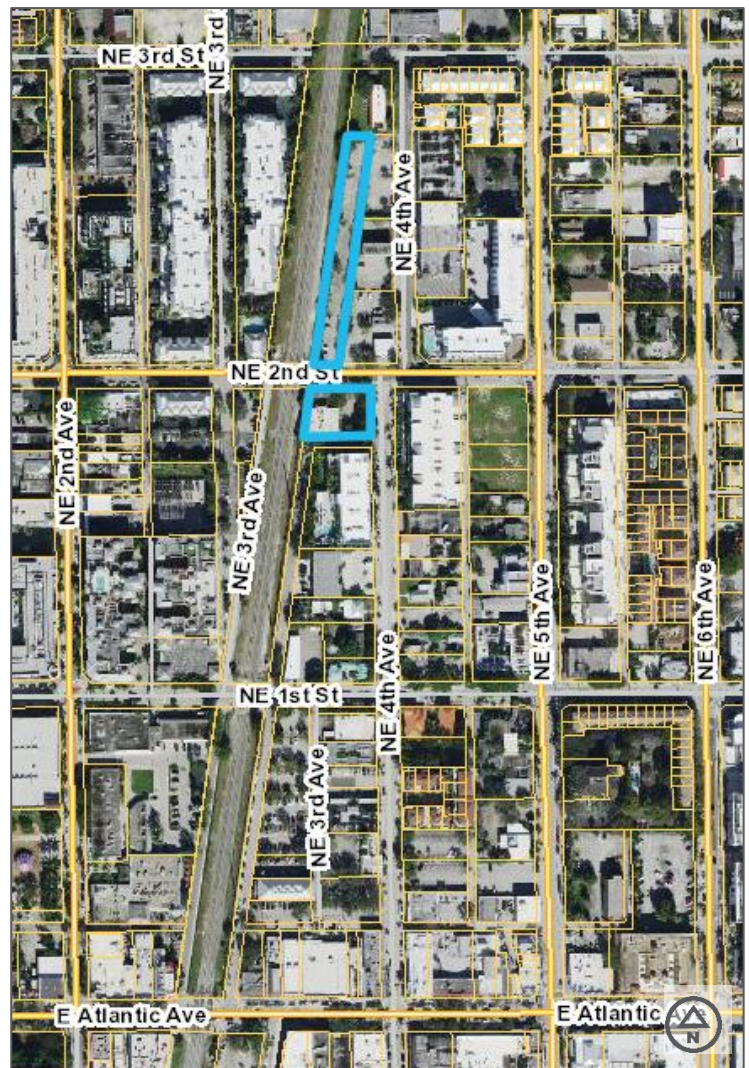
Proposed Use: Mixed-use; Commercial and Multi-family Residential

Floor Area Ratio:

- **Existing:** 0.16
- **Proposed:** 1.01
- **Maximum Allowed:** 3.0

Density:

- **Existing:** NA
- **Proposed:** 26 du/acre (23 units)



Project Planner:

Alexia Howald, Senior Planner; howalda@mydelraybeach.com
Susana Rodrigues, Planner; rodrigues@mydelraybeach.com

Background

The subject property consists of two lots: the lot south of NE 2nd Street exists a two-story 6,011 square foot commercial building and the lot north of NE 2nd Street consists of a surface parking lot. The applicant has submitted a Level 4 Site Plan Application for a four-story mixed-use structure on the south lot, 2,596 square foot commercial use and 23 residential units. The required parking necessary for the mixed-use structure is proposed on the north lot. The proposed architectural style for the development is Art Deco.

Description of Proposal

The development proposal is to demolish the existing structure and construct a mixed-use structure as well as modifying the existing surface lot to comply with the required parking regulations. The applicant is seeking approval for the use of Art Deco architectural style. Pursuant to **LDR Section 4.4.13(F)(3)(e), Appropriate Architectural Styles**, the Art Deco style requires approval by the City Commission via recommendation from PZB. The applicant has provided a narrative to demonstrate how the proposed design implements the selected style.

The final consideration of the architectural style will be made by the City Commission, subsequent to a recommendation by the Board. Following the final action on the architectural style by the City Commission, the complete Level 4 Site Plan will come before City Commission for final action.



LDR Section 2.4.10(A)(1)(d)

Level 4 Site Plan applications include requests that could otherwise be classified as Level 2 or 3 but have concurrent request requiring final action by the City Commission, i.e. waivers to the CBD requirements.

LDR Section 2.1.5(E)(5)

PZB shall review and make recommendations to the City Commission for Level 4 Site Plan applications, including any density or height increases, and associated relief such as waivers, variances, etc. To provide consistent review, the entire project including the architectural style, when necessary, will be reviewed by the same board as the site plan application.

Review & Analysis: Architectural Style

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.



Guidelines:

Pursuant to the *Central Business District – Architectural Design Guidelines*, Art Deco is an eclectic style, borrowing traditional craft details and incorporating influences from the streamline machine age. Corners are often rounded, and horizontal lines are expressed and cantilevered eyebrows are a defining characteristic of Florida Art Deco. The strong horizontal lines of an Art Deco building in Florida are typically juxtaposed to vertical features such as towers and marquess that mark the building entrances. Abstract figures and geometries often adorn the exterior; in Florida, the native flora and fauna are often represented in panels between windows, or in the signage, parapet, and base of the building. Elements include clearly marked entrances, shaded store fronts, cantilevered eyebrows for protection from sun and rain. While stone was typically used in northern examples of the Art Deco, masonry and stucco with light, neutral, or pastel color highlights are common in Florida.



Examples of Art Deco Architectural Style

Openings for doors and windows are recessed, casting deep shadows revealing the thickness and solidity of the structure. Windows are commonly located at corners, emphasizing the horizontal composition of the building façade and expressing modern building structural advancement.

Proposed Design:

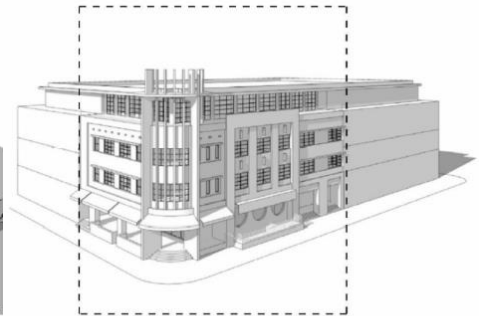
Art Deco is a distinguished architectural style celebrated for its opulence, geometric intricacies, and vivid color palette. The design incorporates geometric shapes and notable articulation between solid and void, particularly on the first three stories of the north elevation.

The custom ornamental cladding on the north elevation has the potential to be the centerpiece of the design, particularly in its interaction with the civic space. The cantilevered eyebrow along with vertical articulation of windows are in harmony. However, the design lacks vertical elements linking the four stories together; the asymmetric windows and the mismatch of horizontal elements disconnect this portion of the building with the rest of the design.

ART DECO - COMPOSITION

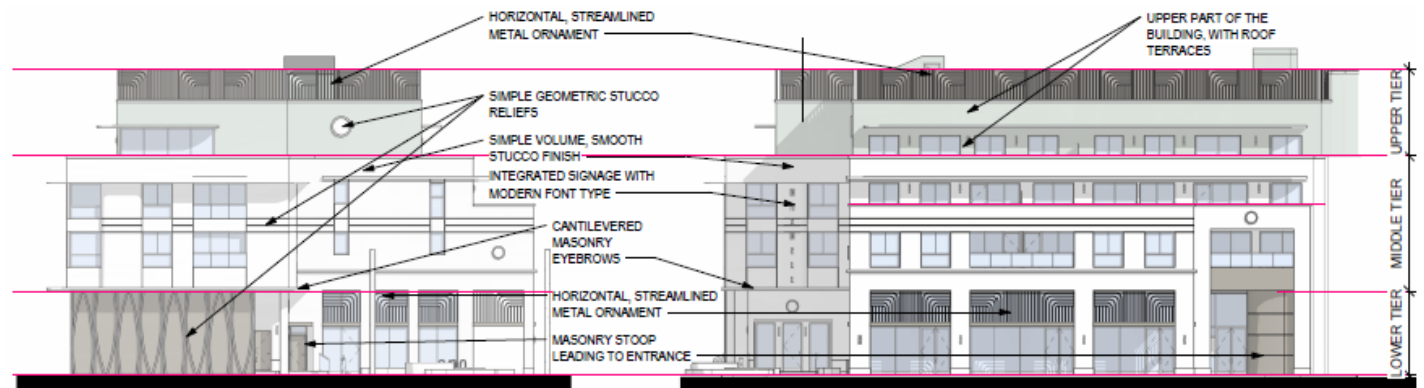


NORTH-WEST CORNER



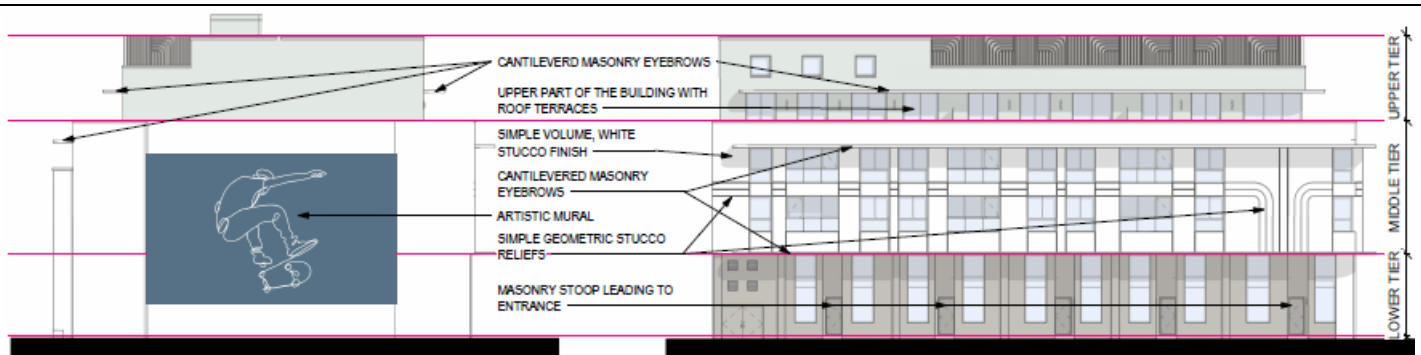
REFERENCE:
DELRAY BEACH - CENTRAL BUSINESS DISTRICT -
ARCHITECTURAL DESIGN GUIDELINES

A successful Art Deco facade often consists of distinct sections—base, middle, and top—each with its own decorative treatment. The proposed design aspires to capture the grandeur of Art Deco, and its adherence to the style is evident. The proposed tripartite facades mass, with its clear division into base, middle, and top sections, provides a strong foundation and a sense of rhythmic progression.



EAST ELEVATION - STYLE

NORTH ELEVATION - STYLE



WEST ELEVATION - STYLE

SOUTH ELEVATION - STYLE

The design's approach to openings is successful in many areas in defining Art Deco architecture, particularly with the vertical articulation of windows on the north elevation. However, the south Elevation lacks the characteristic vertical emphasis, diminishing its authenticity and visual impact. To enhance the Art Deco aesthetic, a more intentional incorporation of vertical articulation and decorative detailing is recommended to achieve a visually cohesive and engaging look. Additionally, it is recommended that the applicant explore the possibility of adding geometric details around the window openings on the south elevation. These details could echo the motifs used in the cladding, further strengthening the visual connection and unifying the design language across different elements.

The choice of stucco finishes, decorative aluminum screen, stucco wall medallion, custom ornamental parapet contributes to a rich and lavish color palette that aligns with Art Deco style. Smooth and sleek surfaces, paired with harmonious material combinations, reflect the luxury associated with Art Deco exteriors.

Note: The project is still under TAC review, and modifications may be made to the elevations to address TAC comments. However, the overall architectural style shall remain the same. The Site Plan will be reviewed at a future meeting after all outstanding technical comments have been addressed. The mural is not included in this review and requires a separate application for review.

Analysis:

The design authentically captures the essence and visual impact of the Art Deco architectural style. However, there are opportunities for improvement. The surrounding area consists of primarily Masonry Modern design; Ocean City Lofts to the east and south, and the Hampton Inn to the northeast. The design keeps with the modern aesthetic shown in the surrounding area, yet steps away from the masonry modern style and attempts a streamline Art Deco style, a style that is consistent with the permitted architectural styles outlined in the *Delray Beach Central Business District Architectural Design Guidelines*.



Board Considerations

The Board should consider the following when evaluating the proposed style:

- Is the Art Deco style appropriate for both the regional and site-specific context, such that it fits well within the general downtown Delray Beach urban fabric?
- Is the proposed design a well-executed example of an Art Deco such that the design elements from the Art Deco style – including material, form, and proportion - are clearly represented?

Optional Board Motions

- A. Recommendation of **approval** to allow the use of the Art Deco architectural style within the Central Business District (CBD) pursuant to LDR Section **4.4.13(F)(3)(e)** for the property located at 306 NE 2nd Street (2023-196), by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- B. Recommendation of **denial** to allow the use of the Art Deco architectural style within the Central Business District (CBD) pursuant to LDR Section **4.4.13(F)(3)(e)** for the property located at 306 NE 2nd Street (2023-196), by finding that the request is not consistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.
- C. Move to **continue with direction**.