



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD STAFF REPORT

Central Business (CBD) District Architectural Styles

Meeting	File No.	Application Type
March 20, 2023	2023-096-CCA-LDR	Amendment to the Land Development Regulations

Request

Provide a recommendation to the City Commission on Ordinance No. 12-23, a City-initiated request to amend Section 4.4.13(F), "Architectural standards" of the Land Development Regulations to require approval of Masonry Modern and Art Deco architecture styles by the City Commission subsequent to recommendation of the Site Plan Review and Appearance Board or Historic Preservation Board and prior to site plan submittal.

Background Information

At a City Commission Workshop meeting of February 21, 2023, the City Commission directed Staff to modify the approval procedures for site plans proposing the use of Masonry Modern or Art Deco architecture. The styles have proliferated in development requests. The proposed amendment is intended both to encourage the use of other architectural styles, and to elevate the quality of development proposals using Masonry Modern and Art Deco architecture. The proposed amendment will codify the requested procedural shift.

Description of Proposal

The proposed ordinance updates Section 4.4.13, "Central Business (CBD) District," Subsection (F), "Architectural standards," as follows:

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

Ordinance No. 12-23 is provided as an attachment.

Review and Analysis

Pursuant to **LDR Section 1.1.6(A), Amendments**, *the text of these Land Development Regulations may from time to time be amended, changed, supplemented, or repealed. No such action however, shall be taken until a recommendation is obtained from the Planning and Zoning Board and until a public hearing has been held by the City Commission. Any such change shall be made by ordinance, pursuant to procedures found in LDR Section 2.4.5(M).*

The recommendation of the Planning and Zoning Board will be provided to the City Commission, where the amendments will be reviewed at two public meetings in April and May 2023 (anticipated).

Pursuant to **LDR Section 2.4.5(M)(1)**, *amendments to the Land Development Regulations may be initiated by the City Commission, Planning and Zoning Board or City Administration; or an individual.*

The proposed amendment is City-initiated at the direction of City Commission.

Pursuant to **LDR Section 2.4.5(M)(5), Findings**, *in addition to LDR Section 1.1.6(A), the City Commission must make a finding that the text amendment is consistent with the Comprehensive Plan.*

The Always Delray Comprehensive Plan does not contain Goals, Objectives, or Policies specific to the proposed amendment. However, the following Goals and Objective generally support the intent of the proposed language.

Neighborhoods, Districts, and Corridors Element

GOAL NDC 1 NEIGHBORHOODS, DISTRICTS, AND CORRIDORS *Enhance the quality and character of the City's neighborhoods, districts, and corridors to continue to provide a sustainable community in which to live, work, play, and grow.*

GOAL NDC 2 QUALITY OF LIFE AND URBAN FORM *Provide a high quality of life for all residents, encourage a mix of building types and uses, diverse housing, and transportation options, and use meaningful community engagement to transform underutilized and blighted areas into attractive and thriving neighborhoods, districts, and corridors.*

Objective NDC 2.2 Downtown and Surrounding Neighborhoods *Protect and enhance the "Village by the Sea" character of the downtown and neighborhoods located east of I-95.*

Objective NDC 3.5, Update Land Development Regulations *Regularly review and update the Land Development Regulations to provide timely, equitable and streamlined processes including, but not limited to, building permit processes for residential developments and to accommodate mixed-use developments, address market changes and development trends, and other innovative development practices.*

The adopted Comprehensive Plan places a high value on quality development and neighborhood character. The proposed amendment to the LDR establishes a process that provides the City with an additional mechanism to review the architecture of development proposals. The proposed process mirrors the existing process for requesting approval of an alternative architectural style.

Review By Others

The Downtown Development Authority will review the proposed LDR at its meeting on April 10, 2022. The item was reported to the Delray Beach CRA in the February 2023 Development Activity Memo.

Options for Board Action

- A. Recommend **approval** to the City Commission of Ordinance No. 12-23, amending Section 4.4.13(F), "Architectural standards" of the Land Development Regulations to require City Commission approval of Masonry Modern and Art Deco architecture styles, by finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations.
- B. Recommend **approval** to the City Commission of Ordinance No. 12-23, amending Section 4.4.13(F), "Architectural standards" of the Land Development Regulations to require City Commission approval of Masonry Modern and Art Deco architecture styles, by finding that the amendment as amended and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations.
- C. Recommend **denial** to the City Commission of Ordinance No. 12-23, amending Section 4.4.13(F), "Architectural standards" of the Land Development Regulations to require City Commission approval of Masonry Modern and Art Deco architecture styles, by finding that the amendment and approval thereof is not consistent with the Comprehensive Plan and does not meet the criteria set forth in Land Development Regulations.

Public and Courtesy Notices

☒ Courtesy Notices are not applicable to this request

N/A Public Notices are not required for this request.