

INTRODUCTION

A. THE NEED FOR THIS MANUAL

This Design Manual is intended to serve as a guide for preserving and perpetuating the unique residential character of the North Beach and Seagate Neighborhoods. It addresses various topics regarding the development of compatible single family homes (new or additions) in the two neighborhoods. It outlines Urban Design Studio’s background research and findings, and identifies characteristics that are unique to the two neighborhoods.

The Manual is designed to meet the needs of a variety of users: property owners, architects, building contractors, and landscape contractors, as well as city officials and staff, and the general public.

The Design Manual is also intended to be utilized in conjunction with the City of Delray Beach Land Development Regulations and the Comprehensive Plan. Together these documents provide a framework which can foster creative design approaches and solutions.

As a Design Manual, the information and photographs contained within the following pages address and respond to the opportunities for enhancing and preserving the visual environment of the neighborhoods. The Regulations and Design Guidelines in this Manual are, by specific intent, illustrative rather than prescriptive. They do not dissect every architectural influence, nor do they attempt to prescribe specific, detailed ways to handle every type of alteration to existing structures. They do, however, provide a methodology and common framework for reviewing submissions and attaching conditions, if any, to project approvals.

B. HOW TO USE THIS MANUAL

This Design Manual is organized into 4 sections:

Introduction	(Study Area and Overlay Districts)	
Section I	Regulations & Incentives	(Custom Regulations in addition to current codes)
Section II	Design Guidelines	(Preferred, Discouraged, Prohibited elements)
Appendices	(Neighborhood Character Overview, Application and Review Process)	

The user is encouraged to read the Manual in its entirety. This manual is intended to accompany the City’s Land Development Regulations. See Appendix “B” for a detailed description of the Application and Review Process. See Appendix “C” for the Beach Property Owners Application Checklist. Refer to “E” of the Introduction for exemptions.

◆ INTRODUCTION

C. STUDY AREA

The initial study and ultimately the development of this Design Manual were prompted by resident concerns about the adverse effect development trends could have on the character of their Neighborhoods. These trends include demolition of existing dwellings, and the construction of newer homes or additions to existing homes that are much larger than, and inconsistent with, the existing Neighborhood Character.

Two residential neighborhoods within the Beach Property Area were selected based on their location, lot sizes, property values, neighborhood character and perhaps most importantly, their current state of development.

Both areas, the North Beach Neighborhood and the Seagate Neighborhood are beginning to experience the pressure of market trends in development but still have a chance to do something about it.

Now, more than ever, is the time to establish a preferred neighborhood vision for directed growth in each neighborhood.

The North Beach Neighborhood has approximately 274 lots ranging from a few lots under 10,000sf to a few lots over 60,000sf. Located just south of George Bush Boulevard and North of Atlantic Avenue, most of the area runs from the Atlantic Ocean clear through to the Intracoastal Waterway.

The Seagate Neighborhood has approximately 164 lots ranging from

10,000sf to over 80,000sf. Located midway between Atlantic Avenue and Linton Boulevard, the majority of the area also runs from the Atlantic Ocean to the Intracoastal Waterway.

The highlighted areas below denote both Neighborhoods.

Even though the study area is small, District Neighborhood Characteristics exist that collectively create a memorable ambiance. After conducting extensive research and field investigations, it is apparent that there is a strong need to further classify the two Neighborhoods into Districts.

The area was developed as a series of subdivisions. Because of this, there are areas of the Neighborhoods which exhibit similarities in parcel size, shape, architecture, and landscaping. Some of the areas have distinct differences, while others exhibit subtle differences.

Districting will ensure that the quality and character of the Neighborhoods is preserved while at the same time giving attention to specific areas. Furthermore, districting will enhance the application of standards on a more specific level, allowing more creativity while still maintaining the overall integrity of the Neighborhood. Finally, districting will reduce the need for variances.

Based on District Neighborhood Characteristics between oceanfront lots and lots west of Ocean Boulevard, two Districts have been established.



◆ INTRODUCTION

D. OVERLAY DISTRICTS

Two Overlay Districts have been established to facilitate and implement Regulations, Incentives and Design Guidelines that address specific issues for each designated areas (see District Map). The following bulleted items offer general characteristics about each district:

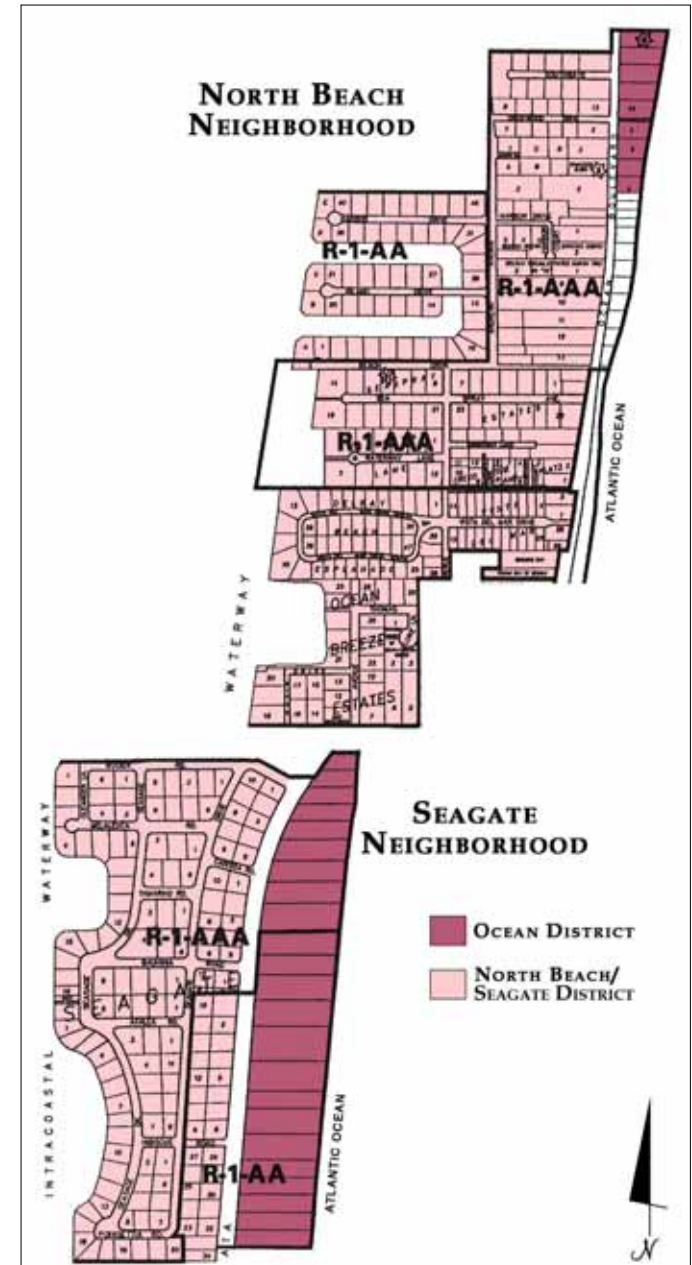
OCEAN DISTRICT

- lots with direct frontage and oriented toward Ocean Blvd.
- typically larger lots
- view to the ocean can influence design of house
- no predominate architectural style, but many examples of Spanish-Mediterranean styles
- predominately two story houses
- privacy issues due to major bisecting roadway and traffic
- predominate landscape features such as mature trees, layered landscape material, privacy hedges, walls and gates
- driveway design provides for quick and direct access and stacking to facilitate movement off Ocean Blvd.

NORTH BEACH / SEAGATE DISTRICT

- typically smaller lots
- majority of lots with orientation off local streets and cul-de-sacs
- mix of one- and two-story houses
- various architectural styles
- lower ground elevations
- some lots with noticeable grade changes
- many intracoastal waterway lots
- open and low hedge landscaping
- limited use of walls and gates

DISTRICT MAP



E. EXEMPTIONS

Although an applicant is not required to submit an application using the Beach Property Owners Design Manual under the following conditions, it is highly recommended that any modifications to existing structures follow the provided information to help ensure a preferred neighborhood vision.

EXEMPTIONS INCLUDE:

- Any structure not in the North Beach or Seagate Neighborhoods
- Any structure built or approved prior to the adoption of the Design Manual
- Any building permits (with completed plans) submitted prior to the adoption of the Design Manual
- Any existing structure requiring exterior improvements such as repainting, siding, replacement of roof materials, etc.
- Any existing structure damaged or demolished by a natural disaster or act of God will be permitted to rebuild as it existed prior to event
- Any renovations or additions that represent 50% or less of the square footage of the existing structure