

Prompted by resident concerns about the adverse effect development trends were having on their neighborhoods, the Beach Property Owner's Association (BPOA) retained the expertise of Urban Design Kilday Studios to prepare studies, public awareness programs and ultimately the development of a comprehensive Design Manual that was implemented by the City of Delray Beach to assist the city and residents to manage growth.

Two coastal neighborhoods were selected based on their location, lot sizes, property values, neighborhood character and perhaps most importantly, their state of development. After extensive public input and working closely with a neighborhood task force, UDKS prepared effective regulations, innovative Design Guidelines and a comprehensive inventory of existing architectural styles to assist the City with future development approvals.

Specific overlay districts and regulations to address mass, bulk and scale issues were developed to supplement the existing City code. Detailed Design Guidelines were created to address architectural features and character defining elements such as building styles and forms, roofs, windows, entries, garages, additions and renovations, exterior materials and even landscape materials.

Emphasis was given to promoting flexibility and creativity while at the same time addressing the current undirected growth patterns. The end product is a Design Manual that provides extensive background information with insight for a preferred vision, regulations and incentives that are straight forward and easy to implement, and Design Guidelines that help to enrich the neighborhood.

### ◆ NEIGHBORHOOD CHARACTER OVERVIEW ◆ REGULATIONS & INCENTIVES ◆ DESIGN GUIDELINES ◆



Beach Property Owners

## Design Manual

North Beach & Seagate Neighborhoods  
Delray Beach, FL



Hearing Draft June, 2004

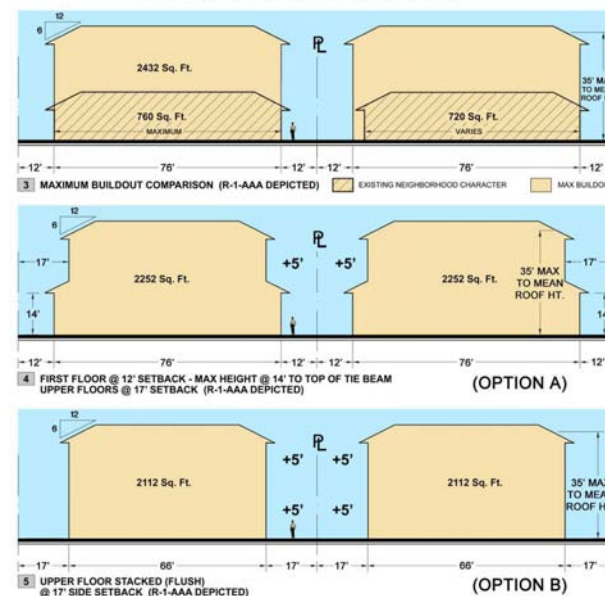


### ◆ BEACH PROPERTY OWNERS DESIGN MANUAL ◆

◆ prepared by URBAN DESIGN STUDIO ◆

### ◆ SECTION II - DISTRICT REGULATIONS & INCENTIVES

#### SIDE SETBACK COMPARISONS (FRONT VIEW)



#### OVERLAY DISTRICTS

