

WALDMAN LAND USE PLAN AMENDMENT

DESIGN GUIDELINES

The Applicant is proposing a multi-family development that will be designed as several stately buildings that will resemble large single family dwellings. The development will create a sense of community by having a consistent architectural theme throughout but each building will have specific detail elements to distinguish it from the other buildings. The overall architectural style of the development will be determined by the Applicant in consultation with the award winning architect, Randall Stofft. Randall is well known in Delray Beach for the single family estate homes he has designed.

The proposed PUD zoning approval for the project will address the architectural theme, specifics of the design of the project and the architectural details for each building. In order to insure that this land use plan amendment results in a PUD zoning that is compatible with the surrounding neighborhood, the list below includes examples of design elements that may be included in the development:

All standard window and door openings will be approved impact resistant; shutters will be provided for nonstandard openings.

Concrete tile or standing seam metal roofs.

Varied roof lines.

Minimum 50% of 2nd level front elevation must be stepped back a minimum of 5'-0"

Minimum 20% of side and rear elevation must be stepped back a minimum of 5'-0"

Four sided architecture with vertical and horizontal articulation.

Three tone paint to enhance architectural features.

Use of decorative windows with varied shapes.

Lights to enhance architecture.

French or glass doors with lights and transoms.

Varied wall finishes, i.e. smooth and rough stucco, stone, brick, etc.

Use of columns, patios, shutters on any of the façades.

Vertical articulation with the use of higher than standard exterior doors and opening.

Common areas including pools, gazebos, park, outdoor kitchen, playground.

Pedestrian connectivity.

Decorative wrought iron at patios.

Screening of A/C equipment.

Decorative light fixtures consistent.

Soffit down lighting.

Green building design elements such as those listed in Section 13-320.