



Project Name: 231 Venetian Drive

Project Location: 231 Venetian Drive, Nassau Park Historic District

PCN: 12-43-46-16-14-005-0041

Request: Certificate of Appropriateness and Variance requests associated with the construction of a one-story 544 square foot garage addition and swimming pool to a one-story contributing residence.

Board: Historic Preservation Board

Meeting Date: June 1, 2022

Board Action: Approved on a 6-0 vote (Robert Osinoff absent)

Board Actions:

Approve Certificate of Appropriateness (2021-086) and Variance requests for the property located at **231 Venetian Drive, Nassau Park Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.

Project Description:

The subject property, which is situated at the northwest corner of Venetian Drive and Nassau Street. The property contains 0.11 acres, is one unit of a duplex that is connected to 229 Venetian Drive. According to the original Building Yellowcard, the duplex structure was constructed in 1949 in the Minimal Masonry style. The property is a contributing structure located within the Nassau Park Historic District and is zoned Medium Density Residential (RM).

On April 1, 2004, a Certificate of Appropriateness (COA) (2004-194) request was administratively approved for a change in roof material from flat tiles to gray barrel tile.

The subject request was for the construction of a two-story, 551 square foot addition to the rear of the existing structure, addition of a new front porch, construction of new carport, swimming pool with hot tub, pool deck, and replacement of the existing driveway & walkway materials from brick to a travertine paver. A waiver is requested to allow the proposed 2nd story addition and front porch not to be secondary and subordinate and a variance is requested to allow the new swimming pool to be located within the front yard setback.

The request was scheduled for review by HPB at their April 6, 2022, HPB meeting. The applicant requested to postpone to a date certain for June 1, 2022, as the property was under contract to be sold, and the new owners requested time to review the site plans and make changes to the request. During this time the property was purchased by John and Eleanor Beckworth who revised the proposal, to which the following went before the board:

- Construction of a new one-story, two-car garage in the rear (northeast) of the property;
- Construction of a new swimming pool in the front (west) of the property;



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

- Modification of the previously requested variance request to allow for a 10'9" to 13'8" front setback (west) and a 4' side interior setback (north);
- Installation of a new 4' black, aluminum rail fence; and,
- Installation of new hardscaping.

Board Comments:

All board members were supportive of the proposal.

Public Comments:

There were no public comments.

Associated Actions:

N/A

Next Action:

The HPB action is final unless appealed by the City Commission



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING
100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
(561) 243-7040

HISTORIC PRESERVATION BOARD MEMORANDUM

231 Venetian Drive

Meeting	File No.	Application Type
June 1, 2022	2021-086	Certificate of Appropriateness & Variance

REQUEST

The item before the Board is in consideration of a Certificate of Appropriateness (2021-086) and Variance requests associated with the construction of a one-story 544 square foot garage addition and swimming pool to a one-story contributing residence on the property located at **231 Venetian Drive, Nassau Park Historic District**.

GENERAL DATA

Agent: Carol Perez

Owner: John and Eleanor Beckworth

Location: 231 Venetian Drive

PCN: 12-43-46-16-14-005-0041

Property Size: 0.11 Acres

Zoning: RM – Medium Density Residential

LUM Designation: MD (Medium Density)

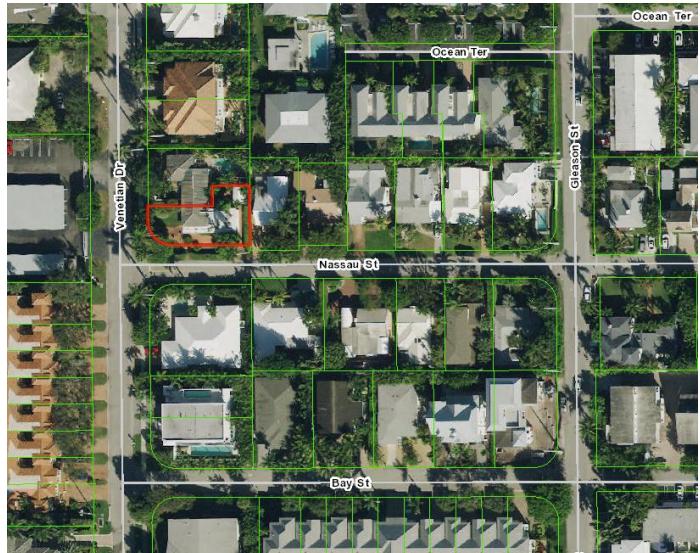
Historic District: Nassau Park Historic District

Adjacent Zoning:

- RM – Medium Density Residential (North)
- RM – Medium Density Residential (West)
- RM – Medium Density Residential (South)
- R-1-A – Single-Family Residential (East)

Existing Land Use: Residential

Proposed Land Use: Residential



BACKGROUND INFORMATION AND UPDATED PROPOSAL

The subject was for the construction of a two-story, 551 square foot addition to the rear of the existing structure, addition of a new front porch, construction of new carport, swimming pool with hot tub, pool deck, and replacement of the existing driveway & walkway materials from brick to a travertine paver. A waiver is requested to allow the proposed 2nd story addition and front porch not to be secondary and subordinate and a variance is requested to allow the new swimming pool to be located within the front yard setback.

The request was scheduled for review by HPB at their April 6, 2022, HPB meeting. The applicant requested to postpone to a date certain for June 1, 2022, as the property was under contract to be sold, and the new owners requested time to review the site plans and make changes to the request. During this time the property was purchased by John and Eleanor Beckworth who have revised the proposal and the following is now before the board:

- Construction of a new one-story, two-car garage in the rear (northeast) of the property;
- Construction of a new swimming pool in the front (west) of the property;

Project Planners:	Review Dates:	Attachments:
Katherina Paliwoda, Planner PaliwodaK@mydelraybeach.com Michelle Hoyland, Principal Planner HoylandM@mydelraybeach.com	HPB: June 1, 2022	<ol style="list-style-type: none">1. Plans2. Justification Statements3. Photographs4. Building Materials and Color Samples

- Modification of the previously requested variance request to allow for a 10'9" to 13'8" front setback (west) and a 4' side interior setback (north);
- Installation of a new 4' black, aluminum rail fence; and,
- Installation of new hardscaping.

The COA is now before the board.

UPDATED REVIEW AND ANALYSIS

Below is an updated analysis based on the revisions made to the request:

Pursuant to LDR Section 4.4.6(F)(1) – Medium Density Residential (RM) Development Standards: the provisions for duplex shall apply.

Pursuant to LDR Section 4.3.4(K) - Development Standards: properties located within the RM zoning district shall be developed according to the requirements noted in the chart below.

The proposal is in compliance with the applicable requirements; therefore, positive findings can be made.

Development Standards	Required	Existing	Proposed
Open Space (Minimum, Non-Vehicular)	25%	33%	26%
Setbacks (Minimum): (West)	Front 25'	39'8"	No change - Porch 10'9"- 13'8" - Pool**
	Side Interior (North) 0'-15'	0' - 26'4"	0'-26'4"- Main Structure 0'6" – 0'10" Addition 4' – Pool**
	Side Street (South) 25'	12'3"-12'10" 12'10" *	No change 10'9"-16'4" - Pool
	Rear (East) 15'	13"*	13' -Main Structure 15'2" - Addition
Height (Maximum)	35' Max.	12'8"	No change

*Existing non-conformity

**Variance requested

Pursuant to LDR Section 4.3.4(H)(4)(c), Structures allowed in setbacks. Fish or lily ponds, not to exceed a depth of 24 inches.

The original request included two small water features on the south side of the main structure that measure from 18" to 22" deep. As these proposed water features do not exceed 24" they were allowed within the setback. These features have been removed and are no longer part of the request.

Pursuant to LDR Section 4.6.15(G) Swimming Pool - Yard encroachment. Swimming pools, the tops of which are no higher than grade level, may extend into the rear, interior or street side setback areas but no closer than ten feet to any property line. Swimming pools shall not extend into the front setback area noted in Section 4.3.4(K).

A swimming pool is proposed in the front (west) of the property, within the required 25' front setback. As the request does not comply with the setback requirements of this code section, a variance to allow the pool to have a reduced front (west) setback of 10'9" to 13'8" and a 4' side interior (north) setback and is analyzed within the Variance Analysis section of this report.

LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Pursuant to LDR Section 4.5.1(E)(2) – Major Development.

The subject application is considered “Major Development” as it involves modification of more than 25% of a contributing structure within the RM zoning district.

Pursuant to LDR Section 4.5.1(E)(3) – Buildings, Structures, Appurtenances and Parking: Buildings, structures, appurtenances and parking shall only be moved, reconstructed, altered, or maintained, in accordance with this chapter, in a manner that will preserve the historical and architectural character of the building, structure, site, or district:

Appurtenances: Appurtenances include, but are not limited to, stone walls, fences, light fixtures, steps, paving, sidewalks, signs, and accessory structures.

Fences and Walls: The provisions of Section 4.6.5 shall apply, except as modified below:

- a. Chain-link fences are discouraged. When permitted, chain-link fences shall be clad in a green or black vinyl and only used in rear yards where they are not visible from a public right of way, even when screened by a hedge or other landscaping.
- b. Swimming pool fences shall be designed in a manner that integrates the layout with the lot and structures without exhibiting a utilitarian or stand-alone appearance.
- c. Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.
- d. Non-historic and/or synthetic materials are discouraged, particularly when visible from a public right of way.
- e. Decorative landscape features, including but not limited to, arbors, pergolas, and trellises shall not exceed a height of eight feet (8') within the front or side street setbacks.

A masonry wall exists in the rear and side of the property between the subject duplex unit and the unit to the north. The revised proposal includes a new 4' black aluminum fence is proposed to enclose the new swimming pool rather than the previously proposed masonry wall and wood fence.

SECRETARY OF THE INTERIOR STANDARDS

Pursuant to LDR Section 4.5.1(E)(5) - Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standard 1, 2, 3, 5, 9, & 10 are still applicable to this request. The proposal originally included the construction of new two-story 551 square foot addition & carport to the rear of the existing one-story, contributing structure; a new 211 square foot addition to modify the existing 166 square foot porch on front (west) of the main structure; and a new swimming pool and spa to be constructed within the front setback. The revised request has been significantly reduced to include a new one-story 544 square foot garage to the rear (northeast) side of the property, elimination of the modifications to the south side of the structure, and a reduction in the size of the proposed swimming pool.

Regarding Standard 1, 2, 3, and 5 the historic character of the property is that of a one-story Minimal Masonry structure constructed in 1949. The residence gives an appearance of a single-family structure, but as the interior is separated by a wall, the home serves as a duplex. The use of the property will remain a multi-family residence as it was traditionally used, so the property will be used as its original historic purpose.

Regarding Standard 3 & 10, there was concern with the original proposal as the front porch was to be placed forward of the front façade of the contributing residence, which cannot be considered a secondary and subordinate addition and could be viewed as a conjectural feature as the structure was not originally constructed with that style of porch. The porch did not comply with the intent of **Standard 3** as it

represented a **change that creates a false sense of historical development by adding conjectural features or architectural elements from other buildings**. Further, there was concern regarding compliance with **Standard 10**, as **new additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired**. The revised proposal no longer raises concern with these standards as the porch addition has been eliminated, keeping the contributing structure's historic integrity intact.

Regarding Standard 9, as the Guidelines state the **recommended approach** to new exterior additions is to **ensure that the addition is subordinate and secondary to the historic building, it is not recommended that additions be constructed that are as large as or larger than the historic building, which visually overwhelms a historic structure (i.e., results in the diminution or loss of its historic character)**. With the original proposal, a waiver for relief to secondary and subordinate standard was submitted for the proposed front porch addition and the rear 2-story addition as neither were considered to be secondary and subordinate to the massing of the contributing structure.

The revised proposal eliminates the waiver request for both the modification of the front porch and the 2nd story addition in the rear of the property.

Alternatively, the new request includes a 544 square foot, one-story garage addition to the rear (northeast) corner of the property. The proposed garage will have a flat sloped roof and will not be visible from the public right-of-way, therefore the request now meets the requirements of these standards.

VISUAL COMPATILTY STANDARDS

Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m) below.

- a. **Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the Building Height Plane.
- b. **Front Facade Proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- c. **Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- d. **Rhythm of Solids to Voids:** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.

- e. **Rhythm of Buildings on Streets:** The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
- f. **Rhythm of Entrance and/or Porch Projections:** The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
- g. **Relationship of Materials, Texture, and Color:** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- h. **Roof Shapes:** The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.
- i. **Walls of Continuity:** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
- j. **Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
 1. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line;
 2. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line;
- k. **Directional Expression of Front Elevation:** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.
- l. **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.
- m. **Additions to individually designated properties and contributing structures in all historic districts:** Visual compatibility shall be accomplished as follows:
 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
 3. Characteristic features of the original building shall not be destroyed or obscured.
 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

With regards to **Proportion of Openings (Windows and Doors) & Rhythm of Solids to Voids**, the original request included a series of window alterations, removals, and styles that were not appropriate

to the existing structure. The proposed windows on the rear of the new garage will be complimentary to the existing windows. It is noted that the subject addition involves the removal of an existing window and door on the north elevation in order to facilitate construction of the 1-story garage addition. As these openings are being altered to accommodate the addition and in the rear of the property there is not concern with respect to the Proportion of Openings.

Regarding the visual compatibility requirement of **Relationship of Materials, Texture, and Color**: which requires **the relationship of materials, texture, and color of the facade of a building and/or hardscaping to be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district** – The proposed garage addition is to be constructed of concrete block with smooth stucco to match the existing structure. Wall colors were originally proposed to be PPG18-09 – Garlic Clove with accent wall color to be PPG1001-1-Delicate White. The new proposed color for the walls will be SW 7005 “Pure White”. A 4' black, aluminum fence is now proposed to the front (west) and sides (north and south) to ensure enclose the proposed pool in the front of the property. The existing 4' stucco wall on the east and south sides of the property are to remain. The existing windows will remain. The proposed materials can be considered appropriate for the structure.

Regarding the visual compatibility requirement for **Roofs**: **The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building** – The existing roof for the duplex structure is currently a Spanish “S” concrete tile. The original request included replacing the Spanish tile with a wood cedar shake shingles. The roof material is no longer changing with this request and the existing Spanish tile is to remain on the duplex. However, it is noted that the original roof material for the Minimal Masonry structure was asphalt shingle, should the applicants wish to change the roof material in the future, it is recommended that they return to a material more appropriate and visually compatible with the existing architectural style. In addition, the proposed garage will have a sloped (1/4" per foot) flat roof.

With regards to **Additions to contributing structures**, additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building. The request has been revised, which no longer includes the two-story structure in the rear, nor the modification to the front porch. A new 544 sq. ft., one-story, two-car garage is now proposed to the rear of the existing structure. This revised addition can be considered appropriate to the structure as the height and massing do not overwhelm the historic structure.

Overall, the revised proposal includes changes to the application that can now be considered appropriate modifications to the site.

VARIANCE

The applicant has requested a variance to the front setback requirements, which are summarized below:

Pursuant to Section 4.6.15(G)(1), Pursuant to Section 4.6.15(G)(1), Swimming Pool, Whirlpools, & Spas: Yard Encroachment, swimming pools, the tops of which are no higher than grade level, may extend into the rear, interior or street side setback areas but no closer than ten feet (10') to any property line. Swimming pools shall not extend into the front setback area.

Pursuant to LDR Section 4.3.4(K), the required front setback for duplexes that are zoned RM is 25'.

A variance to reduce the front setback from the required 25' to 13'8"-10'9" on the west side of the property to allow the construction of a swimming pool to encroach into the front setback of the property.

Pursuant to LDR Section 2.2.6(D), the Historic Preservation Board (HPB) shall act on all variance requests within an historic district, or on a historic site, which otherwise would be acted upon by the Board of Adjustment.

Pursuant to LDR Section 2.4.7(A)(6) – Alternative Findings of the Historic Preservation Board: The Board may be guided by the following to make findings as an alternative to the variance standard criteria:

(a) **That a variance is necessary to maintain the historic character of property and demonstrating that the granting of the variance would not be contrary to the public interest, safety, or welfare.**

Staff Analysis

The variance request is not anticipated to be contrary to the public interest, safety, or welfare. The pool is a ground level improvement, which is not anticipated to affect the historic character of the property.

(b) **That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.**

Staff Analysis

Due to the existing structure's historic setting on the site and small lot size, special conditions and circumstances exist that are not applicable to other historic lands or structures. The existing placement of the structure on the lot, the proposed rear addition, along with the driveway to the rear of the property does not allow for additional space for a pool to the rear of the site. As the front (west) side of the property has a larger, open area, it can easily accommodate a pool. The north/east corner of the property might also be able to accommodate a pool, but this area is the most appropriate location for an addition as it is in the rear and is the least conspicuous area of the site.

(c) **That literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site.**

Staff Analysis

Literal interpretation of the code could alter the historic character of the site to an extent that it would not be feasible to preserve the historic character of the site and district. The variance request to reduce the required setbacks for the pool is supportable given the ground level nature of the improvement. Although, it is noted that situating the pool in a traditional rear yard location would be possible if the new addition were not proposed.

(d) **That the variance requested will not significantly diminish the historic character of a historic site or of a historic district.**

Staff Analysis

The requested variance is not anticipated to significantly diminish the historic character of the historic site nor the historic district. The lots within the Nassau Park Historic District are primarily small in size. The placement of the pool in the front yard will allow for preservation of the structure and allow for an addition to be appropriately placed to the rear of the historic structure. Further, construction of a pool is a ground level improvement that is not anticipated to have a negative effect on the historic character of the site nor district.

(e) **That the requested variance is necessary to accommodate an appropriate adaptive reuse of a historic building, structure, or site.**

Staff Analysis

The requested variance will facilitate the construction of a new swimming pool on the property, allowing for the modernization of the site. This can be seen as an appropriate adaptive reuse of the historic property.

The property owner has submitted justification statements for each of the requests (attached).

Note: As required by the LDRs, a notice regarding the subject variance request was sent to those property owners located within a 500' radius of the subject property.

TECHNICAL ITEMS

1. That all measurements including size, height, and setbacks for the proposed pool equipment be included on the site plan and associated plan sheets.
2. That the required and proposed setbacks be provided in the site data table for the proposed pool setbacks per the approved variance and as required listed in LDR Section 4.6.15.
3. Provide a sidewalk in-lieu fee.
4. That the scale of plan sheet "SP" be revised to be the same scale as the survey (1" = 10' scale).

OPTIONAL BOARD MOTIONS FOR ACTION ITEMS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (2021-086), Waiver, and Variance requests for the property located at **231 Venetian Drive, Nassau Park Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Certificate of Appropriateness (2021-086), Waiver, and Variance requests for the property located at **231 Venetian Drive, Nassau Park Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations subject to the following conditions:
- D. Deny Certificate of Appropriateness (2021-086), Waiver, and Variance requests for the property located at **231 Venetian Drive, Nassau Park Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES

Courtesy Notices are not applicable to this request

(The request was continued at the April 6, 2022, HPB meeting to a date certain of June 1, 2022)

Public notice was mailed to property owners within a 500' radius on (3/24/22), 10 days prior to the meeting.

Public Notice was posted to the City's website on (3/24/22), 10 calendar days prior to the meeting.

Public Notice was posted in the main lobby at City Hall on (3/24/22), 10 working days prior to the meeting.

	<u>X</u> Agenda was posted on (05/24/22), 5 working days prior to meeting.
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BUILDING MATERIALS AND COLOR SAMPLE FORM

NOTE THE TYPE OF MATERIAL AND COLOR SPECIFICATION PROPOSED
INCLUDING TYPES OF FINISHES. CAN ATTACH IMAGES OR PHOTOS OF MATERIALS.

ATTACH ACTUAL PAINT COLOR SAMPLES WITH DETAILS OF MANUFACTURER

ROOF	WALLS
. Existing tile roof to remain . Garage addition: Flat roof Modified bitumen 1/4" per foot sloped	Smooth stucco to match existing
FASCIA	TRIM/OTHER
2"x 2" Drip edge over 2" x 2" fascia over 2" x 6" sub fascia w/ decorative moulding in between (to match existing)	N/A
WINDOWS	SHUTTERS/AWNING
No windows added or replaced	N/A
RAILINGS	FENCE
	4' ht. black aluminum fence
COLUMNS	OTHER

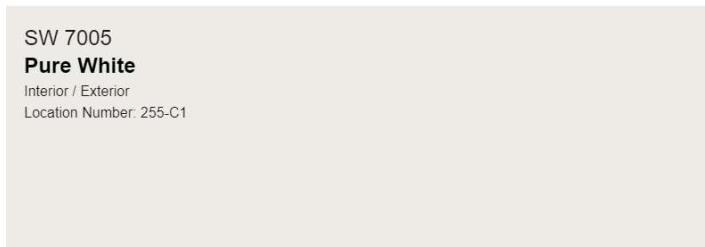
COLOR SAMPLE, MATERIALS

HISTORIC PRESERVATION BOARD

City of Delray Beach
100 NW 1st Avenue
Delray Beach, FL 33444

Ref: *John and Eleanor Beckworth Residence
231 Venetian Drive*

WALLS: Sherwin Williams



ROOF: Existing to remain



April 30, 2022

Historic Preservation Board
City of Delray Beach
100 NW 1st Ave.
Delray Beach, FL 33444

RE: Beckworth Residence 231 Venetian Dr., Delray Beach, FL 33483

Dear Members of the Board:

This letter serves as a written statement demonstrating the basis of the requested Variance.

John and Eleanor Beckworth are requesting a Variance in order to install a swimming pool in the front yard of their property located at 231 Venetian Dr. in the Nassau Park Historic District. The pool area will be enhanced with a new patio and fencing.

The justifications are as follows:

As per LDR Variance 2.4.7(A)(5):

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings subject to the same zoning (The matter of economic hardship shall not constitute a basis for the granting of a variance);

Response: The Beckworth Residence has special conditions and circumstances that are peculiar to their land which are generally not applicable to other lands, structures, or building within the same zoning. The structure was subdivided leaving 231 Venetian with limited outdoor space and limited buildable area for a pool. Subdividing the house and a pool were likely not imagined at the time of construction. Designating a usable space for such a pool was not planned. Their primary open space exists in the front yard along Venetian. The entrance to the residence is located off Nassau Street (not the front yard), the side street. The lot size is substandard 60' front yard width compared to the neighbors in the district.

- (b) That literal interpretation of the regulations would deprive the applicant of rights commonly enjoyed by other properties subject to the same zoning;

Response: The hardship to the applicant is the inability to enjoy rights commonly enjoyed by other properties subject to the same zoning in their neighborhood. The applicant and design team have analyzed options for a proposed pool location on the property. Through analysis of buildable area, it

was determined to locate the pool in the only open space available, the west side of the property. The development of an outdoor pool area in this location will permit the façade of the contributing historical structure to remain visible while permitting further use of the property for the needs and enjoyment of the property owners. Further, other homes in the district have pools in their front yards, including the home to the south across the street from the Beckworth residence. The property to the west of the residence is parking lot and will not be impacted by the pool location.

- (c) That the special conditions and circumstances have not resulted from actions of the applicant;

Response: The existing conditions are unique to this site and are not directly attributable to the applicant. The existing home was built in 1949 as a multifamily unit. Pools for each home were likely not imagined at the time of construction and designating usable space for such amenities was not planned.

- (d) That granting the variance will not confer onto the applicant any special privilege that is denied to other lands, structures, and buildings under the same zoning. Neither the permitted, nor nonconforming use, of neighborhood lands, structures, or buildings under the same zoning shall be considered grounds for the issuance of a variance;

Response: Granting the variance will not confer onto the applicant any special privilege denied to other homeowners in their neighborhood. Numerous homes in the district have added pools and additions since the historic district designation. Further, several homes in the Nassau Park Historic District have been granted, not denied, variances for setbacks to enhance their living space. A variance for the Beckworth residence will enhance the character of the home by permitting the appropriate development and further use of the property for the needs of the property owner.

- (e) That the reasons set forth in the variance petition justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; and,

Response: Due to the existing conditions, this variance is the minimum required for pool installation. The pool is proposed in the front yard on the west side of the residence. The pool is 12' by 20'. The pool size is smaller than a standard pool and provides landscape planting space around it.

- (f) That the granting of the variance will be in harmony with the general purpose and intent of existing regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare

Response: The variance requested will be an improvement to the Beckworth residence and bring their home up to the general standards of neighboring homes, which in turn will improve property values for the neighborhood. The variance will not be injurious to the neighborhood or detrimental to the public welfare since the variance affects a private residence only.

As per LDR Variance 2.4.7(A)(6):

- (a) That a variance is necessary to maintain the historic character of property and demonstrating that the granting of the variance would not be contrary to the public interest, safety, or welfare.;

Response: The variance is necessary to maintain the historic character of the property by allowing the pool to be placed in such an area as to emphasize the layout of the historic home rather than detract from its historic features. This location has the least impact to the neighborhood and historic district. The variance would not be contrary to the public interest, safety, or welfare.

- (b) That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places;

Response: The special conditions and circumstances exist because of the historic designation of the structure, which are not applicable to other residences in the same zoning district that have not been designated as contributing to a historic district.

- (c) That literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site.

Response: Approval of the variance would help to preserve the historic character of the historic site by placing the pool in the front yard where there is less impact to the neighboring homes. The Beckworth residence establishes the northwest corner to the historic district and the pool will be located on the west side of this boundary.

- (d) That the variance requested will not significantly diminish the historic character of a historic site or of a historic district

Response: The variance requested will serve to bring the Beckworth home up to modern homeowner standards without diminishing the historic character of the historic site or the historic district. The improvement is in the front yard, below ground, and will have a 4' ht. fence pool enclosure on the sides.

- (e) That the requested variance is necessary to accommodate an appropriate adaptive reuse of a historic building, structure, or site.

Response: The variance requested is necessary to accommodate the appropriate adaptive reuse of the historic structure in order to create a modernized home while maintaining the original historic features. The construction of a pool will

enhance the livability of the residence and provide usable outdoor space for the applicant.

As per LDR 4.5.1(E)(7):

Visual compatibility standards. New construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1.

Response: The construction is for an improvement below finish floor of the outdoor patio and residence which will not impact any views or disrupt views of the house. The pool, patio, and fencing will be compatible to the neighborhood with regard to height, mass, scale, materials and color.

As per LDR Section 4.6.15(G)(1):

Swimming pools, the tops of which are no higher than grade level, may extend into the rear, interior or street side setback areas but no closer than ten feet to any property line, except as provided in subsection (2) and (4) below. Swimming pools shall not extend into the front setback area noted in Section 4.3.4(K). [Amd. Ord. 24-04 5/18/04]; [Amd. Ord. 41-92 9/8/92]; [Amd. Ord. 13-91 2/26/91]

Response: The Beckworth swimming pool is at grade level. The pool setback is minimum 10' from the front property line (West) and 10' from the side street setback (South). The pool exceeds the setbacks on the North and East sides of the property.

Pool Setbacks

Setback	Required	Proposed
Front (West)	25'	13'-8" to 10'-9" *
Side Interior (North)	0'	4'
Side Street (South)	25'	16'-4" to 10'-9" *
Rear (East)	15'	79' – 11'

*Varies due to radius at corner.

We appreciate your time in evaluating this request to allow Mr. and Mrs. Beckworth the rights commonly enjoyed by other properties in their neighborhood subject to the same zoning.

Sincerely,



Carol Perez, Landscape Architect ASLA #0001459
President
AGTLAND, P. A.

JUSTIFICATION STATEMENT Standards of Rehabilitation

HISTORIC PRESERVATION BOARD

City of Delray Beach
100 NW 1st Avenue
Delray Beach, FL 33444

Ref: *John and Eleanor Beckworth Residence
231 Venetian Drive*

To whom it May concern,

Below is an explanation/response of the criteria used on the proposed remodeling and addition.
Set of floor plans attached to this letter.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - *The property will remain as a private residence.*
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces shall be voided.
 - *The property will keep its character. No historic materials are being removed.
The proposed addition will remain secondary and subordinate to the original structure along Venetian Drive and Nassau Street.*
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.
 - *The feature and elements of the original will be maintained.*
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - *The original and portions of additions over the years will be retained and preserved.*
5. Distinctive features, finishes, and construction techniques, or examples of craftsmanship that characterize a property, shall be preserved.
 - *Features, finishes and techniques will remain.*
6. Deteriorated historic features shall be repaired rather than replaced. Where the verity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
 - *The original historic building roof and structure is remaining intact. The proposed roof will match the original structure additions pitch and style.*

JUSTIFICATION STATEMENT **Standards of Rehabilitation**

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - Set of construction documents will be noted accordingly to comply with this.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - Set of construction documents will be noted accordingly to comply with this.
9. New additions, exterior alterations, or related new construction, shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
 - We feel the proposed addition will comply.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
 - We feel the proposed additions will comply.

JUSTIFICATION STATEMENT Visual Compatibility Standards

HISTORIC PRESERVATION BOARD

City of Delray Beach
100 NW 1st Avenue
Delray Beach, FL 33444

Ref: *John and Eleanor Beckworth Residence
231 Venetian Drive*

To whom it May concern,

Below is an explanation/response of the criteria used on the proposed remodeling and addition.
Set of floor plans attached to this letter.

(7) Visual compatibility standards. New construction and all improvements to both contributing and noncontributing buildings, structures, and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a) through (m) below. Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site. [Amd. Ord. 30-08 09/16/08]; [Amd. Ord. 38-07 2/5/08]

(a) **Height.** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the following: [Amd. Ord. 38-07 2/5/08]

1. Building Height Plane (BHP): The building height plane technique sets back the overall height of a building from the front property line. [Amd. Ord. 38-07 2/5/08]
 - a. The building height plane line is extended at an inclined angle from the intersection of the front yard property line and the average grade of the adjacent street along the lot frontage. The inclined angle shall be established at a two to one (2:1) ratio. See illustration below. [Amd. Ord. 38-07 2/5/08]
 - [Proposed height complies. See Sheet SP-7](#)
 - b. A structure relocated to a historic district or to an individually designated historic site shall be exempt from this requirement. [Amd. Ord. 38-07 2/5/08]

JUSTIFICATION STATEMENT

Visual Compatibility Standards

- N/A

2. First floor maximum height. Single-story or first floor limits shall be established by: [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]
 - a. Height from finished floor elevation to top of beam (tie or bond) shall not exceed 14 feet. [Amd. Ord. 38-07 2/5/08]
 - **Proposed layout complies.**
 - b. Mean Roof Height shall not exceed 18 feet. [Amd. Ord. 38-07 2/5/08]
 - **Proposed layout complies.**
 - c. If any portion of the building exceeds the dimensions described in a. and b. above, the building shall be considered a multi-story structure. [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]
 - Proposed addition complies under the 2:1 height plane ratio as illustrated on sheet SP-7.
 - d. See illustration below: [Amd. Ord. 38-07 2/5/08]
 - **Complies.**
 - e. Sections a., b., and c., above may be waived by the Historic Preservation Board when appropriate, based on the architectural style of the building. [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]

3. Upper Story Height(s). Height from finished floor elevation to finished floor elevation or top of beam (tie or bond) shall not exceed 12 feet. [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]

(b) **Front facade proportion.** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district. [Amd. Ord. 38-07 2/5/08]

- The proposed addition is located at the rear of the property. Its height will match the existing house. Given the particular lot shape, the addition will be unnoticeable from both Venetian and Nassau. Allowing the façades of the house to remain as is.

(c) **Proportion of openings (windows and doors).** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district. [Amd. Ord. 38-07 2/5/08]

JUSTIFICATION STATEMENT

Visual Compatibility Standards

- There are no new windows or doors to be added or removed from the house, the proposed addition (located at the back) will have a garage door, which won't be visible from either street.

(d) **Rhythm of solids to voids.** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades. [Amd. Ord. 38-07 2/5/08]

- The existing facades are to remain as is. No change is proposed.

(e) **Rhythm of buildings on streets.** The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district. [Amd. Ord. 38-07 2/5/08]

- The existing facades are to remain as is. No change is proposed.

(f) **Rhythm of entrance and/or porch projections.** The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development. [Amd. Ord. 38-07 2/5/08]

- The existing facades are to remain as is. No change is proposed.

(g) **Relationship of materials, texture, and color.** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district. [Amd. Ord. 38-07 2/5/08]

- The material, texture and color will match the structure and historic district.

(h) **Roof shapes.** The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building. [Amd. Ord. 38-07 2/5/08]

- The proposed addition roof will match the existing flat roof.

(i) **Walls of continuity.** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related. [Amd. Ord. 38-07 2/5/08]

- Proposed layout complies.

(j) **Scale of a building.** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is

JUSTIFICATION STATEMENT

Visual Compatibility Standards

appropriate, the following shall apply for major development only: [Amd. Ord. 38-07 2/5/08]

1. For buildings wider than 60 percent of the lot width, a portion of the front façade must be setback a minimum of seven additional feet from the front setback line: [Amd. Ord. 38-07 2/5/08]
 - a. Lots 65 feet or less in width are exempt from this requirement. [Amd. Ord. 38-07 2/5/08]
 - N/A
 - b. To calculate how much of the building width must comply with this provision, multiply the lot width by 40 percent and subtract the required minimum side setbacks (example: 100' lot width x 40% = 40' - 15' side yard setbacks = 25'). [Amd. Ord. 38-07 2/5/08]
 - N/A
 - c. Any part or parts of the front façade may be used to meet this requirement. [Amd. Ord. 38-07 2/5/08]
 - N/A
 - d. See illustration below: [Amd. Ord. 38-07 2/5/08]
 - N/A
 - e. If the entire building is set back an additional seven (7) feet, no offset is required. [Amd. Ord. 38-07 2/5/08]
 - N/A
2. For buildings deeper than 50 percent of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five additional feet from the side setback line: [Amd. Ord. 38-07 2/5/08]
 - a. To calculate how much of the building depth must comply with this provision, multiply the lot depth by 50 percent and subtract the required minimum front and rear setbacks (example: 120' lot depth x 50% = 60' - 25' front yard setback - 10' rear setback = 25'). [Amd. Ord. 38-07 2/5/08]
 - N/A
 - b. Any part or parts of the side façades may be used to meet this requirement. [Amd. Ord. 38-07 2/5/08]
 - N/A
 - c. See illustration below: [Amd. Ord. 38-07 2/5/08]

JUSTIFICATION STATEMENT

Visual Compatibility Standards

- N/A
- d. If the entire building is set back an additional five feet from the side, no offsets are required on that side. [Amd. Ord. 38-07 2/5/08]
- N/A

3. Porches may be placed in the offset portion of the front or side façades, provided they are completely open except for supporting columns and/or railings. [Amd. Ord. 38-07 2/5/08]

(k) **Directional expression of front elevation.** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal. [Amd. Ord. 38-07 2/5/08]

- Building has no change, Front elevation to remain as is.

(l) **Architectural style.** All major and minor development shall consist of only one architectural style per structure or property and not introduce elements definitive of another style. [Amd. Ord. 38-07 2/5/08]

- Architectural style has remained.

(m) **Additions to individually designated properties and contributing structures in all historic districts.** Visual compatibility shall be accomplished as follows: [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]

1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible. [Amd. Ord. 38-07 2/5/08]
 - The proposed addition is tucked back into the N.E. corner of the property. This is the furthest space available from Venetian Drive & Nassau Street. It's proposed as a one-story structure as tall as the existing structure. And will not be visible from neither Nassau or Venetian.
2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building. [Amd. Ord. 38-07 2/5/08]
 - There are no proposed structures in the front of the house.
3. Characteristic features of the original building shall not be destroyed or obscured. [Amd. Ord. 38-07 2/5/08]
 - The existing structure will remain as is, no changes are being proposed. The addition located at the back will be connected to the existing structure without damaging its integrity.

JUSTIFICATION STATEMENT

Visual Compatibility Standards

4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed. [Amd. Ord. 38-07 2/5/08]
 - The original historic building roof and structure is remaining intact.
5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building. [Amd. Ord. 38-07 2/5/08]
 - Intention of addition is to be coherent with existing house.
6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building. [Amd. Ord. 38-07 2/5/08]
 - The proposed addition is located in the rear and secondary to the original building.

HISTORIC PRESERVATION BOARD

City of Delray Beach
100 NW 1st Avenue
Delray Beach, FL 33444



Ref: *John and Eleanor Beckworth Residence*
231 Venetian Drive

To whom it May concern,

The original owner Mr. Gary Hohne has sold the property, the new owners Mr. and Mrs. Beckworth have decided to keep the historic beauty of the house and proceed with small improvements and addition that respects the character and value of this historic structure.

The scope of work has been significantly reduced, therefore, the originally requested waivers for a second story addition and new front covered porch are no longer needed as the addition consists of a two car garage on the back of the house which is no longer visible from Nassau Street nor Venetian Drive.

The attached set of plans represent the new scope of work.

Please feel free to contact us with any questions or concerns.
Respectfully submitted by,

John Sherman Reed, Architect
AR 95171 (FL Registration Number)



BECKWORTH HOUSE

 231 VENETIAN DRIVE
 DELRAY BEACH, FLORIDA


BUILDING DESIGN DATA

 Occupancy: R-3
 Type of Construction: V-B (Unprotected), Unsprinklered

FLOOD ZONE: "AE" (Base Floor Elevation 6.0')

PROPERTY DATA:

Parcel Control Number

12-43-46-16-14-005-0041

Official Records Book: 31345 / 1389

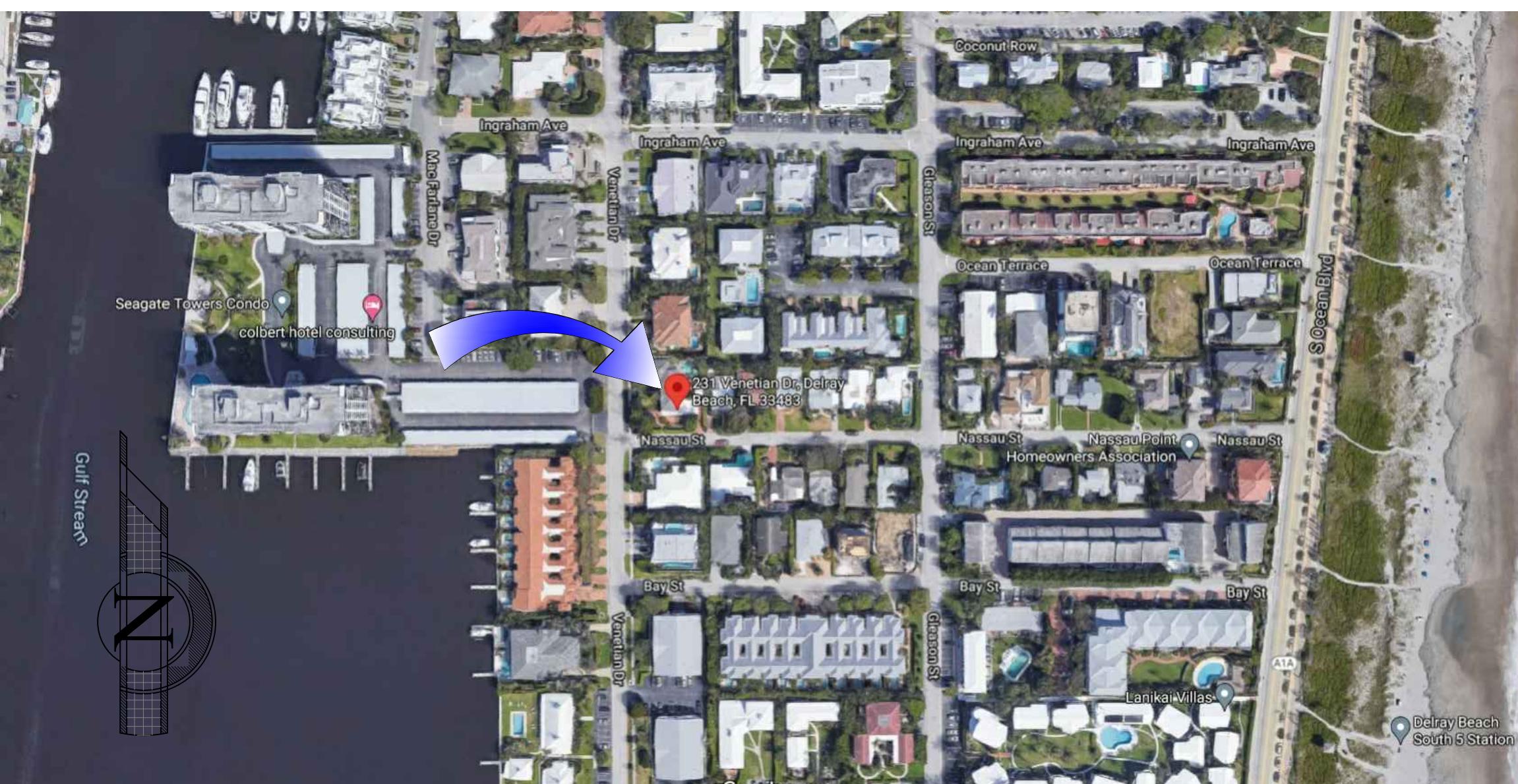
Legal Description

 JOHN B REIDS VILLAGE S 20.5 FT OF N 59.62 FT OF E 38.64 & S
 40.05 FT OF LT 4 BLK E (NASSAU ST HISTORIC DIST)

Zoning

RM - Multiple Family (HISTORIC DISTRICT)

VICINITY MAP



EXTERIOR DOOR SCHEDULE

MARK	SIZE	TYPE	MATERIAL	ROOM NAME	GLASS COLOR	FRAME COLOR	REMARKS
D1	20'-0"	7'-0"	Overhead	Metal	New Garage	White	
D2	3'-0"	6'-8"	Swing	Metal	New Garage	White	

NOTES:

1. SIZES LISTED AS FOOT/INCHES/FOOT/INCHES.
2. ALL ROUGH OPENINGS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION. ANY QUESTIONS OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO FABRICATION.
3. HARDWARE IS TO BE SELECTED BY OWNER OR INTERIOR DESIGNER.
4. DOORS QUANTITIES VERIFIED BY OTHERS. TEMPER GLASS AS REQUIRED.
5. ALL EXTERIOR DOORS/WINDOWS TO BE IMPACT RESISTANT WITH PRODUCT CODE APPROVALS.
6. ALL DOORS TO COMPLY WITH CODE. IMPACT AND WIND LOAD REQUIREMENTS (SUBMIT MANUFACTURERS CUT SHEET/PRODUCT APPROVALS)
7. ALL EGRESS WINDOWS IN SLEEPING ROOM SHALL COMPLY WITH FBC-R 310.2. SHOULD HAVE A MINIMUM CLEAR OPENING OF 5.7 SQ FT., 5.0 SQ FT ON GRADE LEVEL. SILL HEIGHT SHALL NOT EXCEED 44" A.F.F., WIDTH SHALL BE 20" MIN. CLEAR OPEN AND NET CLEAR HEIGHT OF 24 IN. AND 20 IN. NET CLEAR WIDTH. (G.C. TO VERIFY WITH MANUFACTURER)
8. ALL GLASS SHOULD BE CLEAR (NO TINT) AND NON REFLECTIVE.
9. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH FBC-R4501.17.1.9
10. ALL WINDOWS/DOORS SHALL COMPLY WITH FBC 5TH EDITION (2020)

PROVIDE WINDOW FLASHING CONSISTING OF WINDOWSEAL™40 OR EQUAL. WINDOWSEAL™40 IS A 40 MIL SELF-ADHERING, SELF-SEALING CONSTRUCTION TAPE CONSISTING OF RUBBERIZED ASPHALT WATERPROOFING COATING, LAMINATED TO AN EXTRA HIGH STRENGTH POLYETHYLENE FILM BACKING

 NOTE:
 SEE STRUCTURAL ENGINEER DRAWINGS FOR REQUIRED DOOR & WINDOW PRESSURES.

ROUGH OPENING WINDOW/DOOR GENERAL NOTE:

- ROUGH OPENINGS FOR EXTERIOR WINDOWS ARE A TOTAL OF 3-1/4" WIDER AND 3-1/4" LONGER VERTICALLY (EQUALLY SPACED SIDE TO SIDE AND TOP TO BOTTOM) THAN THE SIZES LISTED.
- ROUGH OPENINGS FOR EXTERIOR DOORS ARE A TOTAL OF 3-1/4" WIDER AND 2" LONGER VERTICALLY (EQUALLY SPACED SIDE TO SIDE AND TOP TO BOTTOM) THAN THE SIZES LISTED.

AREA TABULATION

EXISTING

 Ground Floor Air Conditioned Area..... 1,152 s.f.
 Covered Porch 166 s.f.

PROPOSED

Garage (NON A/C)..... 544 s.f.

TOTAL FLOOR AREA

 Ground Floor Air Conditioned Area (No change)..... 1,152 s.f.
 Covered Porch area (No change)..... 166 s.f.

Garage 544 s.f.

 Site Area..... 4,947 s.f. 100%
 Impervious 2,969 s.f.

Pervious (open space)..... 1,978 s.f.

APPLICABLE CODES

1. FLORIDA BUILDING CODE 2020.
2. FLORIDA BUILDING CODE 2020 EXISTING EDITION.
3. A.C.I. 318-11 FOR REINFORCED CONCRETE.
4. A.S.T.M. STANDARDS AND SPECIFICATIONS. AMERICAN SOCIETY FOR TESTING AND MATERIALS.
5. NATIONAL PEST CONTROL ASSOCIATION STANDARDS.
6. FLORIDA ACCESSIBILITY CODE 2020.

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SP-7 SOUTH ELEVATION CRONOLOGY

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SP-9 EAST ELEVATION CRONOLOGY

SP-10 NORTH ELEVATION CRONOLOGY

SP-11 STREETSCAPE

SP-12 RENDERINGS

LANDSCAPE

S-2 SITE DETAILS

DESIGN CRITERIA AND LOADS

BUILDING DESIGNED AS:	ENCLOSED
WIND EXPOSURE CLASSIFICATION:	C
WIND SPEED DESIGN:	170 MPH (3 sec. gust)
INTERNAL PRESSURE COEFFICIENT	±0.18
Kd	0.85
MAXIMUM ROOF HEIGHT	12.0'
MEAN ROOF HEIGHT	10.0'
ROOF LIVE LOAD:	30 PSF
TOP CHORD DEAD LOAD:	15 PSF
BOT CHORD DEAD LOAD:	10 PSF
IMPORTANCE/USE FACTOR:	1.0
BUILDING CATEGORY	II
MIN. SOIL BEARING PRESSURE:	
SHUTTERS:	NO
IMPACT RESISTANT ASSEMBLY:	YES
IS A CONT. LOAD PATH PROVIDED	YES
ARE COMPONENT & CLADDING DETAILS PROVIDED	YES
ZONE 4 = +49.16 PSF, -53.51 PSF	
ZONE 5 = +49.16 PSF, -64.38 PSF	
SEE ROOF, WIND ZONE PRESSURE DIAGRAM FOR ZONE LAYOUT, SIZE AND PRESSURE.	

PROJECT TEAM

 ARCHITECTURE
 JSR DESIGN GROUP

 ONE WEST CAMINO REAL,
 BOCA RATON FL 33432

(561) 362-7203

 SURVEYOR
 BASELINE LAND SURVEY

1400 NW 1ST COURT,

BOCA RATON FL 33432

(561) 417-0700

 LANDSCAPE
 AGTLAND

132 NORTH SWINTON AVE,

DELRAY BEACH FL 33444

(561) 276-5050

 GENERAL CONTRACTOR
 NATE CUSTODIO (MARACORE BUILDERS)

132 N SWINTON AVENUE

DELRAY BEACH, FL 33444

(561) 715-5050

CIVIL

ENVIRO DESIGN ASSOCIATES (JOE PIKE)

298 PINEAPPLE GROVE WAY

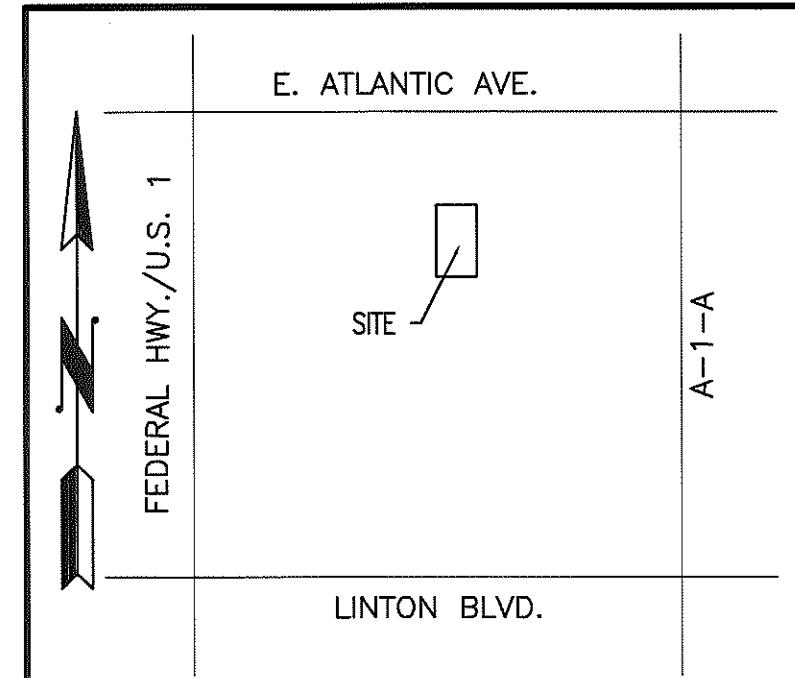
DELRAY BEACH, FL 33444

(561) 274-6500

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13022

CSO



LOCATION MAP

NOT TO SCALE

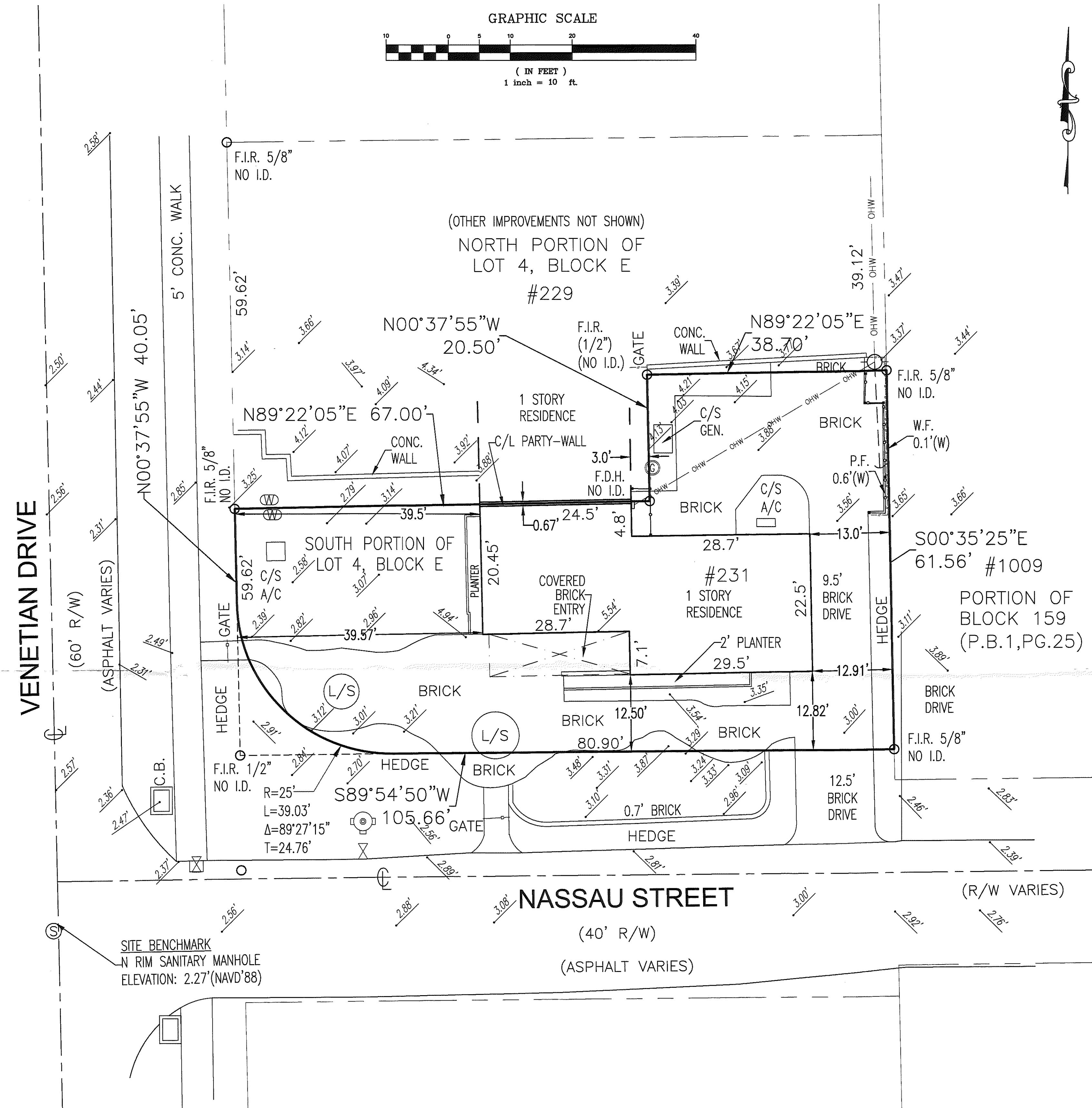
LEGEND

A/C	= AIR CONDITIONER
B.R.L.	= BUILDING RESTRICTION LINE
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C	= CALCULATED
CL	= CENTER LINE
CH	= CHORD
C/S	= CONCRETE SLAB
CONC.	= CONCRETE
Δ	= DELTA (CENTRAL ANGLE)
D.E.	= DRAINAGE EASEMENT
EL, ELEV.	= ELEVATION
F.	= FOUND
F.D.H.	= FOUND DRILL HOLE
F.F.	= FINISHED FLOOR
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
F.I.R.C.	= FOUND IRON ROD AND CAP
L	= ARC LENGTH
L.B.	= LICENSED SURVEY BUSINESS
LS	= LICENSED SURVEYOR
L/S	= LIFT STATION
M	= MEASURED
NO I.D.	= NO IDENTIFICATION
N/A	= NOT APPLICABLE
P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER
NAVD'88	= NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD'29	= NATIONAL GEODETIC VERTICAL DATUM OF 1929

P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
ATIMA = AS THEIR INTEREST MAY APPEAR
P = PLAT
P.B.C. = PALM BEACH COUNTY
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.K. = PARKER KALON COMPANY
D = DEED
0.00'x = SPOT ELEVATION
P.R.C. = POINT OF REVERSE CURVATURE
PG. = PAGE
R = RADIUS
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT
C.L.F. = CHAINLINK FENCE

SYMBOLS

	CATCH BASIN
	WATER METER
	ANCHOR
	WOOD UTILITY POLE
	WOOD LIGHT POLE
	CONCRETE UTILITY POLE
	CONCRETE LIGHT POLE
	FIRE HYDRANT
	CABLE BOX
	ELECTRIC BOX
	TELEPHONE BOX
	WATER VALVE
	IRRIGATION VALVE
— OHW — OHW —	OVERHEAD WIRE LINE (OHW)
— X —	CHAIN LINK FENCE (C.L.F.)
— // —	WOOD FENCE (W.F.)
— □ —	METAL FENCE (M.F.)
— ○ —	PLASTIC FENCE (P.F.)
— >< —	WIRE FENCE (W.F.)



LEGAL DESCRIPTION:

LEGAL DESCRIPTION:
LOT 4, BLOCK E, JOHN B. REID'S VILLAGE, AN ADDITION TO THE CITY OF DELRAY BEACH, FLORIDA,
ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN
AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 21, PAGE 95.
LESS THE FOLLOWING DESCRIBED PORTION:

THE NORTH 39.12 FEET OF THE NORTH 59.62 FEET AND THE WEST 67 FEET OF THE SOUTH 20.5 FEET OF THE NORTH 59.62 FEET OF THE LOT 4, BLOCK E, JOHN B. REID'S VILLAGE, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 95, OF THE PUBLIC LAND RECORDS OF PALM BEACH COUNTY, FLORIDA.

BENCHMARK OF ORIGIN: PALM BEACH COUNTY BENCHMARK "17.163"
ELEVATION: 15.617'(NAVD'88)

SURVEYOR'S NOTES:

SURVEYOR'S NOTES:
LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO (NAVD'88) UNLESS OTHERWISE NOTED.

TITLE: MAP OF BOUNDARY SURVEY			SCALE: 1" = 10'	NOTES/REVISIONS	<p>THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.</p> <p><i>J.E.K.</i></p>
COMMUNITY PANEL# 125102-0983-F	FLOOD ZONE: AE	BASE FLOOD EL.: 6.0' (NAVD'88)	DRAWN BY: NLR.		
			CHECKED BY: J.E.K.		
DATE OF FIRM: 10/05/2017	<u>BASIS OF BEARING:</u> N R/W LINE OF NASSAU STREET, SAID LINE HAVING AN ASSUMED PLAT BEARING OF S89°54'50"W.			UPDATED: 10/18/20	11/05/2020 <i>Date</i>
PROPERTY ADDRESS: 231 VENETIAN DRIVE, DELRAY BEACH, FLORIDA 33483				PARTY CHIEF: NICK	JOHN E. KUHAR PSM., STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
				SURVEY DATE: 02/04/20	

The logo for Baseline Land Survey LLC. It features a large, bold, italicized company name "Baseline Land Survey LLC" in a black serif font. Above the letter "L" in "Land", there is a stylized, blocky letter "B" that is slanted to the right. Below the company name, the address "1400 N.W. 1st COURT" is written in a smaller, all-caps, sans-serif font. Underneath that, the city and zip code "BOCA RATON, FL. 33432" are also in a smaller, all-caps, sans-serif font. At the bottom, the phone number "Ph. (561) 417-0700" is written in a medium-sized, all-caps, sans-serif font. The entire logo is set against a white background with a thin black border around the text area.



LEVEL 2 ALTERATION
BECKWORTH HOUSE
231 VENETIAN DRIVE
DELRAY BEACH, FL

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR9571

JSR DESIGN GROUP INC.
1 W. CAMINO REAL SUITE 107E
BOCA RATON, FL 33432
PH. 561-362-7203
FA. 260-20033

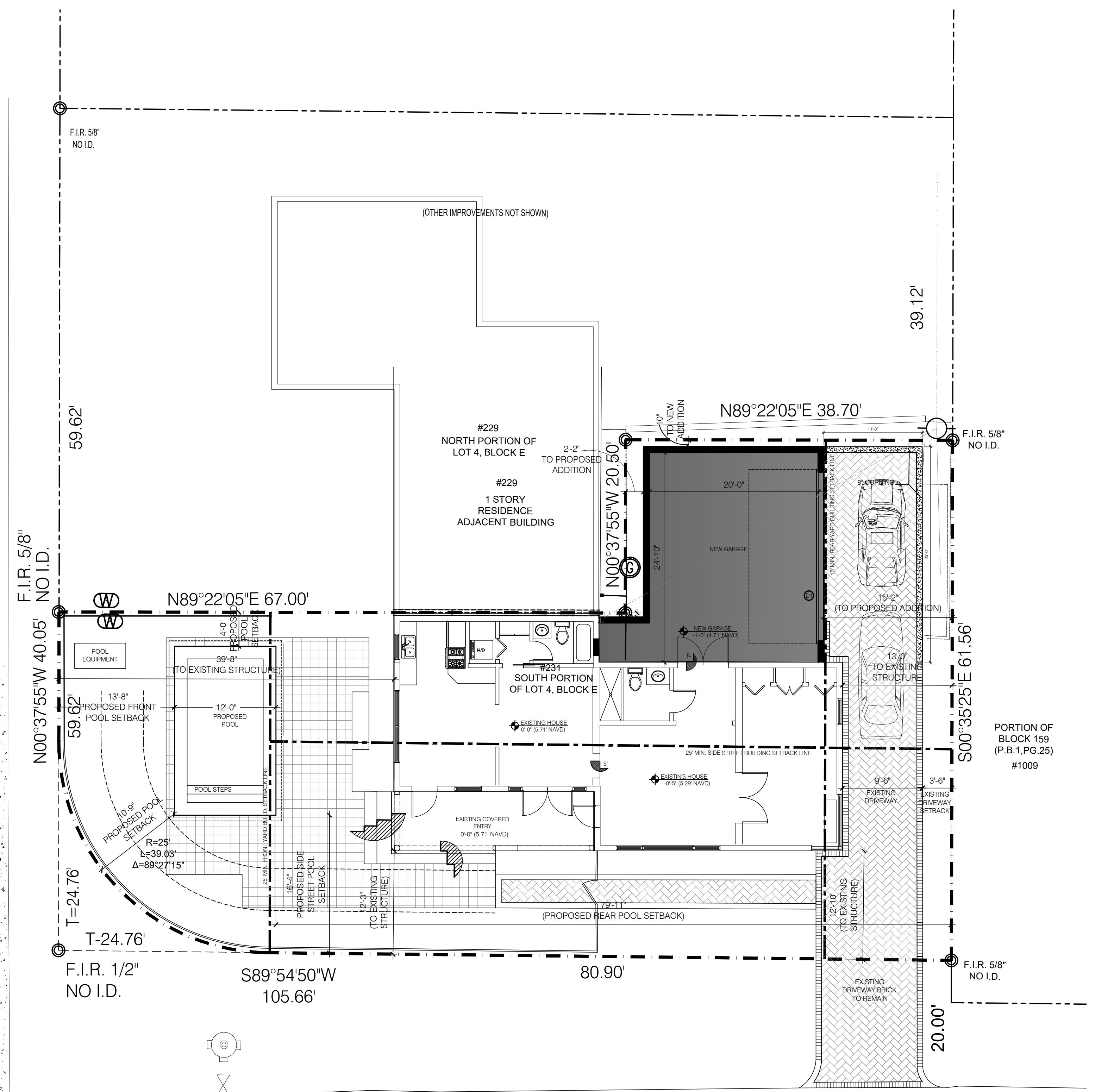
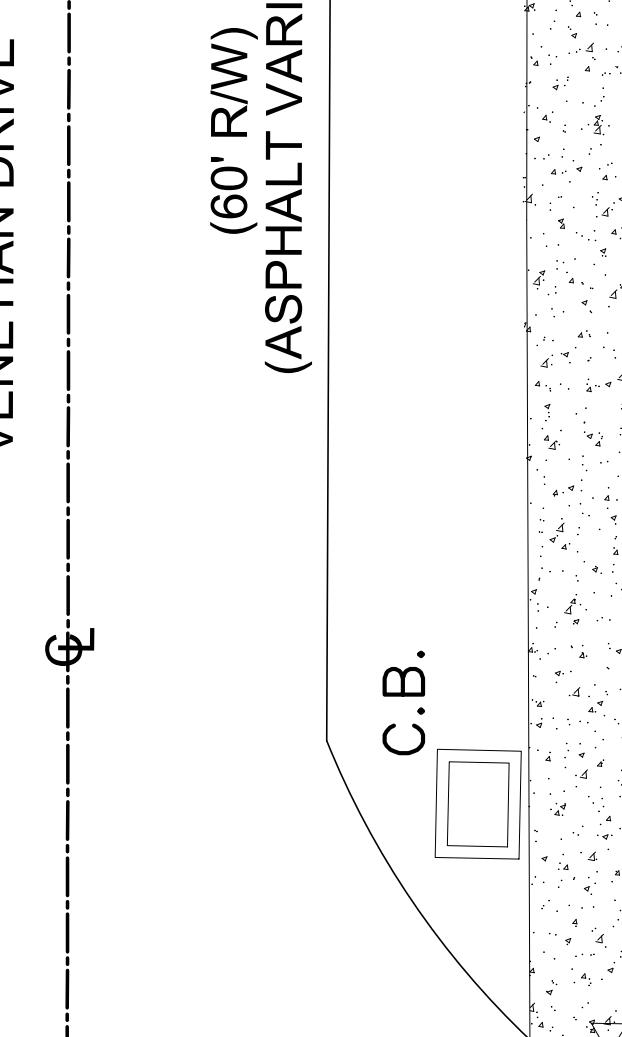
5/25/2022 12:17:15 PM JSR.DG.JSR.DG

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13022
SP

ZONING: RM	REQUIRED/PERMITTED	EXISTING STRUCTURE	PROPOSED ADDITION
FRONT SETBACK (WEST)	25'-0"	39'-8"	NO CHANGE
SIDE INTERIOR SETBACK (NORTH)	0'-0"	0'-0" - 5'-10" - 26'-4"	0'-0" - 0'-6" - 2'-2" - 0'-10"
SIDE STREET SETBACK (SOUTH)	25'-0"	12'-3" - 12'-10"	NO CHANGE
REAR SETBACK (EAST)	15'-0"	13'-0"	13'-0" - 15'-2"
HEIGHT/FLOORS	35'-0"	12'-8"	NO CHANGE
WIDTH OF SITE	60'-0"	40'-0"	NO CHANGE
DEPTH OF SITE	100'-0"	80'-0"	NO CHANGE
FRONTAGE	60'-0"	27'-9"	NO CHANGE
TOTAL SITE AREA	8,000 s.f.	4,947 s.f.	NO CHANGE
PERVIOUS/IMPERVIOUS AREA	N/A	1,629 s.f./3,318 s.f.	1,978 s.f./2,969 s.f.
OPEN SPACE (LANDSCAPE)	25% min (1,237 s.f.)	33% min (1,629 s.f.)	29.6% min (1,467 s.f.)
Hardscape	N/A	2,002 s.f.	1,618 s.f.
WATER BODIES	N/A	N/A	N/A
GROUND FLOOR AREA	1,000 s.f.	1,152 (AC) + 166 (Non AC)	1,318 + 544 (Non AC) 1,862 s.f.
TOTAL FLOOR AREA	900 s.f. (MIN)	1,318 s.f.	1,862 s.f.
LOT COVERAGE	40%	27 %	37.6 %
FLOOR AREA RATIO	N/A	0.27	0.38
NUMBER OF DWELLING UNITS	1	1	1
DENSITY (UNITS PER ACRE)	6-12 (UNITS PER ACRE)	6-12 (UNITS PER ACRE)	6-12 (UNITS PER ACRE)
POOL FRONT (WEST) SETBACK	25' MIN	N/A	13'-8" - 10'-9"
POOL SIDE INTERIOR SETBACK (NORTH)	0' MIN	N/A	4'-0"
POOL REAR (EAST) SETBACK	15' MIN	N/A	79'-11"
POOL SIDE STREET (SOUTH)	25' MIN	N/A	16'-4" - 10'-9"

SEE SHEET S-2 FOR POOL DIMENSIONS

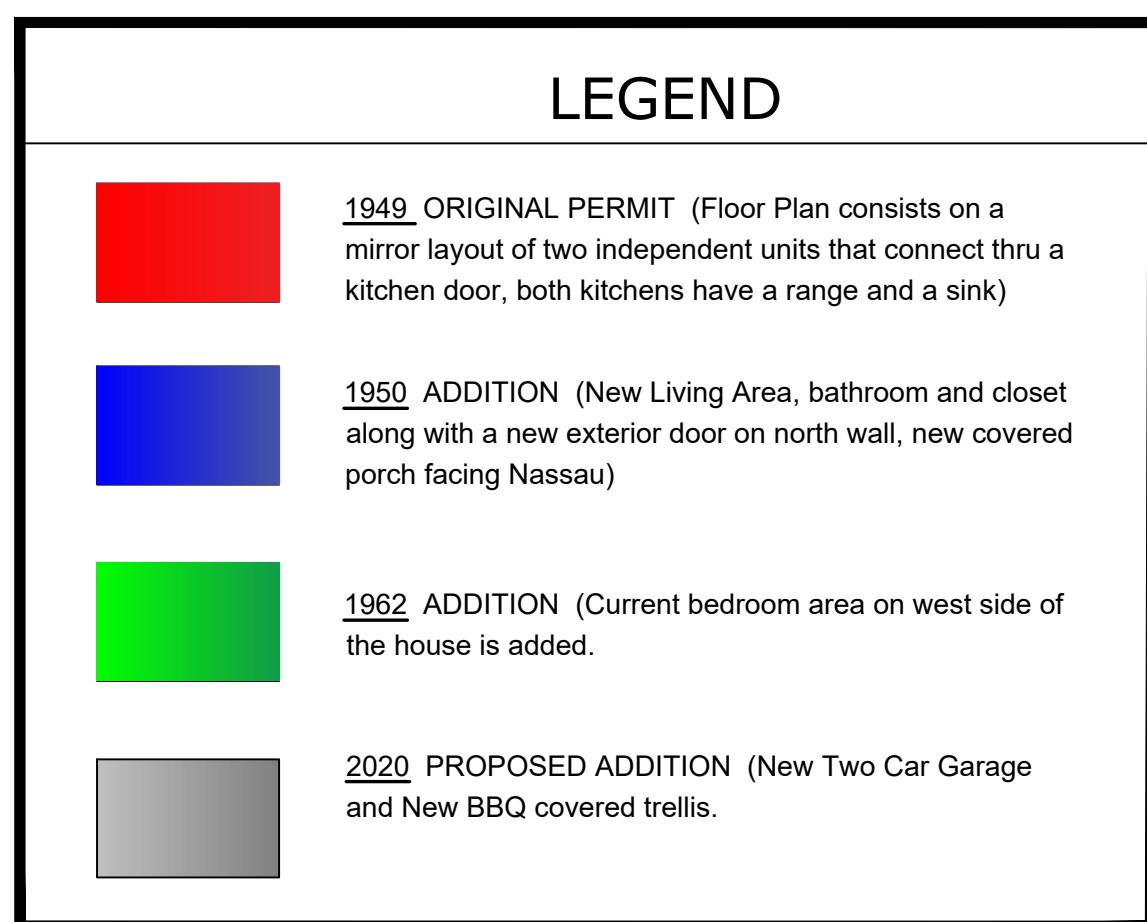


NOTE

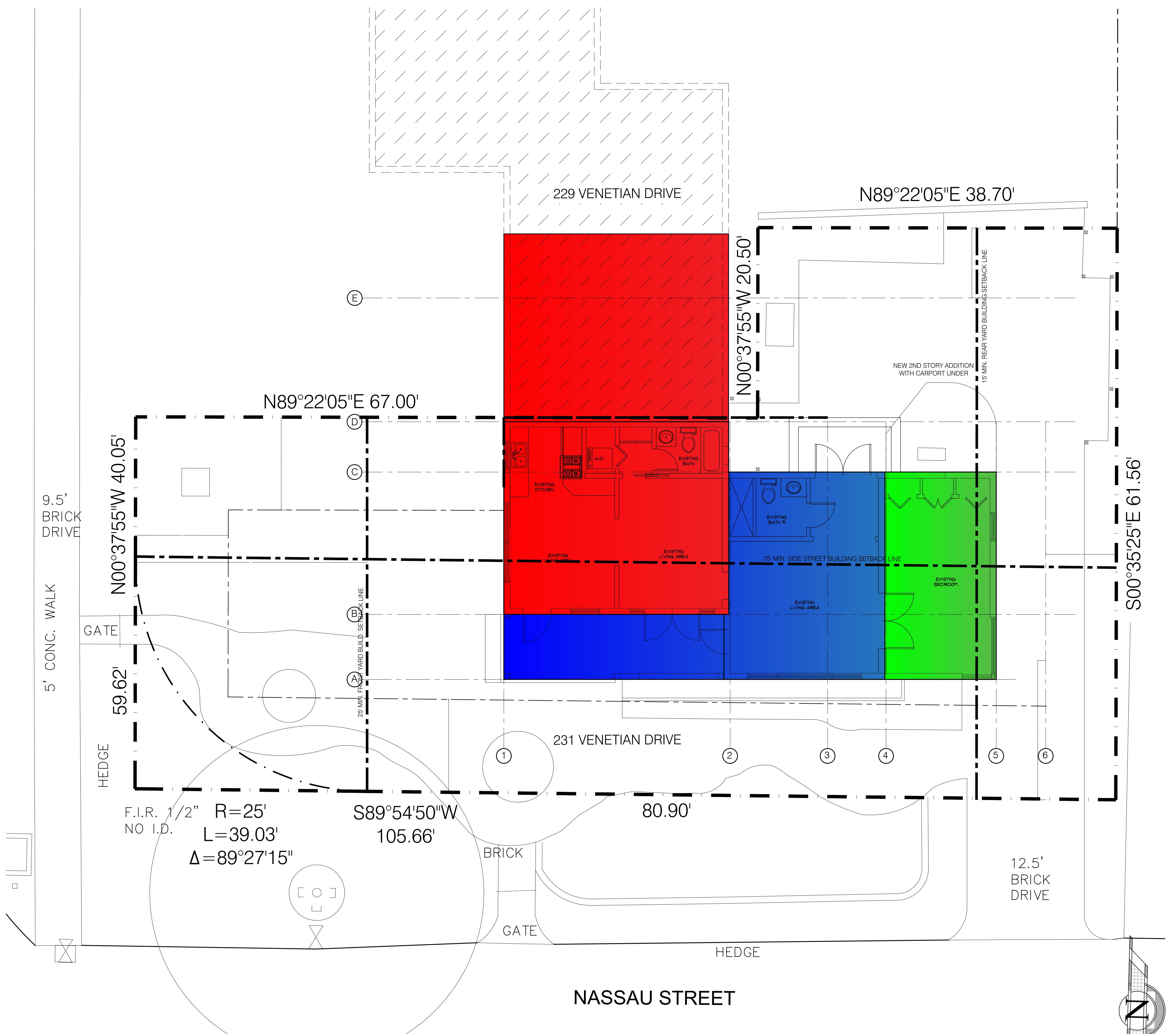
FOR POOL INFORMATION, POOL SETBACKS,
Hardscape and Materials PLEASE
REFER TO SHEET S-2 (SITE DETAILS)

PROPOSED SITE PLAN

SCALE: 1/8" = 1'- 0"



Represents 229 Venetian Drive property



CHRONOLOGY OF ADDITIONS

SCALE: 3/16" = 1'- 0"

LEVEL 2 ALTERATION
BECKWORTH HOUSE
231 VENETIAN DRIVE
DELRAY BEACH, FL

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR 9371

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BOCA RATON, FL 33432
PH. 561-362-7203
FAX 561-362-0333

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13022
SP1



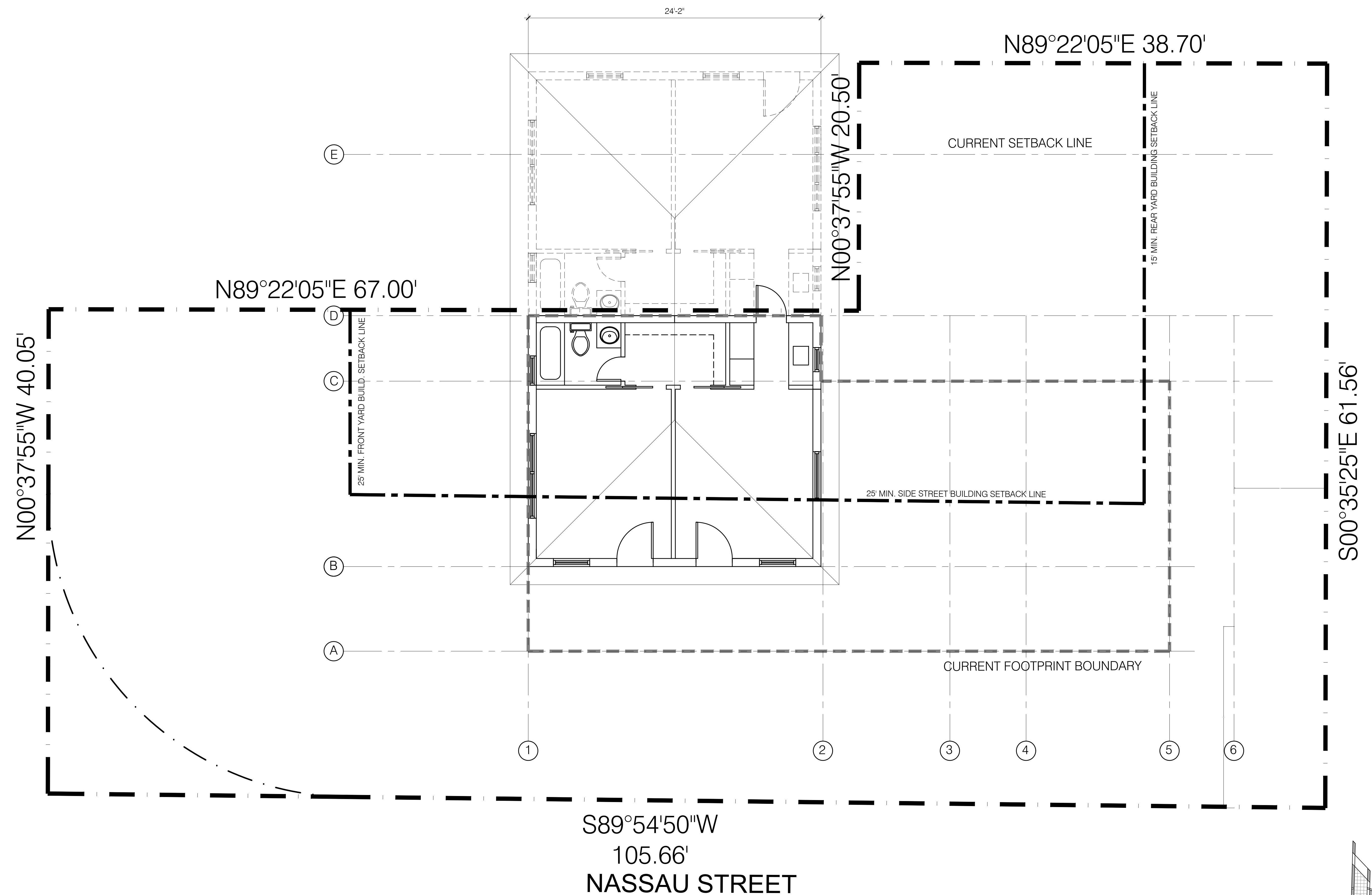
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13022
SP2



1949 ORIGINAL LAYOUT

SCALE: 1/4" = 1'-0"



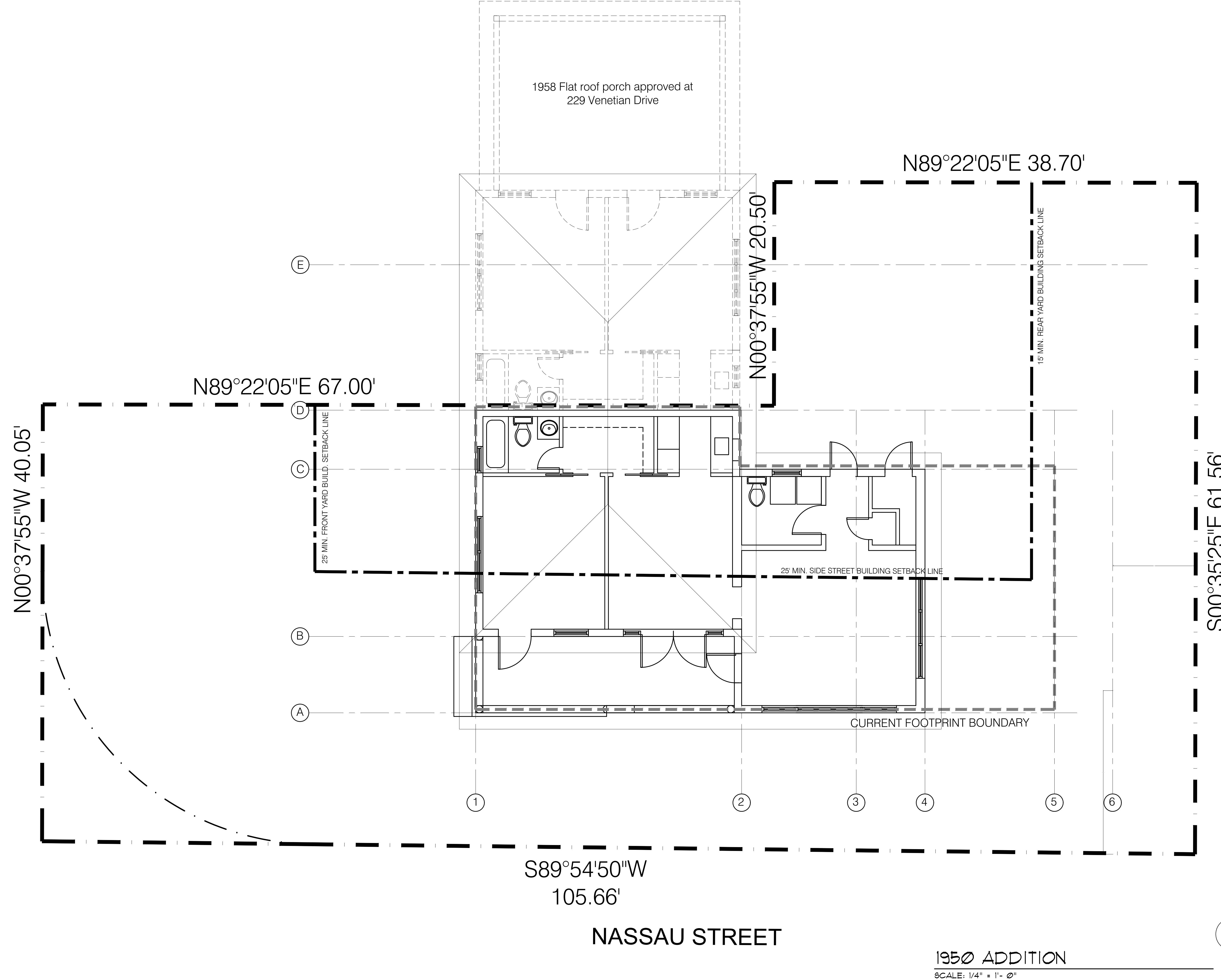
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BECKWORTH HOUSE
231 VENETIAN DRIVE
DELRAY BEACH, FL

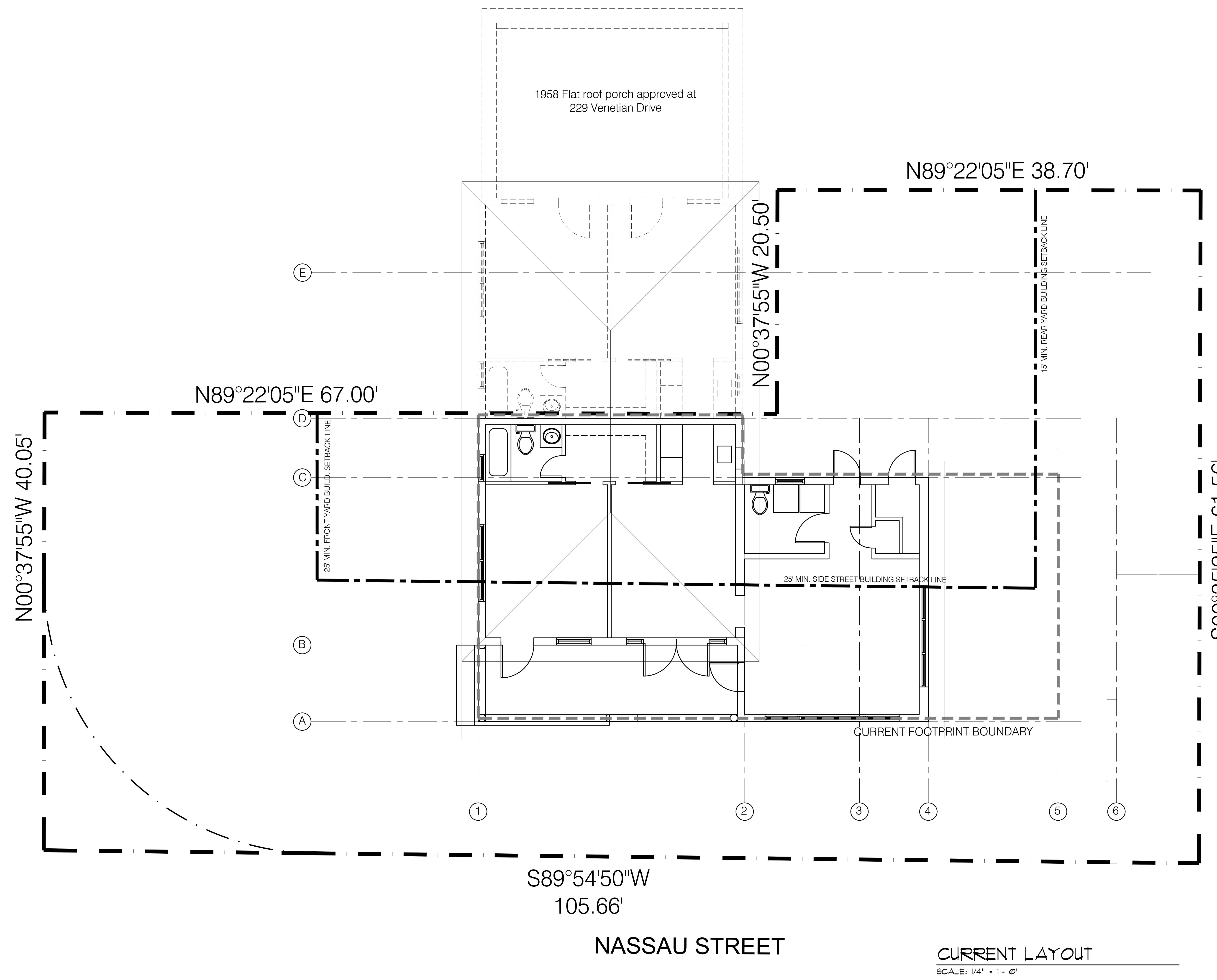
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13022
SP3

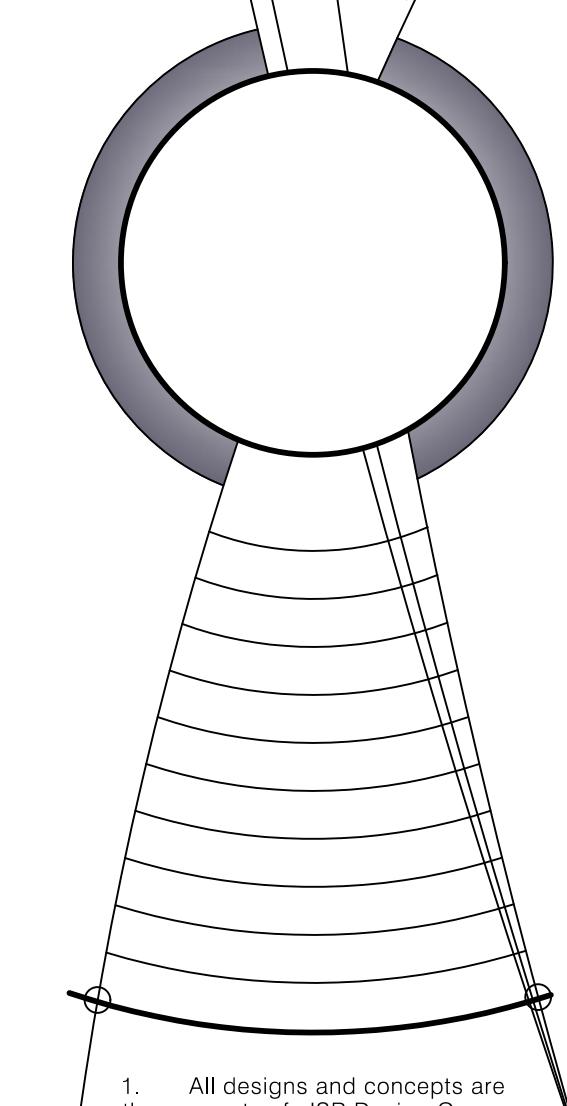






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13022
SP5

N89°22'05"E 38.70'

F.I.R.
NO

PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

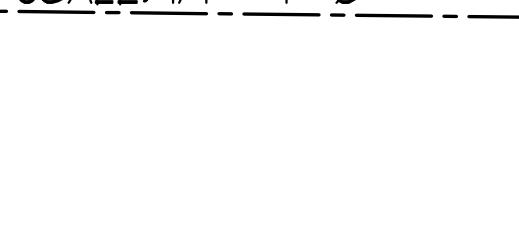
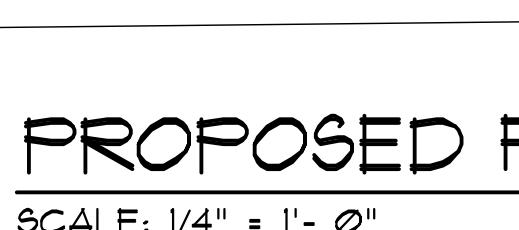
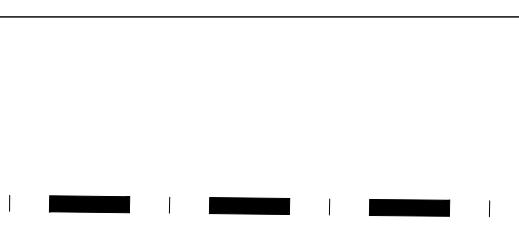
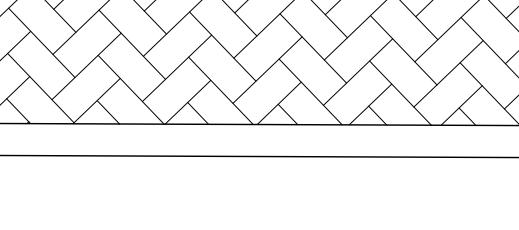
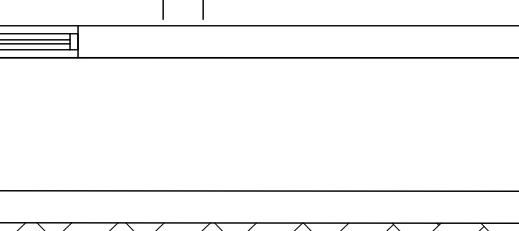
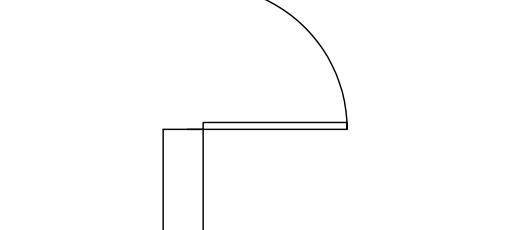
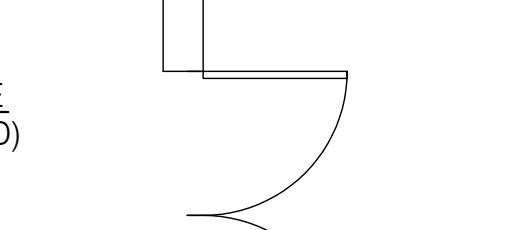
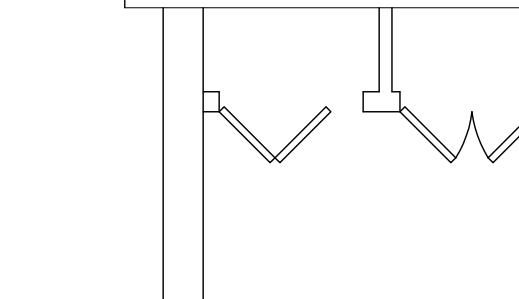
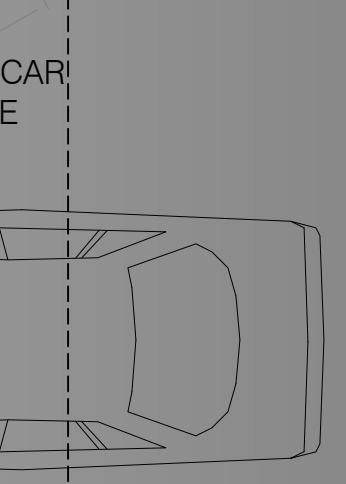
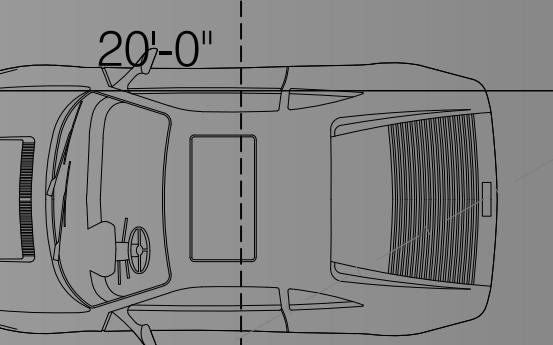
#229
NORTH PORTION OF
LOT 4, BLOCK E

#229
1 STORY
RESIDENCE
ADJACENT BUILDING

2'-2" TO PROPOSED
ADDITION
10" TO NEW
ADDITION

N00°37'55"W 20.50'

24'-10"





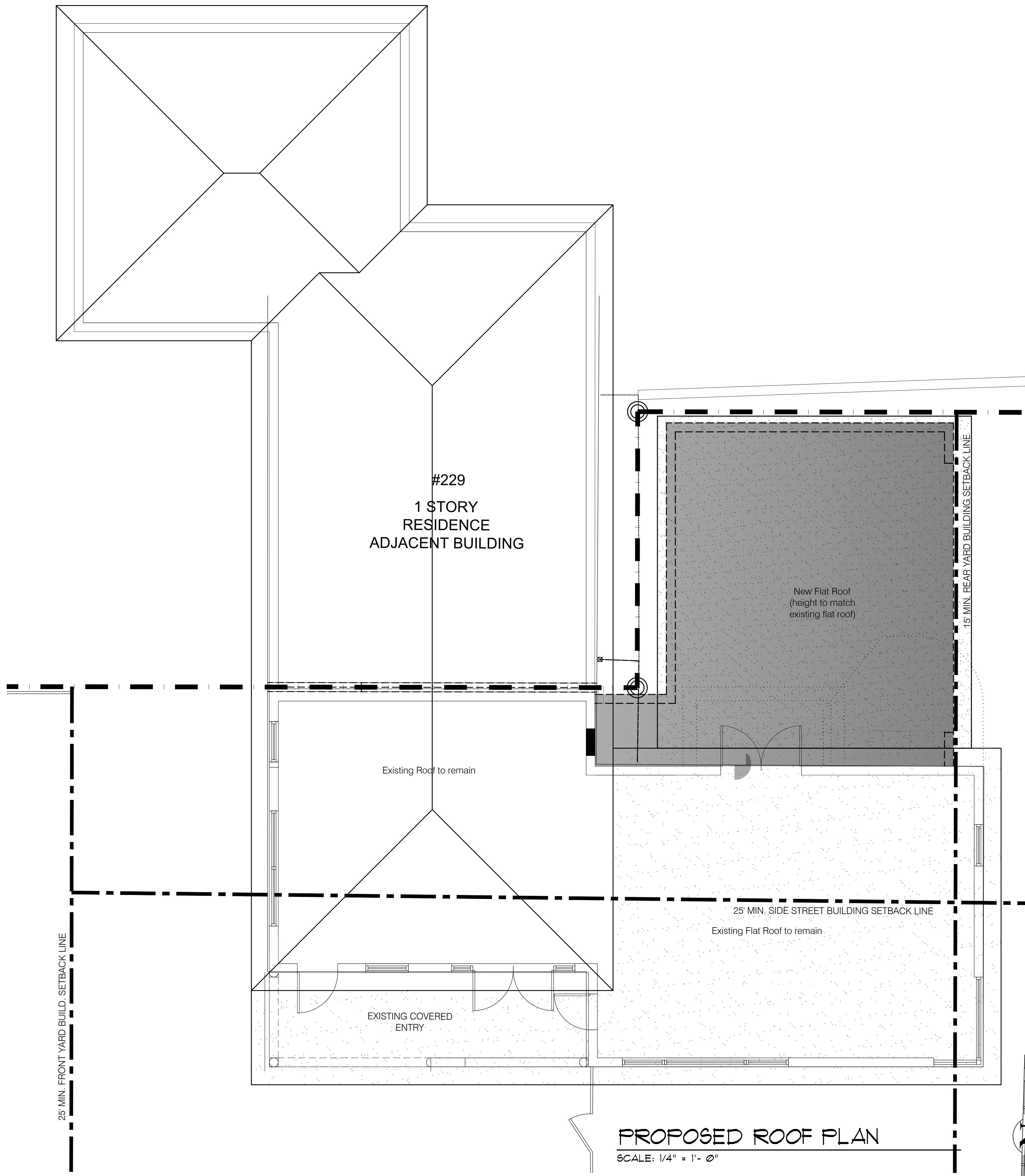
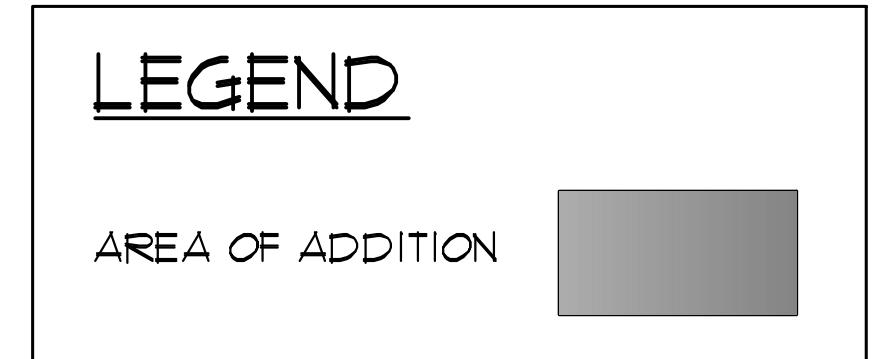
LEVEL 2 ALTERATION
BECKWORTH HOUSE
231 VENETIAN DRIVE
DELRAY BEACH, FL

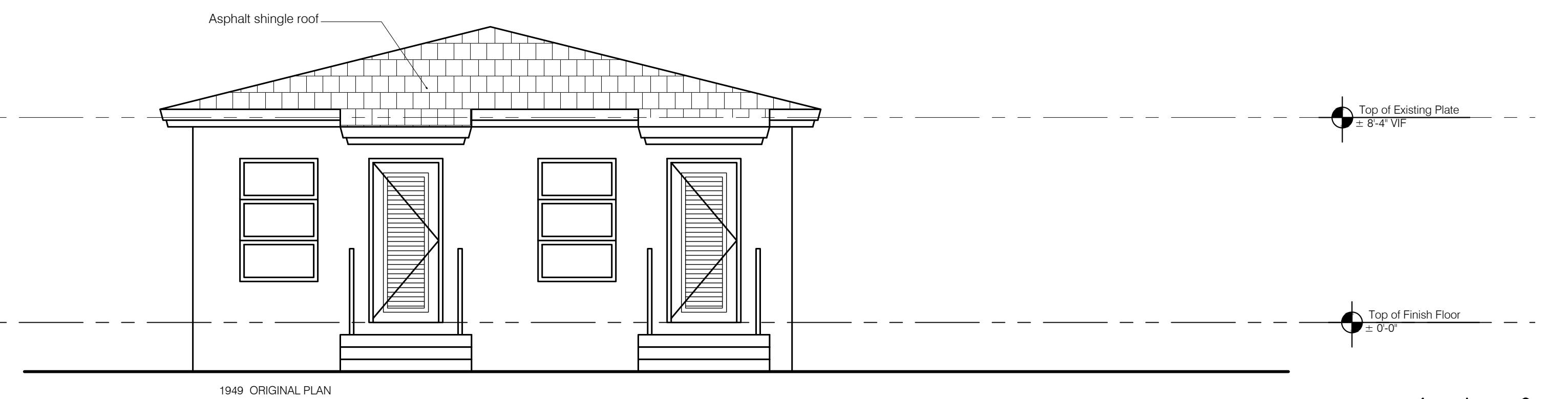
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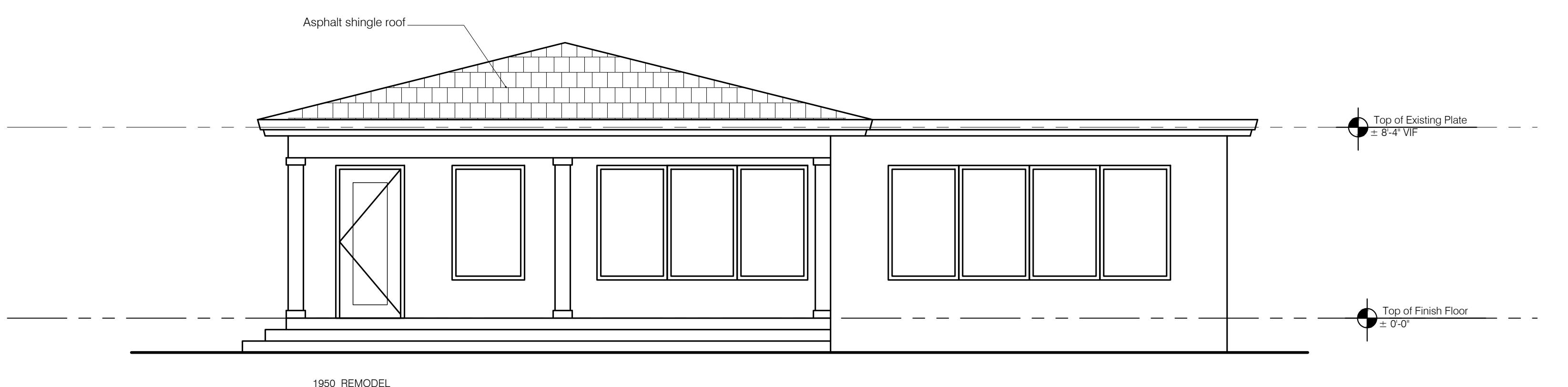
13022
SP6





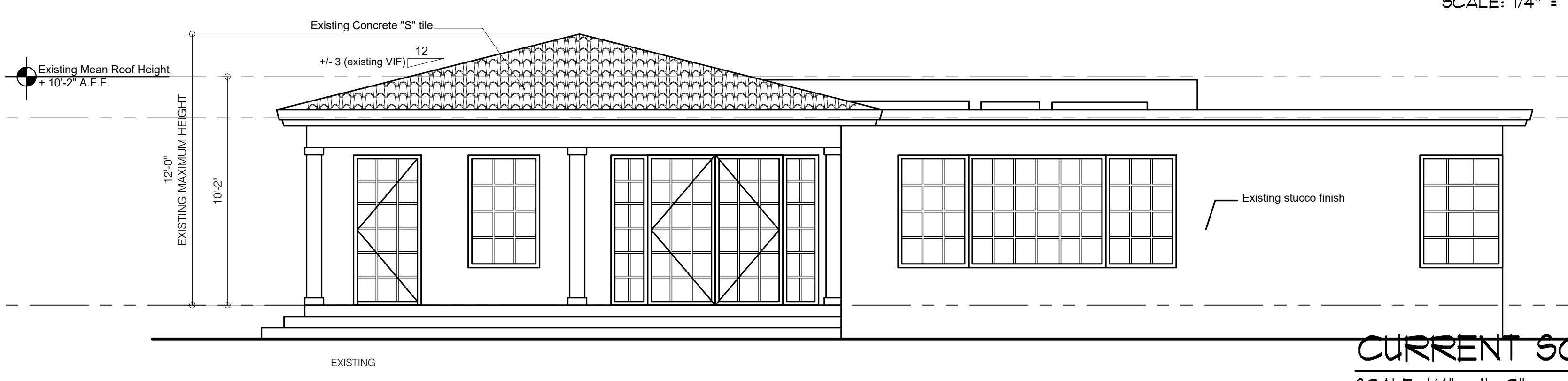
1949 SOUTH ELEVATION

SCALE: 1/4" = 1'- 0"



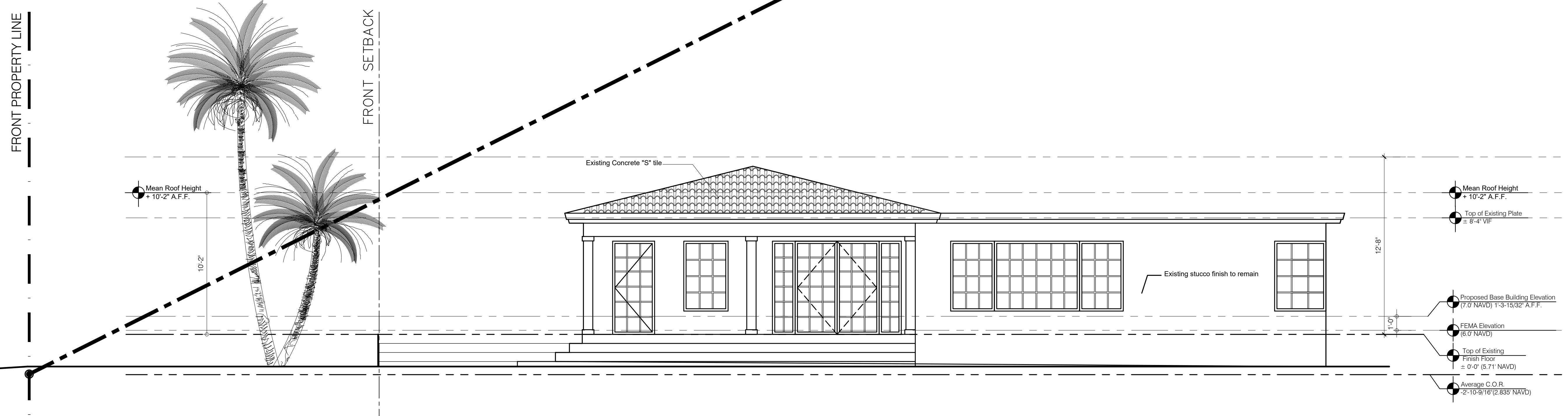
1950 SOUTH ELEVATION

SCALE: 1/4" = 1'- 0"



CURRENT SOUTH ELEVATION

SCALE: 1/4" = 1'- 0"



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'- 0"

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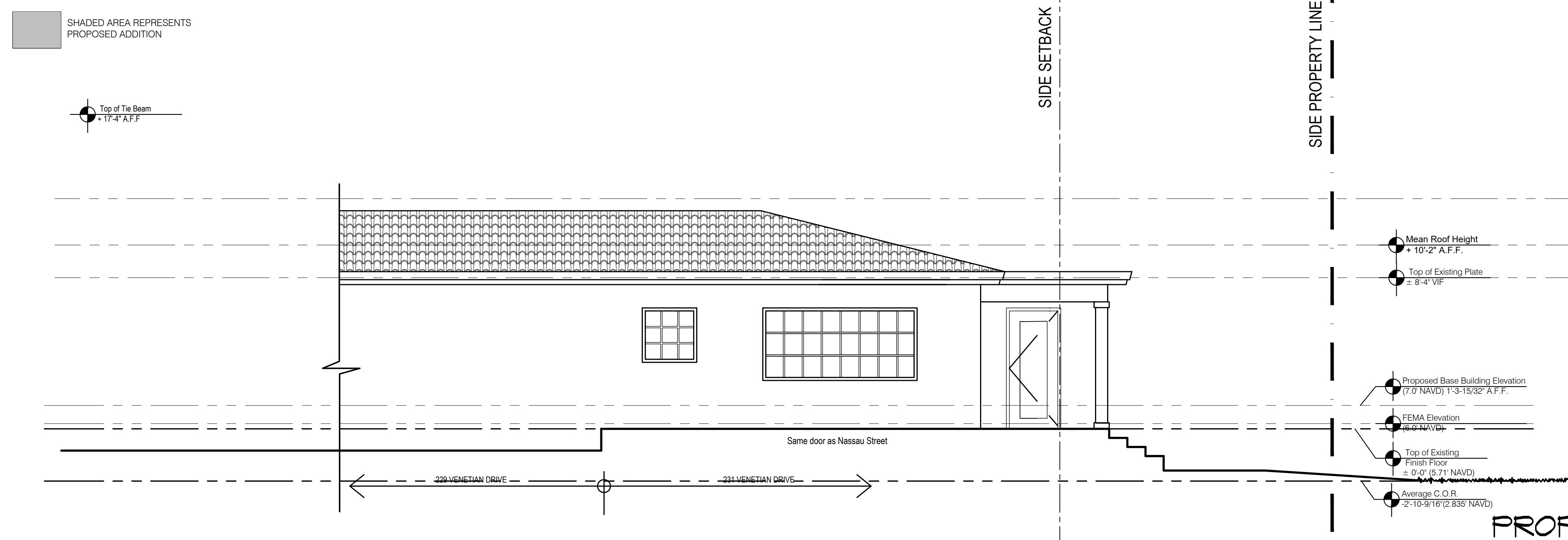
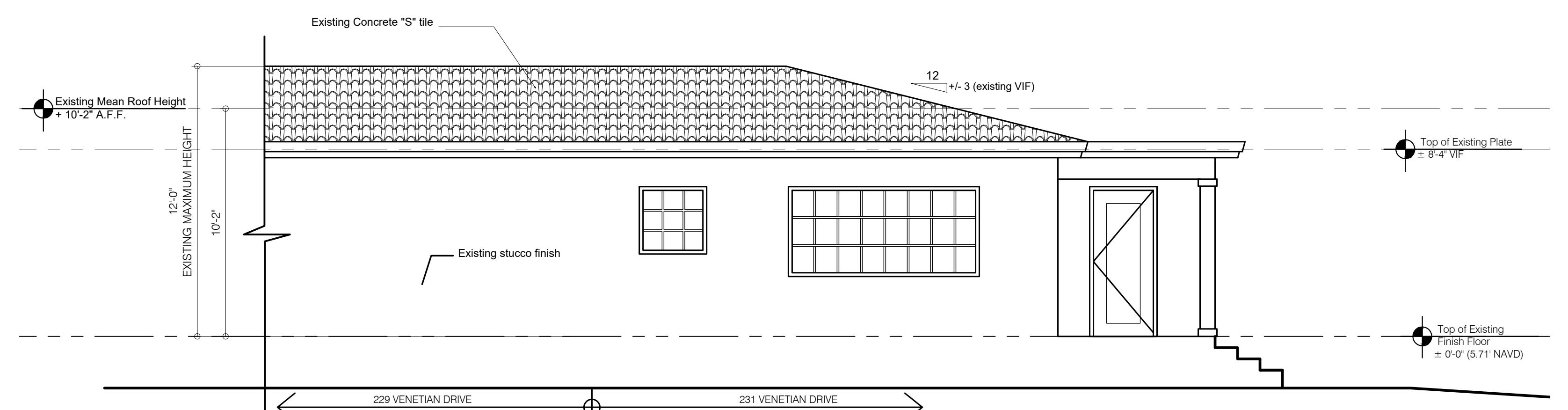
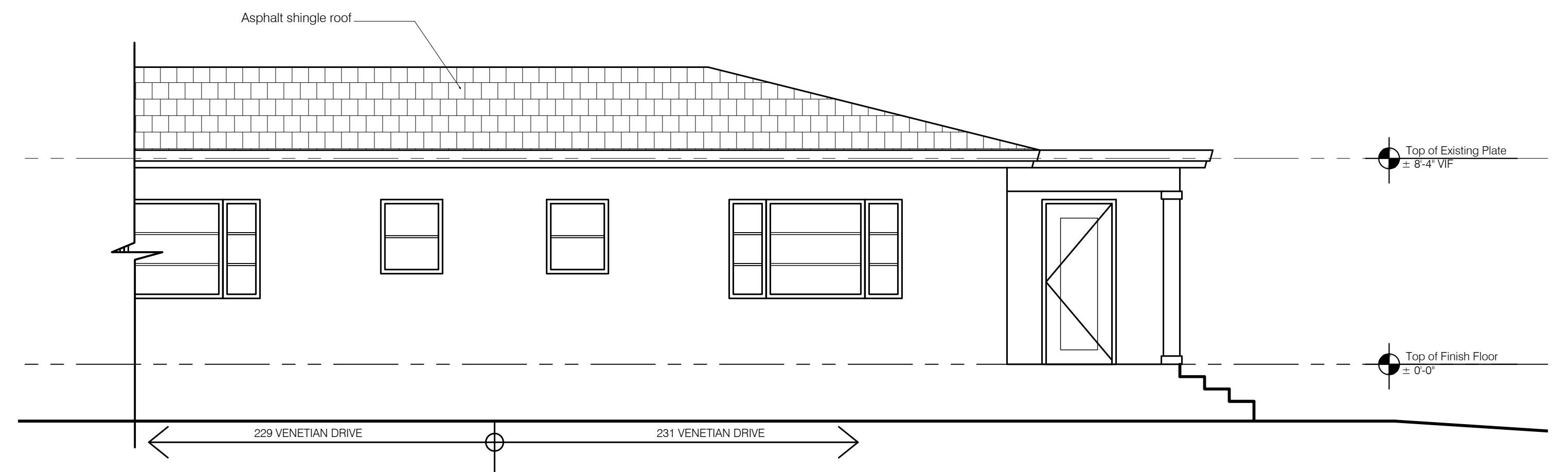
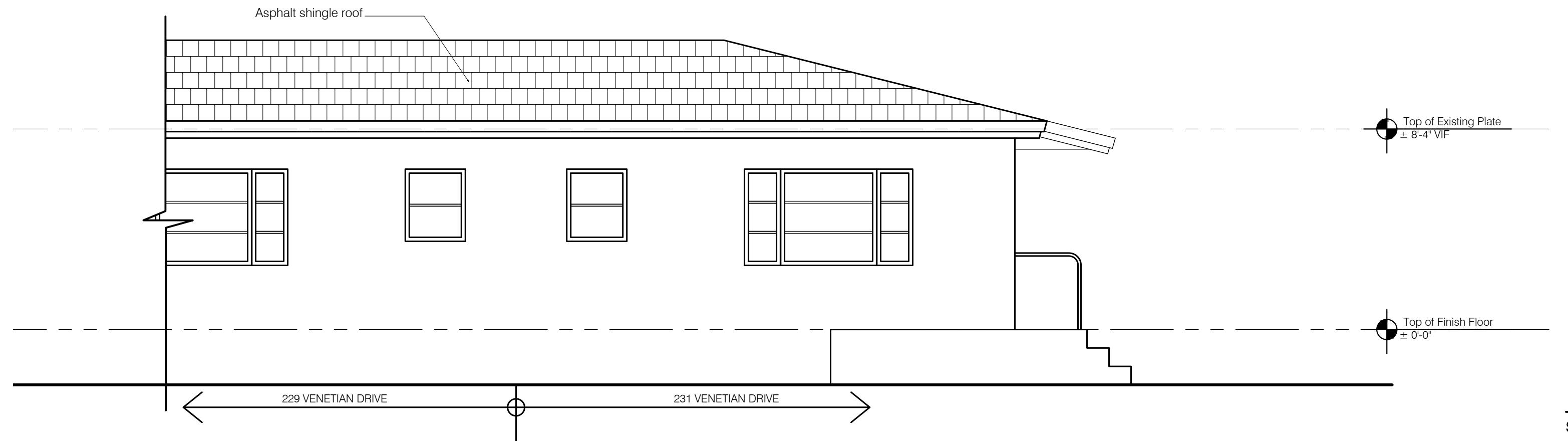
13022

SP7

LEVEL 2 ALTERATION
BECKWORTH HOUSE
231 VENETIAN DRIVE
DELRAY BEACH, FL

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FA. 26002033

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13022
SP8

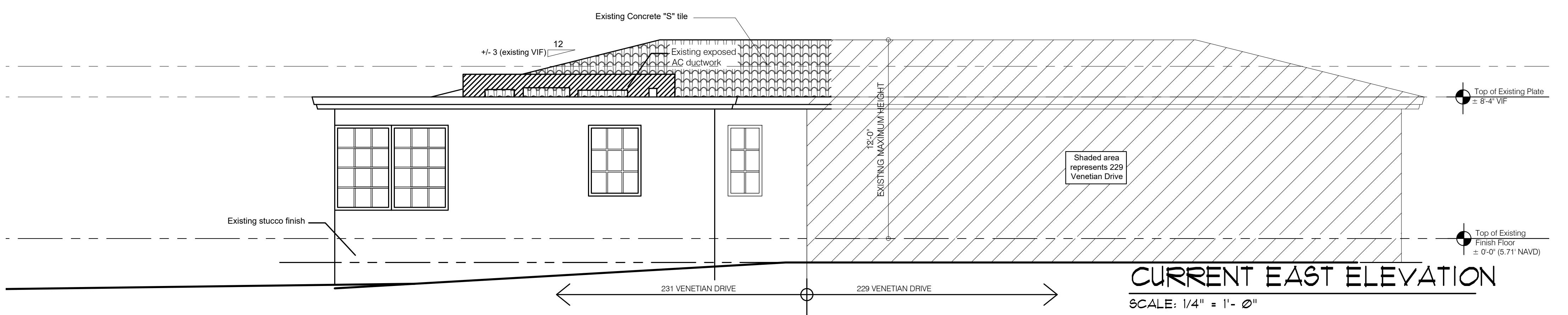
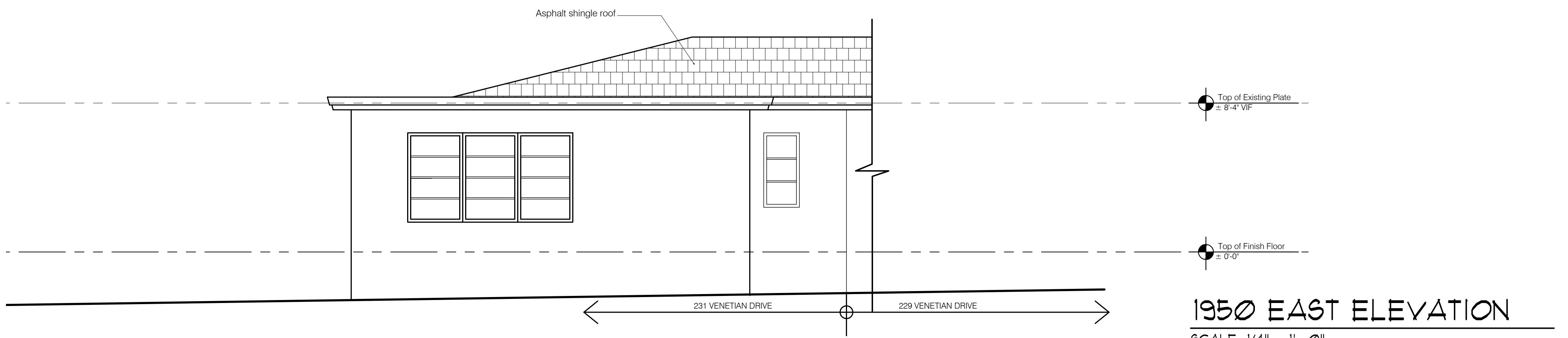
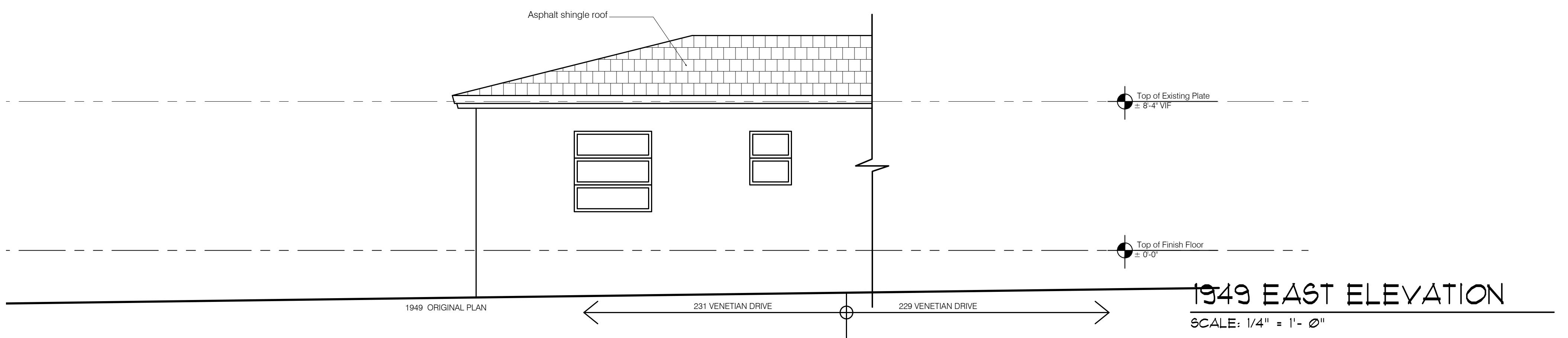
LEVEL 2 ALTERATION
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231 VENETIAN DRIVE
DELRAY BEACH, FL

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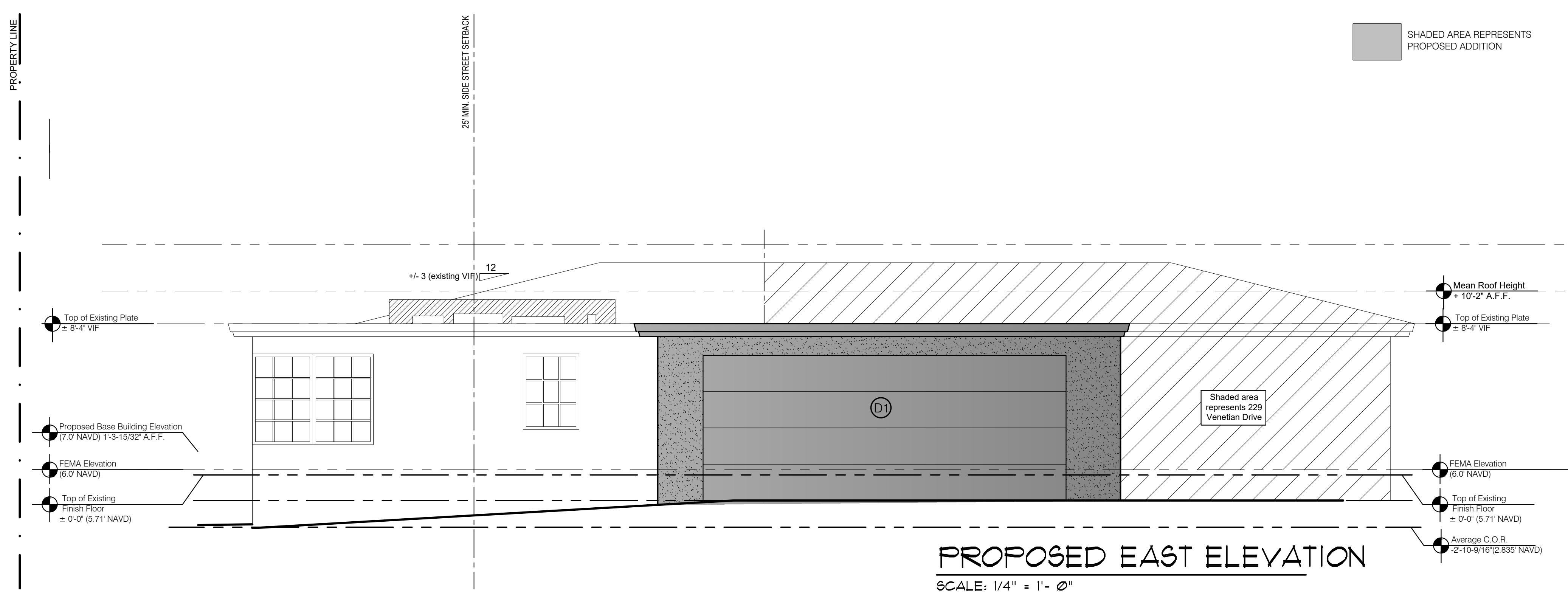
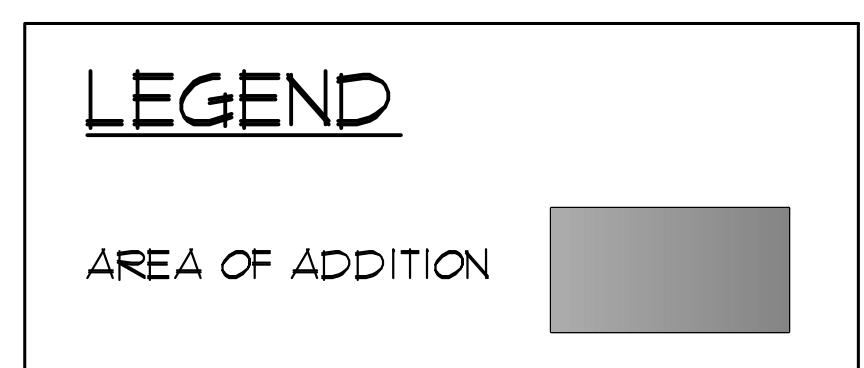
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AA26002033

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13022
SP9



SHADE AREA REPRESENTS PROPOSED ADDITION





LEVEL 2 ALTERATION
BECKWORTH HOUSE
231 VENETIAN DRIVE
DELRAY BEACH, FL

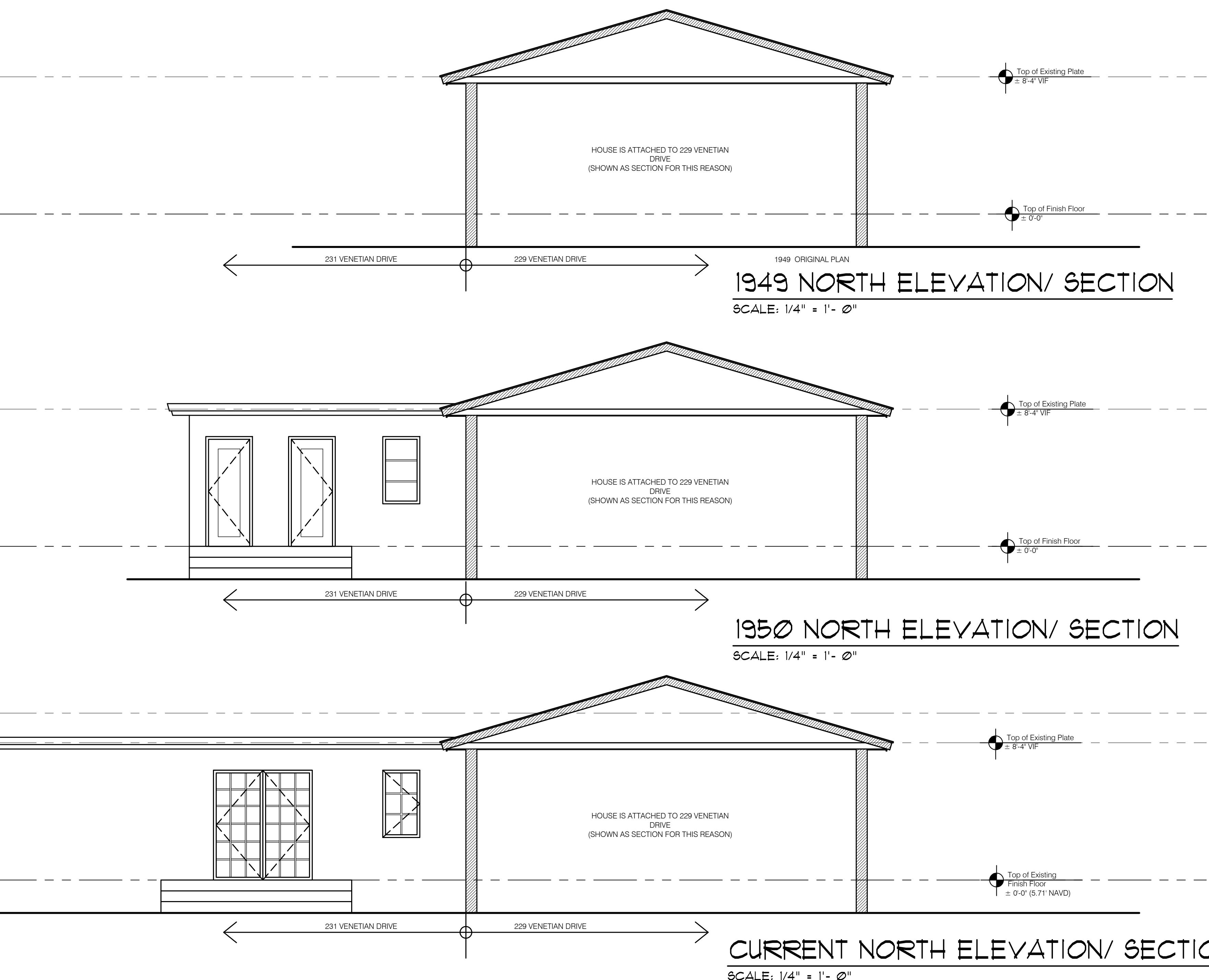
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BOCA RATON, FL 33432
PH. 561-362-2703
AA26002033

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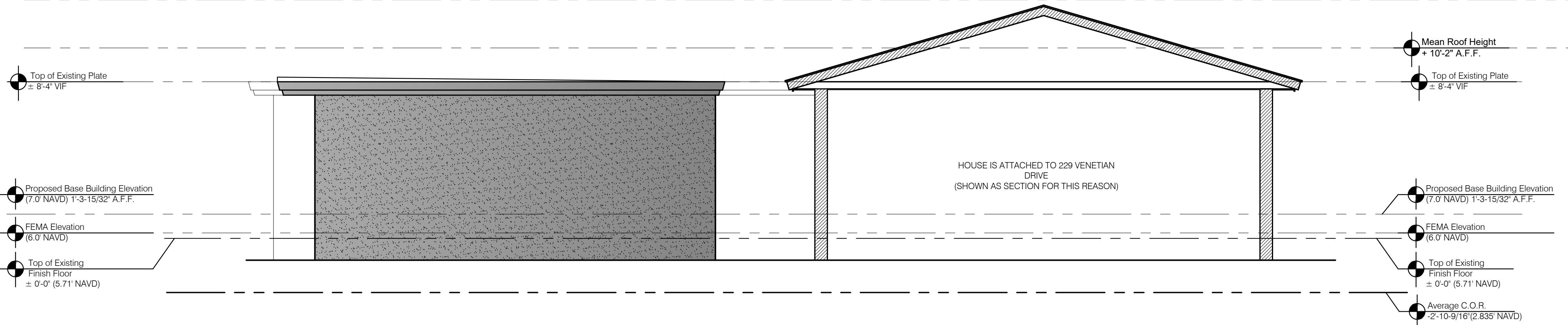
13022

SP10



LEGEND

AREA OF ADDITION





LEVEL 2 ALTERATION
BECKWORTH HOUSE
231 VENETIAN DRIVE
DELRAY BEACH, FL

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR 9371

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13022
SP11

INGRAHAM AVENUE



201



209

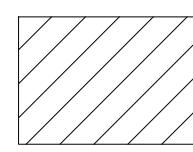


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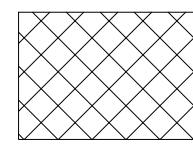


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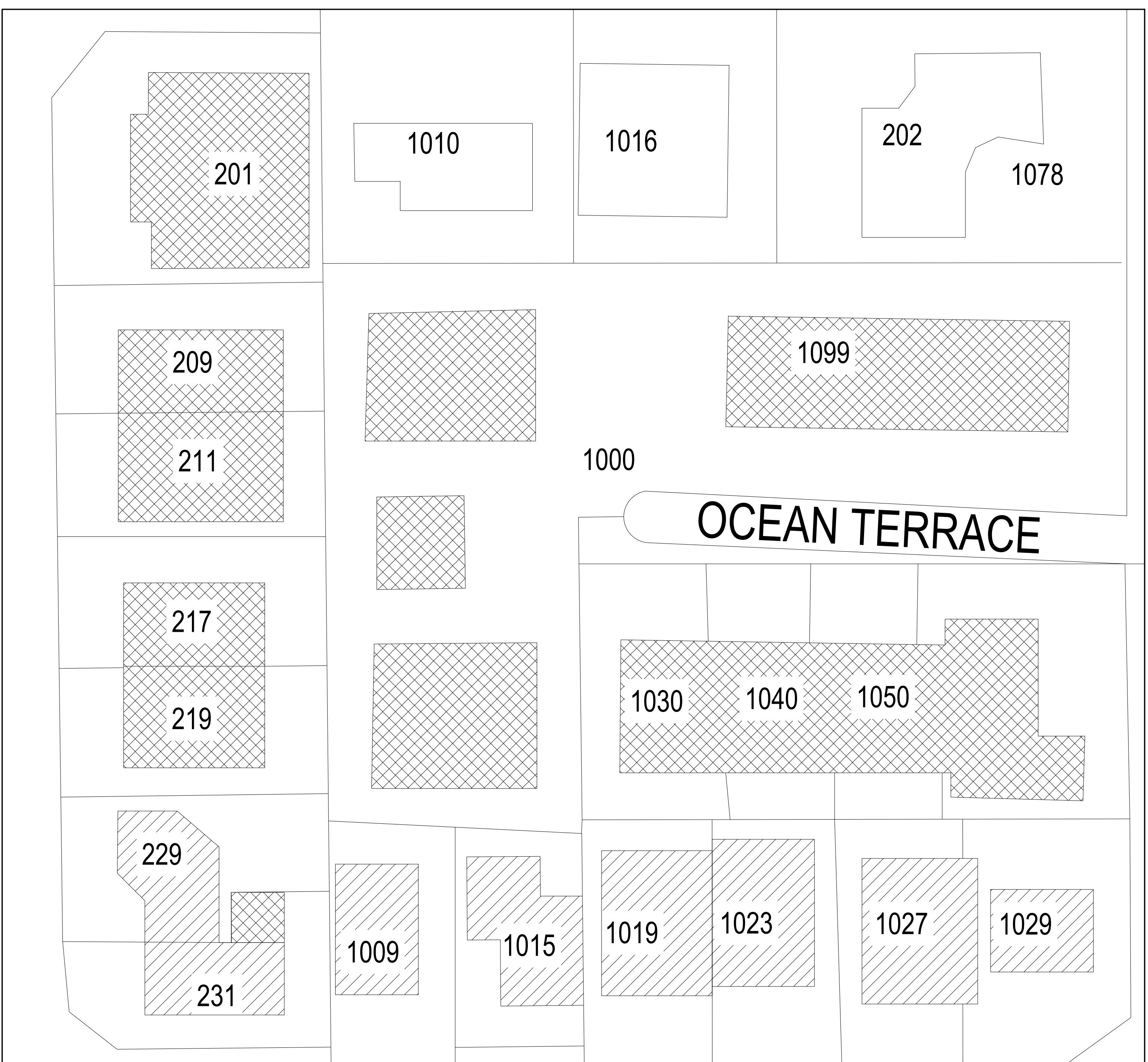


1 STORY BUILDING



2 STORY BUILDING

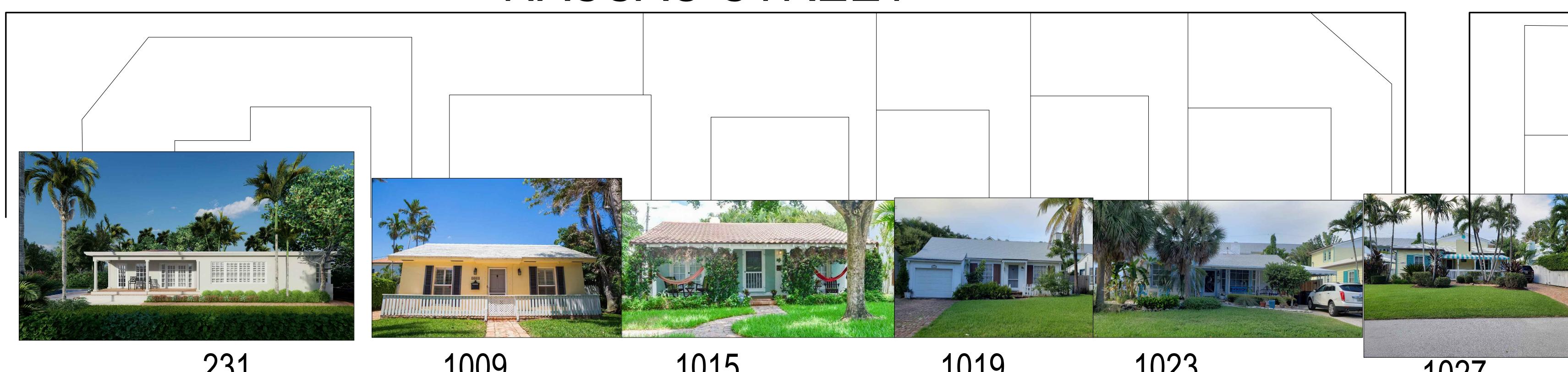
VENETIAN DRIVE



GLEASON STREET



NASSAU STREET





LEVEL 2 ALTERATION
BECKWORTH HOUSE
231 VENETIAN DRIVE
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NASSAU STREET



VENETIAN DRIVE

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13022
SP12

PLANT LIST

KEY	QTY	PLANT AND SPECIFICATION
<u>TREES AND PALMS</u>		
N ** CG	3	Clusia guttifera (Small Leaf Clusea) 12' ht., 6' spr., 6' c.t., matched
N ** CES	2	Conocarpus erectus 'sericus' (Silver Buttonwood) 12' ht., 6' spr., multi trunked 4' c.t., matched
** TAB	1	Tabebuia spp. (Yellow Tabebuia) 12' ht., 6' spr., 6' c.t., first 4' with straight trunk, character branching
N ** TR	1	Thrinax radiata (Thatch Palm) 10' o.a. ht., 3' c.t., double
VM3	2	Veitchia montgomeryana (Montgomery Palm) 10' c.t., 16' o.a. ht., triple, full, matched
WB	3	Wodyedia bifurcata (Foxtail Palm) 10' c.t., 16' o.a. ht., full, matched
<u>KEY</u>		
<u>QTY</u>		
<u>PLANT AND SPECIFICATION</u>		
<u>SHRUBS, GROUNDCOVERS AND ACCENTS</u>		
BEG	7	Begonia odorata 'alba' (White Angel Wing Begonia) 20" ht., 18" spr., full, not shade-grown
N ** CLU	32	Clusia guttifera (Clusia Hedge) 30" ht., 30" spr., 30" o.c.
HIB	15	Hibiscus spp. (Hibiscus Hedge) 20" ht., 20" spr., 24" o.c.
** LIR	180	Liriope muscari (Liriope) 8" ht., 12" spr., 12" o.c., full
POD	24	Podocarpus macrophyllus (Podocarpus Hedge) 5' ht., 24" spr.
PRI	42	Podocarpus spp. 'Pringles' (Pringles Podocarpus) 18" ht., 18" spr., 18" o.c.
PEN	37	Pentas spp. (Flowering Pentas-Red flower) 16" ht., 16" spr., 18" o.c.
PHI	12	Philodendron 'Burle Marx' (Burle Marx Philodendron) 20" ht., 20" spr., 24" o.c. full
N ** ERN	48	Erondeoa littoralis (Golden Creeper) 16' ht., 16" spr., 18" o.c.
SOD		St. Augustine 'palmetto' - Contractor to determine final qty.
MULCH		non cypress mulch 3" depth - Contractor to determine final qty.

** DENOTES DROUGHT TOLERANT
N DENOTES NATIVE SPECIES

LANDSCAPE CALCULATIONS - DELRAY BEACH DUPLEX TABLE

A. TOTAL LOT AREA	4,947 SF
B. STRUCTURE, PARKING, WALKWAYS, DRIVES, ETC	3,480 SF
C. TOTAL PERVIOUS LOT AREA C = (A - B)	1,467 SF
D. MAX. REQUIRED AREA COVERED WITH SOD D = (C x 80%)	1,173 SF
E. AREA OF SHRUBS AND GROUNDCOVER PROVIDED	1,300 SF
F. NATIVE VEGETATION REQUIRED (F = D x .25)	293 SF
G. NATIVE VEGETATION PROVIDED	350 SF
H. TOTAL NUMBER OF TREES EXISTING ON SITE	0 TREES
I. TOTAL NUMBER OF TREES REQUIRED - I = (A ->2000 SF)	3 TREES
J. TOTAL NUMBER OF TREES PROVIDED	4 TREES *
K. TOTAL NUMBER OF NATIVE TREES REQUIRED - K = (H + I) x .50	2 TREES
L. TOTAL NUMBER OF NATIVE TREES PROVIDED	2 TREES
M. STREET TREES (LDR SEC. 4.6.16.(H)(6)) ONE TREE PER EVERY 40 LF OF STREET FRONTOAGE WITH A MINIMUM OF ONE TREE PER LOT	3 REQUIRED 3 PROVIDED

* THREE (3) PALMS EQUAL ONE (1) TREE. PROHIBITED SPECIES
CANNOT BE COUNTED TOWARD MEETING THIS REQUIREMENT.

SPECIFICATIONS

NOMENCLATURE: All plant material used shall be true to name and size in conformity with the Florida Nurseries' Grades and Standards 2015, and shall be Florida Grade #1 or better. Plants which do not meet specifications will not be accepted.

PLANT LISTS: Quantities, sizes, and location of plants will be determined by plan and plant lists. Size of plant shall take precedent over container size. Spacing of ground covers will be determined by plant lists. Quantities shown on plant lists are to be used as a guideline only. Contractor will be responsible for verification of actual quantities called for on plans. Discrepancies should be brought to the attention of the Landscape Architect.

SUBSTITUTIONS: No substitutions shall be accepted without consent of Landscape Architect. Any intended substitutions shall be detailed on the bid.

PLANTING SOIL: Topsoil shall be clean, sterile, and free of debris or other foreign material. Trees and palms shall be planted with a min. of 8" topsoil (50% mulk, 50% sand) on sides and bottom of root ball. Rooted cuttings shall be planted in beds with a min. of 4" of topsoil worked into the top 6" of existing soil.

FERTILIZER: Palm and Tropical fertilizer (12-4-12) or approved equal shall be applied after planting and prior to mulching per manufacturers recommended application rates.

MULCH: All trees shall be mulched with 3" of approved shredded mulch in a 3 foot dia. circle. All shrubs and groundcover beds shall be mulched with 3" of approved shredded mulch in beds shown on plan or in beds 3' wide for hedges. Mulch should be Grade 'A' unless otherwise approved.

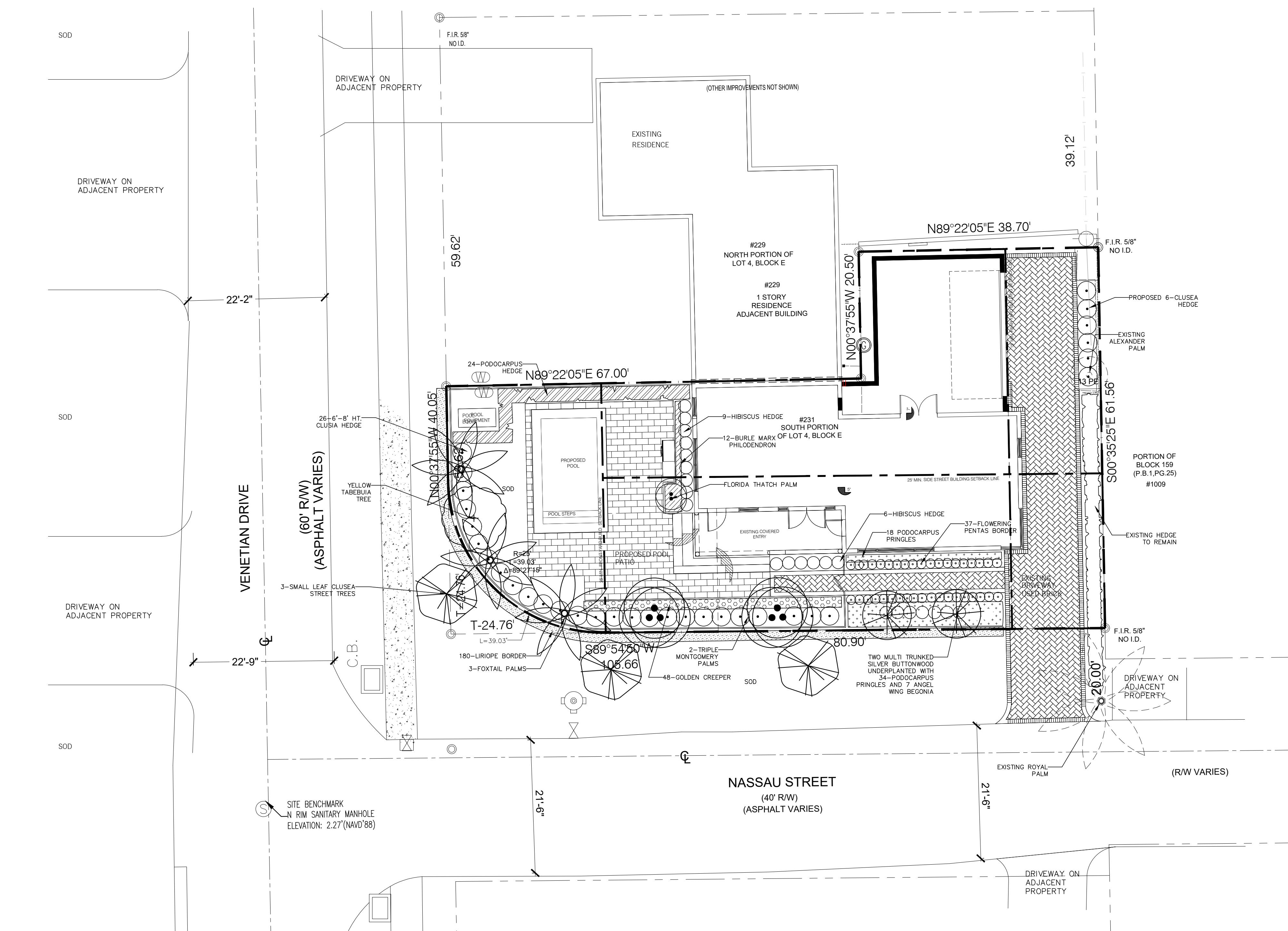
PLANTING PROCEDURE: All plants shall be planted at soil levels at which they were previously grown. Shrub and hedge material shall be planted a min. 2' away from walls or other obstructions. Material with a mature size greater than any overhangs shall be planted away from overhangs so as not to impede the natural growth habit. Sabal Palms are to be planted directly in sand. If necessary, excavate through any compacted building subgrade to undisturbed soil and backfill with planting soil.

WATERING: All plant material shall be watered every day for a minimum one week period and thereafter so as to keep continually moist until final acceptance of the landscape installation. Contractor shall notify owner of other watering requirements after installation.

GUING: All trees 8' or taller shall be guyed or staked to provide ample support such that the material will stay straight and true through the guarantee period. Methods used will be such that no injury is caused to plants. Guying shall be done at the option of the Contractor unless specifically requested by the Landscape Architect, however, Contractor shall still be responsible for all trees and palms remaining straight and true throughout the guarantee period.

SOD: Sod shall be dense, green, and well rooted, and free of debris, weeds, objectionable grasses, dead or infrequent weeds. A complete 6-6-6 fertilizer shall be spread at a rate of 5 lbs. per 1000 sq. ft. Sod shall be watered to a depth of 4" after laying. All areas to be sodded shall be raked smooth and all debris removed prior to installation.

GUARANTEE: All plant materials shall be guaranteed for 1 year after completion of project. Palms are to be guaranteed for 1 year. Guarantee applies to health, position, and size. Replacement cost will be carried by Contractor.

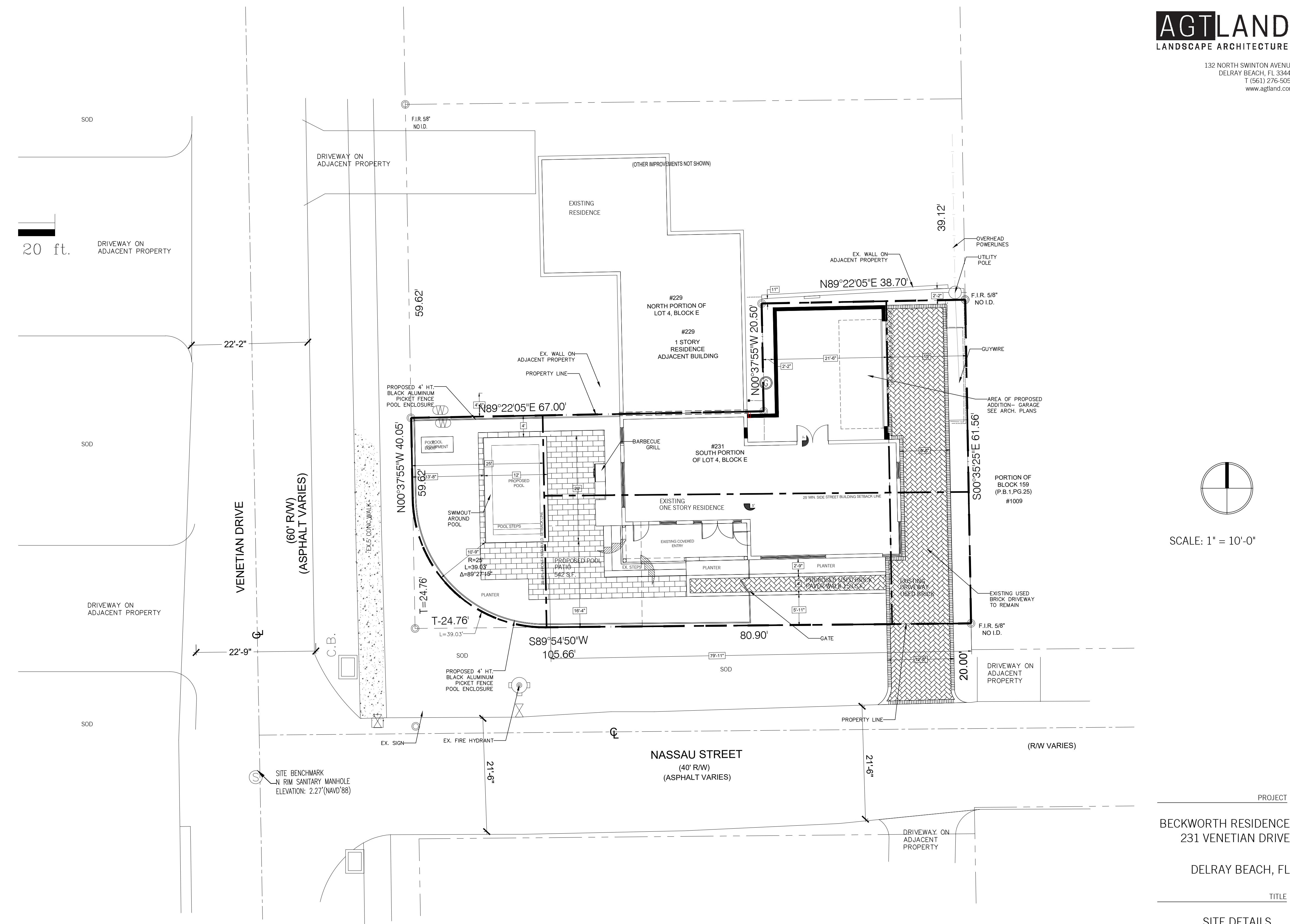




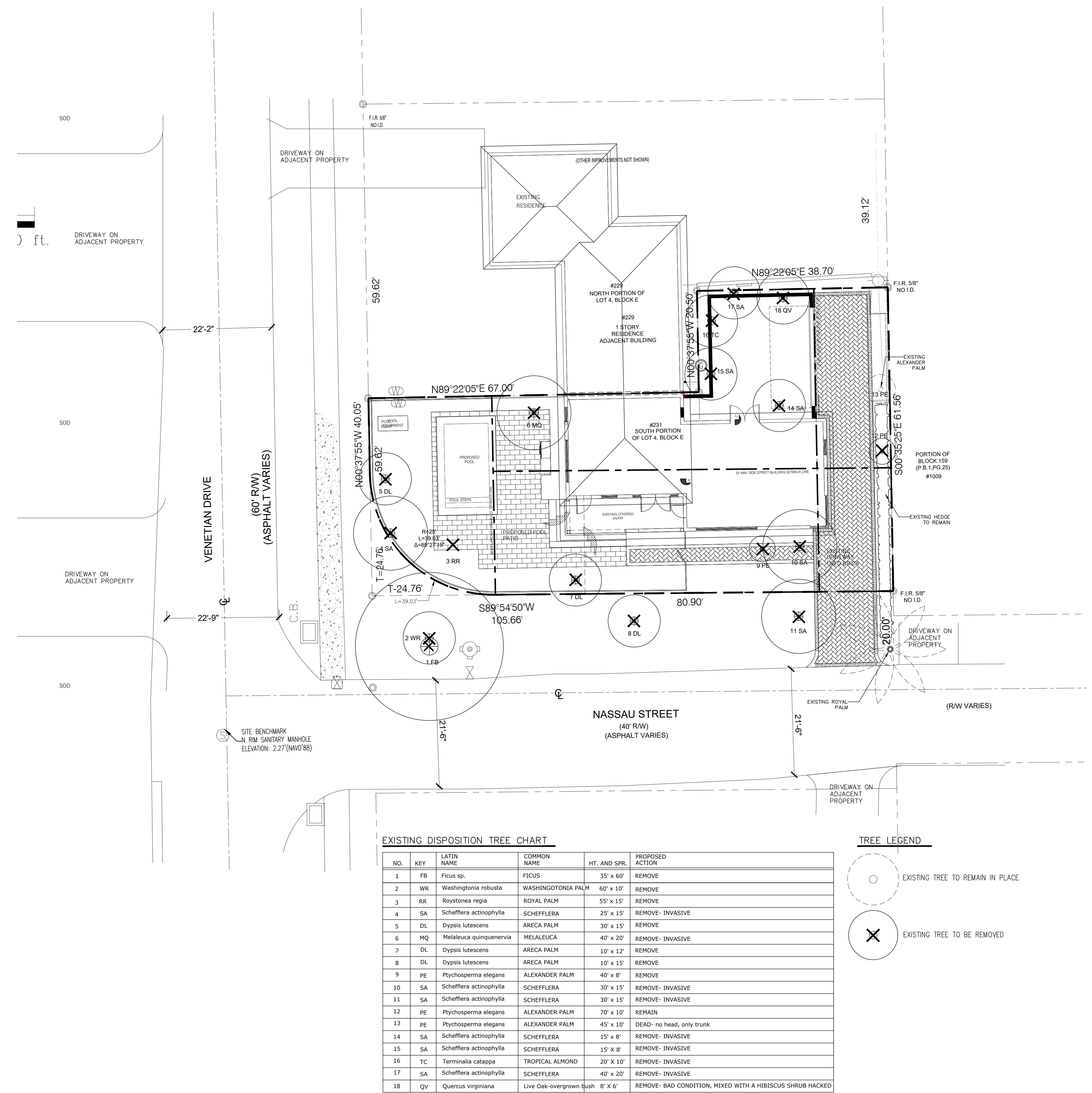
4' HT. BLACK ALUMINUM PICKET FENCE



POOL PATIO TUMBLED LIMESTONE PAVERS-CAP

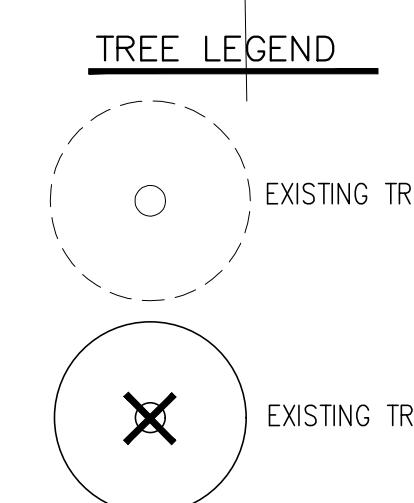


PROJ. NO.	FILE NAME
BB/CBP	DRAWN
1/27/21	DATE
9/24/21	REV.
4/28/22	



EFF REMOVAL PLAN

NO.	KEY	LATIN NAME	COMMON NAME	HT. AND SPR.	PROPOSED ACTION
1	FB	<i>Ficus</i> sp.	FICUS	35' x 60'	REMOVE
2	WR	<i>Washingtonia robusta</i>	WASHINGTONIA PALM	60' x 10'	REMOVE
3	RR	<i>Roystonea regia</i>	ROYAL PALM	55' x 15'	REMOVE
4	SA	<i>Schefflera actinophylla</i>	SCHEFFLERA	25' x 15'	REMOVE- INVASIVE
5	DL	<i>Dypsis lutescens</i>	ARECA PALM	30' x 15'	REMOVE
6	MQ	<i>Melaleuca quinquenervia</i>	MELALEUCA	40' x 20'	REMOVE- INVASIVE
7	DL	<i>Dypsis lutescens</i>	ARECA PALM	10' x 12'	REMOVE
8	DL	<i>Dypsis lutescens</i>	ARECA PALM	10' x 15'	REMOVE
9	PE	<i>Ptychosperma elegans</i>	ALEXANDER PALM	40' x 8'	REMOVE
10	SA	<i>Schefflera actinophylla</i>	SCHEFFLERA	30' x 15'	REMOVE- INVASIVE
11	SA	<i>Schefflera actinophylla</i>	SCHEFFLERA	30' x 15'	REMOVE- INVASIVE
12	PE	<i>Ptychosperma elegans</i>	ALEXANDER PALM	70' x 10'	REMAIN
13	PE	<i>Ptychosperma elegans</i>	ALEXANDER PALM	45' x 10'	DEAD- no head, only trunk
14	SA	<i>Schefflera actinophylla</i>	SCHEFFLERA	15' x 8'	REMOVE- INVASIVE
15	SA	<i>Schefflera actinophylla</i>	SCHEFFLERA	15' X 8'	REMOVE- INVASIVE
16	TC	<i>Terminalia catappa</i>	TROPICAL ALMOND	20' X 10'	REMOVE- INVASIVE
17	SA	<i>Schefflera actinophylla</i>	SCHEFFLERA	40' x 20'	REMOVE- INVASIVE
18	QV	<i>Quercus virginiana</i>	Live Oak-overgrown bush	8' X 6'	REMOVE- BAD CONDITION, MIXED WITH A HIBISCUS SHRUB HACKED



○ } EXISTING TREE TO REMAIN IN PLACE

 EXISTING TREE TO BE REMOVED

PROJ. NO.	FILE NAME
BB/CBP	DRAWN
10/28/20	DATE
9/24/21	REV.
4/28/22	

SHEET

1