



PLANNING & ZONING BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200



Update the Delray Beach Historic Preservation Design Guidelines

Meeting: November 19, 2018

Application Type: City-Initiated - Design Guidelines Update

Request:

The item before the Board is review of the update to the Delray Beach Historic Preservation Design Guidelines (Guidelines), pursuant to LDR Section 2.2.6(D)(8).

Recommendation:

Recommend approval to update the Delray Beach Historic Preservation Design Guidelines as presented, pursuant to LDR Section 2.2.6(D)(8).

Background:

The Guidelines were developed for the City of Delray Beach in 1990 with an update completed in 2003. The update was funded with a 50/50 matching grant from the Florida Division of Historical Resources, Bureau of Historic Preservation and was conducted by Ellen Uguccione, a consultant with Janus Research in conjunction with City staff. The Guidelines incorporated changes resulting from several public hearings at which the Historic Preservation Board (HPB) reviewed text and layout of the document. The 2003 update included:

- Updates to the Local Register of Historic Places;
- A more comprehensive and all-inclusive historical overview;
- Additional details relating to replacement of materials in-kind, accessibility, storm protection and demolition;
- Introduction of appendices;
- Addition of architectural styles; and,
- Improved user-friendly layout, text, and graphics.

The City Commission reviewed the updated Guidelines during their meeting of June 10, 2003 and formally adopted the Guidelines at their July 22, 2003 public hearing.

The subject request is for review of an update to the Guidelines, which include removal of process-related items outlined in the document and updates to the Local and National Registers of Historic Places.

Review and Analysis:

Pursuant to LDR Section 2.2.6(D)(8), Historic Preservation Board – Duties, Powers, and Responsibilities, the Historic Preservation Board shall, develop, establish, and regulate guidelines concerned contemporaneous architectural styles, colors, building materials, and so forth for all properties which are Individually Designated and/or located within historic districts. Such guidelines will be subject to review by the Planning and Zoning Board, and will be subject to approval by the Commission.

Currently, the Guidelines are in conflict with the Land Development Regulations (LDR) with respect to process-related issues as the Guidelines incorrectly identify processes listed in the LDRs. In order to ensure the continued use of the Guidelines, removal of these outdated process references is required. Additionally, updates to the Local and National Register of Historic Places is proposed to include historic properties, sites and districts that have been added to the Registers since 2003.

A multitude of updates are needed to the Guidelines, including expanded Periods of Significance for historic districts, architectural styles, map updates, and district boundaries, to name a few. A comprehensive update is anticipated to be undertaken in the 2019-2020 budget year as the services of a consultant are needed in order to complete such effort.

Project Planner:
Michelle Hoyland, Principal Planner;
hoylandm@mydelraybeach.com, 561.243.7039

Review Dates:
HPB, October 3, 2018
Planning and Zoning Board, November 19, 2018
City Commission, December 11, 2018

Attachments:
Delray Beach Historic Preservation Design Guidelines



Review by Others:

The draft ordinance was presented at the October 3, 2018, Historic Preservation Board meeting; the board recommended approval.

Assessment and Conclusion:

The proposed provides for necessary updates to the Delray Beach Historic Preservation Design Guidelines.

Alternative Actions:

- A. Continue with direction.
- B. Recommend approval of the Delray Beach Historic Preservation Design Guidelines as presented, pursuant to Section 2.2.6(D)(8).
- C. Recommend denial of the Delray Beach Historic Preservation Design Guidelines as presented, pursuant to Section 2.2.6(D)(8).