



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: February 13, 2019 | File No.: 2019-074-SPM-SPR-CL3 | Application Type: Gunther Volvo

General Data:

Applicant: David Klaus, Gunther Motor Company New Ventures, LLC.

Agent: Matthew Scott, Mathew Scott & Tripp Scott, PA

Owner: Gunther Motor Company New Ventures, LLC

Location: 2201 N. Federal Hwy

PCN: 12-43-46-04-28-000-0020

Property Size: 4.79 Acres

FLUM: General Commercial (GC)

Zoning: Automotive Commercial (AC)

Adjacent Zoning:

- North: AC
- East: RS-P (Residential Single-Family-Place Au Soleil District)
– Town of Gulf Stream
- South: GC
- West: GC

Existing Land Use: Automotive Dealership

Proposed Land Use: Automotive Dealership



Location Map:
Gunther Volvo



Item before the Board:

The action before the Board is for the approval of a Class III Site Plan Modification application associated with the shifting of the building by 6'-10" to the west, and minor site plan reconfiguration for the Gunther Volvo project pursuant to LDR Section 2.4.5 (G)(1)(c), including the following:

- ☐ Site Plan
- ☐ Landscape Plan

Recommendations by Separate Motions:

Site Plan:

Move approval of the Class III Site Plan Modification application (2019-074) for **Gunther Volvo**, by adopting the findings of fact and law contained in the staff report and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(G)(5) and Chapter 3 of the Land Development Regulations.

**Note: If the site plan is denied, no further action shall be taken on the landscape plan due to potential inconsistencies.*

Landscape Plan:

Move approval of the Landscape Plan (2019-074) for **Gunther Volvo**, by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Sections 4.6.16 of the Land Development Regulations.

Notes:

1. Provide revised engineering plans with the correct hatch patterns prior to site plan certification.
2. Indicated fire main size on the plans prior to site plan certification

Project Planner:

Kent Walia, AICP, Senior Planner;
waliaak@mydelraybeach.com
561-243-7365

Review Dates:

SPRAB Board:
February 13, 2019

Attachments

1. Site Plans
2. Landscape Plans

**Project Request:**

The Gunther Volvo is a full-service automobile dealership with an automobile showroom, administrative and sales offices, and customer parking and display parking. The Class III Site Plan modification request for Gunther Volvo is associated with the shift of the placement of the building, and minor reconfiguration of the site design due to a surveying error during construction of the building. Specifically, the building was built 6'-10" west of its originally approved location. The site plan reconfiguration resulting from the shift of the building include:

1. A reduction of the width of a walkway in front of the showroom on the west side of the property from 8' to 5',
2. A reduction of the width of a driveway in the front of the building from 26' to 24' feet.
3. A minor reduction and reconfiguration of the hardscape area west of the vehicular display area.
4. An elimination of three parking stalls.
5. Minor landscape modifications.

Background:

The subject property is located on the east side of North Federal Highway, south of Gulfstream Boulevard; a small portion of the property abuts the Place Au Soliel neighborhood located within the Town of Gulfstream. The 4.79-acre property is zoned AC (Automotive Commercial) with a GC (General Commercial) Future Land Use Map (FLUM) designation. The property is also located within the North Federal Highway overlay area.

At its meeting of May 14, 1997, the Site Plan Review and Appearance Board (SPRAB) approved a site plan (1997-118), landscape plan and building elevations for the Borton Volkswagen Dealership on the subject property. The development proposal included a two-phased project to establish a Volkswagen automobile dealership, which was combined with the existing Borton Volvo dealership immediately to the south.

At its meeting of July 9, 2003, the SPRAB approved a Class III Site Plan Modification (2003-224) for Borton Motors Dealership. The request was for the construction of a 3,596 square foot carwash building on the east side of the used car sales building, and reconfiguration of the 34-space parking area (customer parking and bullpen parking) at the east side of the property to accommodate 57 spaces and the get-ready building. The approval was subject to conditions which included limitations on the lighting levels (40 footcandles) to "enhance compatibility with the adjacent residential neighborhood", hours of operation and delivery for the car wash building the same as the business' hours of operation (7am - 9pm), and dumpster pickup hours (8am - 5pm). A cross access easement exists between the subject property (Gunther Volvo) and the one to the north (Gunther Volkswagen) to assist with circulation.

At the meetings of June 8, 2016 and November 30, 2016, the SPRAB reviewed a Concept Plan Review for the subject redevelopment of the site and provided direction to the applicant regarding the increased front setback from the maximum 15' to approximately 100'. The request was reviewed twice given the changes in the Board members subsequent to the June meeting. The SPRAB direction to the applicant, which is non-binding during a Concept Plan Review, was supportive of the increased setback.

At its meeting of April 26, 2017, the SPRAB approved a Class V Site Plan (2017-009), Landscape Plan, and Architectural Elevations for Gunther Volvo for the construction of a 31,035 square foot Showroom/Service building, and a three-level parking garage located at 2201 N. Federal Highway. The approval included the condition that the Unity of Title be done with Lot 1, lighting be reduced by 11 pm, and that no speakers be utilized throughout the site. Additionally, the board approved the applicants request to change in the maximum front setback along North Federal Highway from 15' maximum to 103'-8" maximum pursuant LDR Section 4.4.10 (F)(3).

On July 7, 2017, building permit # 17-00170536 was issued for the construction of the commercial building at the subject location.

In Fall of 2018, the Development Services Department was notified by Stiles Construction (the Contractor) that the building was surveyed incorrectly and that it was built 6'-10" to the west of its originally approved location. Furthermore, minor site plan changes were made to accommodate the building shift. Changes of this nature to the site plan are often viewed as a construction error, but due to the nature of the building shift and minor associated site changes, a Class III Site Plan application was required to update the modifications to the site plan. Below is a photo of the building's progress around the time the City was notified.



Site Plan Analysis:

Compliance with the Land Development Regulations:

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

- Pursuant to LDR Section 4.4.10 (A) **Purpose and Intent**, the Automotive Commercial (AC) District has been created to provide specific regulations for this class of use and related uses when those related uses are not located within Commerce or Industrial Districts; and to further Objective A-2 of the Land Use Element.
 - ✓ The proposed Class III Site Plan modification is for minor adjustments to an existing approved site plan and construction of a new Automotive Dealership (Gunther Volvo). The automotive dealership is a principal use under the AC zoning district. The accessory uses provided include a showroom, sales office, parts storage, service reception, interior service and carwash bays, vehicle display areas, and a garage. Thus, this requirement has been met.
- Pursuant to LDR Section 4.4.10 (E) **Review and Approval process**, all principal uses, and accessory uses thereto shall be allowed upon approval by the Site Plan Review and Appearance Board pursuant to provisions of Section 2.4.5(F), 2.4.5(H), and 2.4.5(I).
 - ✓ As mentioned in the background, the proposed Class III Site Plan modification is being requested do to an error in the survey which resulted in the building being built 6'-10" west of the location that was originally approved. Furthermore, as a result of the building shift, minor site reconfigurations were also shown on the plans. As such, a site plan modification was required. In accordance to the referenced LDR section, the Class III Site Plan modification is before the board for review and approval.

Establishment of the Proposed Use/ Certificate of Occupancy:

Per LDR Section 2.4.6(C), a certificate of occupancy is required prior to the establishment of use on any site or occupancy of a structure. Prior to issuance of an occupancy permit, all conditions associated with this development approval shall be met.

**Base District Requirements:**

- **LDR Section 4.3.4 (K) Development Standards Matrix and 4.4.10 (F)**

<u>Zoning</u> Automotive Commercial (AC)	Required	Approved (CLV 2017-009)	Proposed Modifications (CLIII 2019-074)
Lot Frontage (Min.)	125'	381.97'	381.97'
Lot Width (Min.)	125'	312.75'	312.75'
Lot Depth (Min.)	200'	675.81'	675.81'
Lot Area (Min.)	1.5 acres	4.79 acres	4.79 acres
Lot Coverage	None	40.5%	40.5%
Open Space (Min.)	25%	25%	26.5%
Height (Max.)	48'	21'-7" *	21'-7"
Setbacks (Min.):			
Front (West)	5'-15'	103'-8" **	96'-10" **
Side (South)	15'	38'-2"-114'	40'-8" – 122'-6"
Rear (East)	10'	68'-130'	72'-9" – 136'-7"
Side Interior (North)	15'***	7'	10'-2" ***

* Height to the top of the showroom and garage roof floor deck is 21'-7"; height to the top of the parapet is 24'-8" and 28'-8"; height to the top of the elevator tower is 35'-4".

**As stated in the background, the applicant received approval from the board on April 26, 2017 to change the maximum front setback from 15' to 103'-8".

*** A unity of Title with Lot 1 to the North was provided, thereby eliminating the non-conformity regarding the building setback from the interior lot line.

- ✓ As proposed, the development modifications meet the minimum base district requirements for the AC zoned district in regard to lot size, lot coverage, open space, building height, and setbacks. Furthermore, the proposed modification increased the side interior setback by 3', the rear setback by up to 6', the side setback by up to 8', and decreased the front setback by 6'-10". It is important to note, that the building shift lead to an increase in the building setback from the adjacent neighborhood in the Town of Gulf Stream.

Base Zone District:

As previously mentioned, the proposed site plans modification involves the shift of the building to the west by 6'-10" and minor associated site reconfiguration. Additionally, the site reconfigurations include minor walkway width reduction, driveway reduction, elimination of 3 parking stalls and the increasing of open space. However, as proposed, the landscape, paving, site components, and photometric designs all remain the similar to what was previously approved in application (2017-009). The following LDR section summarize the compliance of the proposed plans in accordance the approved site plan (2017-009).

- ✓ In accordance with LDR Section 4.6.4 (A)(2)(a) **Special District Boundary Treatment**, the plans provided show no substantial changes in design from the approved site plan (2017-009) regarding boundary treatment. The proposed plans still show 8' tall precast wall and continuous rows of landscape buffering commercial property form the adjacent residentially zoned properties, east of the subject site. Thus, this regulation has been met.
- ✓ In accordance with LDR Section 4.4.10 (G)(1), **Outside Display**, the plans provided show no substantial changes in design from the approved site plan (2017-009) regarding outside display buffering or screening. The plans provided still show the existing berm with new and existing "Red Tip" Cocoplum hedges and Royal Palm trees planted 40' feet on center buffering the vehicle display area from N. Federal Highway. Thus, this regulation has been met.
- ✓ In accordance with LDR Section 4.4.10 (G)(4)(a)-(b), **Locational Restrictions**, the plans provided show no substantial changes in design from the approved site plan (2017-009) regarding location restrictions of repair facilities, and paint and body shops. The plans provided still show the proposed service bays internal to the building and accessed by an automated door 93'-100' from the southern property line adjacent the residentially



zoned properties. Furthermore, the plans still show the car wash and detailing bays located in on the interior of the garage on level 1, completely enclosed within the building not visible to the public. Thus, this regulation has been met.

- ✓ In accordance with LDR Section 4.4.10(G)(5), **Use and Operating Restrictions**, the plans provided show no substantial changes in design from the approved site plan (2017-009) regarding the loading and off-loading of vehicles, the type of equipment sold on site, the ways vehicles are displayed, or the noise generated on site. The plans show the off-loading area adjacent to the south property line. The plans still show a 6' masonry wall with landscaping buffering which would aid in visually screening and reducing the sound generated from the loading area on to the multi-family development to the south. Furthermore, the loading area located greater than 100' from the residentially zoned properties to the east within the Town of Gulfstream. Additionally, the plans still show that the development contains impact-resistant windows and doors that help reduce the noise generate on site. Thus, this regulation has been met.

Supplemental District Regulations

Lighting:

The chart below includes the lighting requirements for the AC zoning district in accordance with LDR Section 4.4.10 (G)(6), and the supplemental lighting requirements listed in LDR Section 4.6.8:

	Requirement	Provided	Average
Lighting 10' inside the property line			
Display Areas (Until 11pm)	100fc (maximum)	11.0fc – 30.3fc	19.86fc
All Other Areas		1.4fc – 12.0fc	5.25fc
Display Areas (After 11pm)	50fc (maximum)	11.0fc – 30.3fc	19.86fc
Parking Garage			
Ramps: Day	2.0fc – 20 fc	6.3fc – 9.5fc	7.93fc
Ramps: Night	1.0fc – 10.0fc	4.0fc – 9.0fc	7.00fc
Entrance Area: Day	50fc – 500fc	18.2fc – 106fc	62.0fc
Entrance Area: Night	1.0fc – 10fc		
Roof Deck	100fc (maximum)	0.0fc – 16.2fc	2.55fc
Perimeter Lighting	0.25fc (maximum)	0.0fc – 0.3fc	0.12fc
Fixture Height			
Parking Lots & Display Areas	25' (maximum)	25'	-----
Parking Structure – Top Floor	15' (within 20' of the edge)	9'	-----
	20' (more than 20' from the edge)	9'	
Parking Structure - Interior	No Requirements	Between Ceiling Beams	-----

- ✓ The plans provided show no substantial changes in design from the approved site plans (2017-009) other than minor changes in the photometric calculations. The plans still show compliance with the lighting restriction identified in LDR section 4.4.10 (D)(6), by directing the light away from adjacent properties, containing the light on site, limiting the height of the fixtures to a maximum of 25', and limiting the foot candle illumination levels to 100 or less in display areas, 40 or less in other areas, and 50 or less after 11 pm. The photometric calculations provided are slightly less than the calculations provided in the previously approved submittal but are still below average requirements listed in LDR section 4.6.8 Tables (1) and (2) while still providing adequate lighting to the site. The site lighting plans show the same locations of the light fixtures as to what was previously approved while maintaining the fixture heights and screening devices to limit light on adjacent properties. Thus, this regulation has been met.

Parking Requirements:

- Pursuant to LDR Section 4.6.9 (C)(3)(f) **Vehicle sales and rental**, shall provide 4 spaces per 1,000 square feet of total building(s) area, except indoor display areas. Required parking spaces shall be designated for employee, customer and/or service use at the standard of at least 1.5 spaces per service bay and 2 spaces per 1,000 sq. ft. of floor area (less indoor display area). Any remaining spaces may be used for display purposes. Pursuant to LDR



section 4.6.9(C)(5)(b), vehicle, paint, body and repair shops shall provide 4.5 spaces per 1,000 sq. ft. of gross floor area. The table below depicts the overall number of required parking spaces; the portion of the overall required parking designated to serve the customer, employee, and service uses; and the parking provided.

Parking	Required	Provided
Showroom, Parts, Vehicle Sales (11,912 sf)*	4 / 1,000 sf = 48	-
Service and Detailing Bays (23)	1.5 / bay = 35	-
Total	83	119

* Required parking spaces shall be designated for the employee, customer and/or service use at the standard of at least 1.5 spaces per service bay and 2 spaces per 1,000 sq. ft. of floor area (less indoor display area).

- ✓ The plans show a total of 585 parking spaces provided on site (66 surface and 519 in the garage). The spaces are comprised of 469 automobile storage spaces and 119 combined customer and employee parking spaces. The total number of parking spaces provided is 3 less than the previously approved site plan (2017-009). The reduction of the parking spaces is a result of the shifting of the building 6'-10" to the west. Moreover, the spaces were removed to order to maintain adequate drive aisle width, loading area square footage, and landscape islands. The parking spaces provided still exceed the minimum required parking in the LDR. Other than the building shifting to the west, the parking design and configuration similar to what was approved and permitted. Thus, this requirement has been met.

Landscape Analysis:

- ✓ Pursuant to LDR section 4.6.16(C)(1)(a), prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C). Revised landscape plans provided have been submitted, evaluated and recommended for approval by the City Senior Landscape Planner. The plans show the same landscape design and quantity of trees and shrubs as what was approved by SPRAB on the previous site plan (2017-009) and permitted #17-00170536. The landscape design includes abundant screening of foliage composed of various shrubs, Silver buttonwood, and Gumbo Limbo trees along the south property line adjacent to the multi-family property and Live Oaks and Gumbo Limbos along the east property line adjacent to the single-family properties. Thus, this requirement has been met.

Required Findings:

Pursuant to Section 3.1.1 **Required Findings**, prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following areas:

Section 3.1.1 (A) - Future Land Use Map:

- The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Future Land Use Map.
 - ✓ The subject property has a FLUM designation of General Commercial (GC) and Zoning District Map designation of Automotive Commercial (AC). The AC zoning district is consistent with the GC FLUM designation. Pursuant to LDR Section 4.4.10(B)(5), within the AC zoning district, full-service automobile dealerships are allowed as a permitted use and repair shops/garages are allowed as an accessory use. Based on the above, it is appropriate to make a finding with respect to consistency with the Future Land Use Map (FLUM) designation.

Section 3.1.1 (B) – Concurrency:

- Facilities which are provided by, or through, the City shall be provided to new development concurrent with the issuance of a Certificate of Occupancy. These facilities shall be provided pursuant to levels of service established within the Comprehensive Plan.
 - ✓ A positive finding of Concurrency as it relates to water and sewer, streets and traffic, drainage, parks and



recreation, open space, solid waste, was made as part of the Class V site plan approval.

Section 3.1.1 (C) – Consistency:

- Compliance with performance standards set forth in Chapter 3 and required findings in Section 2.4.5(F)(5) for the request shall be the basis upon which a finding of overall consistency is to be made. Other objectives and policies found in the adopted Comprehensive Plan may be used in making a finding of overall consistency.
 - ✓ As described in Appendix “B”, a positive finding of Consistency can be made as it relates to Standards for Site Plan Actions.

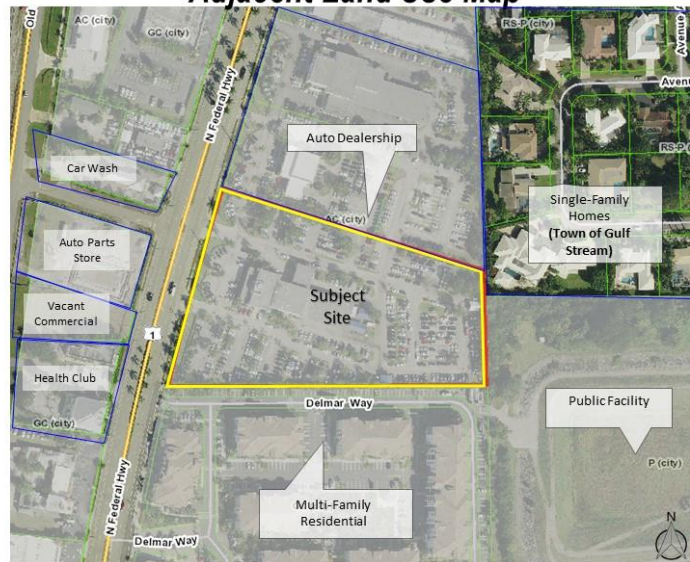
Section 3.1.1 (D) – Compliance with the LDRs:

- Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.
 - ✓ As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDRs can be made.

Adjacent Land Uses:

- Pursuant to LDR Section 2.4.5(F)(5), **Adjacent land use designations**, “the approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values”: The following table indicates the zoning and land use of the properties surrounding the subject property:

Adjacent Land Use Map



	Adjacent Zoning	Adjacent Future Land Use (FLUM)	Current Use
North	Automotive Commercial (AC)	General Commercial (GC)	Automotive Dealership (Gunther Volkswagon)
East	Single-Family Residential (RS-P)	-	Place Au Soleil (Single-Family Residential, Town of Gulfstream)/
South	General Commercial (GC)	General Commercial (GC)(Infill Workforce housing)	Multi-Family Residential (Delray Preserve)
West	General Commercial (GC)	General Commercial (GC)	Car Wash/Automotive Retail (Auto Zone)/ Vacant Parcel/ Commercial Building (Avenue Pilates & Fitness)

- ✓ The development was approved by SPRAB under the previous site plan application (2017-009). The site was approved meeting the harmonious compatibility standard with the adjacent lots. The proposed development is replacing the existing dealership which has been considered compatible in this area in accordance with the Comprehensive Plan which specifies that this area as one desired for automobile dealerships. The applicant



has taken certain measures to mitigate potential impacts on the neighboring properties with additional landscaping, screening on the garage, lower building height than what is permitted, and reducing the height of the lighting fixtures on the upper floor of the garage. The applicant has also committed to closing at 10 pm every evening and agreed not to use loudspeakers. A letter regarding the applicant's commitments to mitigate their impact on adjacent parcels is attached. Given the extent of the information provided, a positive finding can be made in regard to the aforementioned LDR section.

Comprehensive Plan Policies:

A review of the objectives and policies of the adopted Comprehensive Plan was conducted, and the following applicable objectives or policies were noted.

Future Land Use Element (FLUE)

- *Objective A-1: Property shall be developed or redeveloped, in a manner so that the future use, intensity, and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses, and fulfill remaining land use needs.*
 - ✓ The proposed development is similar to the automobile dealership related uses currently existing on-site, with the addition of a parking garage and other necessary accessory uses, such as the car wash, detailing area, and service bays, all of which have been located interior to the building. There are no known soil, topographic, or other physical considerations associated with the property that would negatively affect the proposed redevelopment. The proposed improvement is deemed a compatible and appropriate use for this site, as it is permitted by both the LDRs and Comprehensive Plan. Therefore, a positive finding can be made with regard to Future Land Use Element Objective A-1.
- *Policy A-2.4: Automobile uses are a significant land use within the City and as such, they have presented unique concerns. In order to properly control these uses and guide them to locations which best suit the community's future development, the following shall apply:*
 - 4) *Automobile dealerships shall be directed to the following areas:*
 - *North of George Bush Boulevard, between Federal and Dixie Highways;*
 - *East side of Federal Highway north of the north property line of the Delray Swap Shop/Flea Market;*
 - *South of Linton Boulevard, between Federal and Dixie Highways;*
 - *Between the one-way pairs (Federal Highway), from SE 3rd Street to SE 10th Street; and from N.E. 5th Street to George Bush Boulevard;*
 - *On the north side of Linton Boulevard, between I-95 and SW 10th Avenue, and along Wallace Drive.*
- ✓ The subject site is situated on the east side of Federal Highway north of the north property line of the Delray Swap Shop/Flea Market. The Delray Swap Shop/Flea Market property has since been redeveloped as a multi-family development known as Delray Preserve, which is located directly to the south of the subject parcel. The proposed development is compatible with the comprehensive plan, specifically Comprehensive Plan Policy A2.4 (4) sub-bullet two. Therefore, the proposed development furthers the City's stated policy with respect to directing automobile dealerships to a particular area of the City.

Review by Others:

Community Redevelopment Agency

- On April 13, 2017, the Community Redevelopment Agency (CRA) recommended approval for the Gunther Volvo project. Staff notified the CRA on February 12, 2019 of the Class III Site Plan modification application.

Courtesy Notices:

- Pursuant to 2.4.2 (C)(3), courtesy notices have been provided to the following homeowner's associations, which have requested notice of developments in their areas:



- Windsor Court
- Town of Gulf Stream

Letters of objection or support, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

Assessment and Conclusion:

The Gunther Volvo is a full-service automobile dealership with an automobile showroom, administrative and sales offices, and customer parking and display parking. The proposed Class III Site Plan modification is associated with the shift in the placement of the building by 6'-10" to the west, and the reduction of 3 parking spaces, a front drive aisle, an entry walkway and minor reconfiguring of the hardscape, landscape, and a driveway. As previously mentioned, the site plan modification request was in result of a surveying error. The design, elevations, and configuration of the building remain the same as what was approved by SPRAB in site plan application (2017-009) on April 26, 2017. The proposed modifications do not have a negative effect on the project or the surrounding properties and still meet the minimum LDR requirements. In fact, the surveying error resulted in the building being 6'-10" further away from the adjacent residential properties to the rear and further to the commercial US-1 corridor. Thus, the proposal complies with the policies of the Comprehensive Plan and the Land Development Regulations.

Alternative Actions:

- A. Continue with direction.
- B. Move approval of the Class III Site Plan Modification application (2019-074) for Gunther Volvo, by adopting the findings of fact and law contained in the staff report and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(G)(5) and Chapter 3, and Section 4.6.16 of the Land Development Regulations.
- C. Move denial of the Class III Site Plan Modification application (2019-074) for Gunther Volvo, by adopting the findings of fact and law contained in the staff report and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(G)(5) and Chapter 3, and Section 4.6.16 of the Land Development Regulations.

APPENDIX "B" - STANDARDS FOR SITE PLAN ACTIONS Sec. 3.2.3 (A) through (J)

- A. Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.
 - ☐ Not applicable
 - ☒ Meets intent of standard
 - ☐ Does not meet intent
- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.
 - ☐ Not applicable
 - ☒ Meets intent of standard
 - ☐ Does not meet intent
- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.
 - ☒ Not applicable
 - ☐ Meets intent of standard
 - ☐ Does not meet intent
- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.



- ☒ Not applicable
- ☐ Meets intent of standard
- ☐ Does not meet intent

E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.

- ☒ Not applicable
- ☐ Meets intent of standard
- ☐ Does not meet intent

F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.

- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent

G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.

- ☒ Not applicable
- ☐ Meets intent of standard
- ☐ Does not meet intent

H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent

I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent

J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

- ☒ Not applicable
- ☐ Meets intent of standard
- ☐ Does not meet intent

REVISIONS:

5-10-18

Per site conditions

11-30-18

Per site conditions

1-25-19

Tree removal & mitigation

REGISTERED LANDSCAPE ARCHITECT
HIGH F. JOHNSON
LA00008553
STATE OF FLORIDA

CONSULTANT

STILES ARCHITECTURAL GROUP

301 East Las Olas Blvd
Fort Lauderdale, Florida.
954 - 627 - 9180
33301

FL REG # AA-26001798

VOLVO

PROPOSED DEALERSHIP & PARKING GARAGE FOR:

2201 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FL 33483

LANDSCAPE PLAN

LP-1

PROJECT NO.
73924

DRAWN BY:
ER/JKG

CHECKED BY:
J.L.P

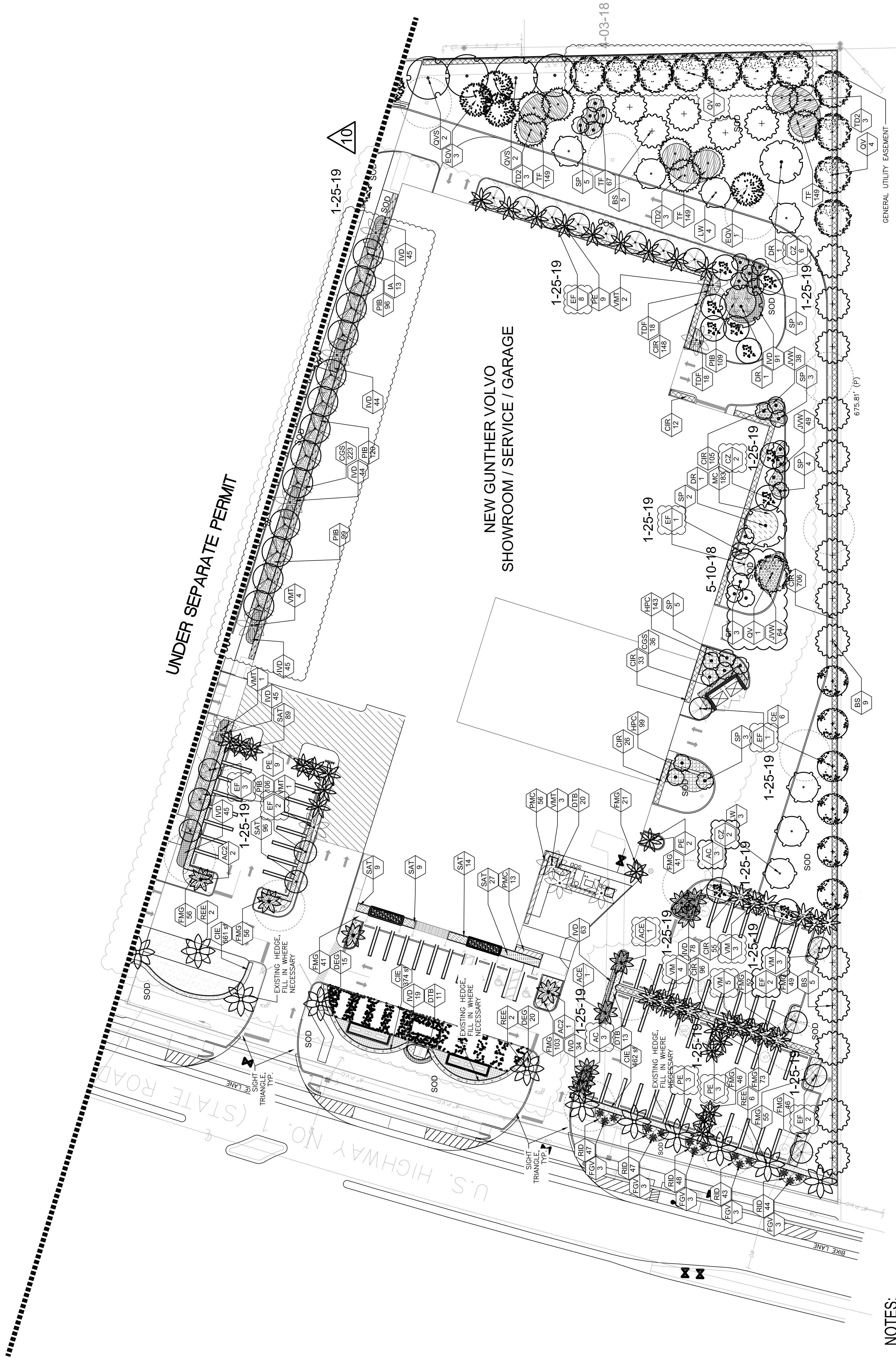
DATE:
June 19, 2017

SCALE: 1"=30'-0"

AAL

Architectural Alliance Landscape

612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
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NOTES:

- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
- SEE SHEETS TD-1 & TD-2 FOR EXISTING TREE SURVEY
- SEE SHEET LP-2 FOR LANDSCAPE DETAILS AND NOTES
- SEE SHEET LP-2 FOR PLANTING SCHEDULE

