



# SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

## DEVELOPMENT SERVICES DEPARTMENT

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444

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

### SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: October 16, 2019

File No.: 2019-257 SPF-SPR-  
CL2

Application Type: Class II Site Plan Modification

#### General Data:

Owner: Yoan Machado.

Agent: Lifespace Communities, Inc.

Location: 401 E. Linton Blvd

PCN: 12-43-46-21-50-001-0000

Property Size: 20.45 Acres

FLUM: MD (Medium Density)

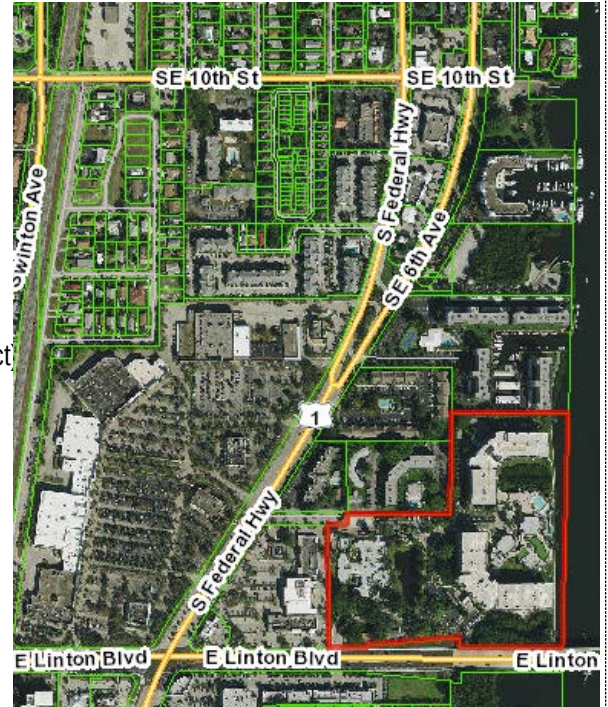
Zoning: RM (Multiple Family Residential)

#### Adjacent Zoning:

- North: OS (Open Space)
- South: SAD and CD (Special Activities District and Conservation District)
- East: Intracoastal Waterway
- West: PC (Planned Commercial)

Existing Land Use: Assisted Living facility

Proposed Land Use: Car Wash/Apartment above retail use of car wash



#### Item before the Board:

The action before the Board is for the consideration of a Class II Site Plan Modification for **Harbour's Edge** located at **401 E. Linton Blvd.** pursuant to LDR Section 2.4.5 (F), including:

- ☐ Site Plan
- ☐ Landscape Plans

#### Optimal Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Class II (2019-257) Site Plan and Landscape Plans for **Harbour's Edge** located at **401 E. Linton Blvd.**, as amended, 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 the Land Development Regulations.
3. Move denial of the Class II (2019-257) Site Plan, and Landscape Plans for **Harbour's Edge** located at **401 E. Linton Blvd.**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.

**Note:** Prior to Site Plan Certification signed and sealed drainage calculations must be provided.

Project Planner:  
Jennifer Buce  
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561-243-7138

Review Dates:  
October 16, 2019

Attachments:  
1. Site Plans  
Landscape Plans



**Assessment and Summary:**

The property consists of 20.45 acres and is currently zoned RM (Multiple Family Residential). The project consists of the resurfacing and restriping of the surface parking.

The proposal is to resurface the surface parking to add compact spaces in order to increase the amount of parking spaces available to staff and visitors.

**Background:**

The subject property is located on the north side of Linton Blvd and the Intracoastal waterway. corner of SE 7th Street and SE 5<sup>th</sup> Avenue within the Multiple Family Residential (RM) zoning district. The subject property is HARBOURS EDGE PL 1 TR A & HARBOURS EDGE PL 2 PB52P180 TR B and contains 20.45 Acres.

At its meeting of March 23, 1983, the Planning and Zoning Board approved a conditional use and Site Plan Development for Harbour's Edge to build a life care retirement community.

Today there are 266 dwelling units in two buildings (five stories) and an additional 54 beds. There is a clubhouse, kitchen, dining and therapeutic facilities on site.

At its meeting of November 30, 2011, a Class III site plan modification, landscape plan, and architectural elevations with the redevelopment, expansion and up grade of the Independent Living Commons building and the Health Care Facility was approved.

In 2015, a Class II Site Plan Modification was approved for additional surface parking but expired and was never built.

Now before the board is a Class II Site Plan Modification which includes repaving and restriping of the surface parking lot to include compact spaces to accommodate more parking for visitors and staff members.

**Project Description:**

The subject request includes changes to the Site Plan and Landscape Plan by restriping the surface parking lot to accommodate compact parking spaces to provide more spaces for the visitors and staff.

**Site Plan Analysis:**

The following items identified in the Land Development Regulations shall specifically be addressed by the Site Plan Review and Appearance Board (SPRAB) for final action on the site and development applications/requests, as presented.

**Parking:**

Pursuant to LDR Section 4.6.9(C)(7)(b), nursing homes shall provide one space for each four beds. The nursing home has 54 beds and thus requires 14 parking spaces.

Pursuant to LDR Section 4.6.9(7)(c) Assisted living facilities. that do not comport with the definition of "community residence" and Continuing Care Facilities: Facilities shall provide 1.5 spaces per unit. However, in 2011, the parking calculation that was used and has been carried through to present has been calculated at 63 one bedroom apartments at a rate of 1.0 which is 63 parking spaces and 206 apartment units with two bedrooms including one three bedroom unit at a rate of 1.25 which is 258 parking spaces.

Pursuant to LDR Section 4.6.9(C)(1)(b) Handicapped spaces. Special parking spaces designed for use by the handicapped shall be provided pursuant to the provisions of Florida Accessibility Code for Building Construction. Such spaces shall not be in addition to, but shall substitute for required parking. The current parking covered by the Federal Fair Housing Act requires 9 handicap spaces, which they have provided. The proposed addition of spaces requires, two percent of the total development.

Pursuant to LDR 4.6.9(C)(g) Compact car parking. Up to 30 percent of the required parking for any use may be designated for compact cars. Such approval may be granted concurrent with approval of the site and development plan. Spaces which are provided in excess of the number required may also be designated and designed as "compact car parking". The applicant has provided the 30 percent of required parking which is 151 parking spaces.



|                               | Site Plan of Record | Proposed          |
|-------------------------------|---------------------|-------------------|
| Garage Parking Spaces         | 276                 | 276               |
| Surface Parking Spaces        | 134                 | 230 (compact 151) |
| Parking Spaces Required       | 335                 | 335               |
| Handicap                      | 15                  | 12 (10 required)  |
| Total Parking Spaces Provided | 410                 | 506               |
| Surplus of Parking            | 52                  | 171               |

The applicant is now proposing 96 new surface parking spaces which will accommodate additional parking for visitors and employees. The proposed parking is being restriped to provide 151 compact spaces, 67 standard spaces and 12 handicap spaces. This is reflected in both charts provided.

|                                                   | Compact | Standard | Handicap |
|---------------------------------------------------|---------|----------|----------|
| Area "A" (north end of complex by parking garage) | 30      | 25       | 3        |
| Area "B" (northwest of 1 story building)          | 74      | 18       | 2        |
| Area "C" (south of the 1 story building)          | 47      | 24       | 7        |
| Total                                             | 151     | 67       | 12       |

Pursuant LDR 4.6.9(D)(6) Design Standards; Marking and Signing; the proposed compact, standard, parallel and handicap spaces comply with this requirement.

#### Lighting:

Pursuant to LDR Section 4.6.8, whenever new lights are introduced on-site a photometric plan must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. The photometric plan meets the minimum and maximum foot candle allowances of 0.3 to 4.0 for parking lots in the Multi-Family Residential Zoning.

#### Landscape Analysis:

A landscape plan has been submitted, evaluated and recommended for approval by the City Senior Landscape Planner. There is minor modification being made to the northwest and southwest areas that include the removal of two trees and 4 palms. They are being replaced with 11 Silver button, 4 Palms and 1 Live Oak. There is no in lieu fees required. There will also be additional shrubs of Giant Silver Bromeliad, Queen Emma Cocoplum, Croton, and Wax Jasmine. The ground cover consists of Blueberry Flax Lilly and Green Island Ficus.