



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

SW 3rd Avenue Townhomes

Meeting	File No.	Application Type
August 26, 2026	2024-170	Level 2 Site Plan with Landscape Waiver
Property Owner	Authorized Agent	
VF Realty OZ Business, LLC	Mike Coveilli, Covelli Design Associates, Inc.	

Request

Consideration of a Level 2 Site Plan application to construct five, two-story fee-simple townhomes, including Architectural Elevations, a Landscape Plan, and an associated waiver from the required street tree location and a reduction in the number of required street trees along SW 3rd Avenue.

Site Data & Information

Location: 120 SW 3rd Avenue

PCN: 12-43-46-16-01-038-0111 and;
12-43-46-16-01-038-0112

Property Size:

- **Gross Site Area:** 0.467 acres
(20, 339.94 square feet)
- **Post dedication:** 0.443 acres
(19,289.94 square feet)

Land Use: Medium Density (MD)

Zoning: Medium Residential (RM)

Adjacent Zoning:

- **North, South, West:** (RM) Medium Residential
- **East:** CF (Community Facilities)

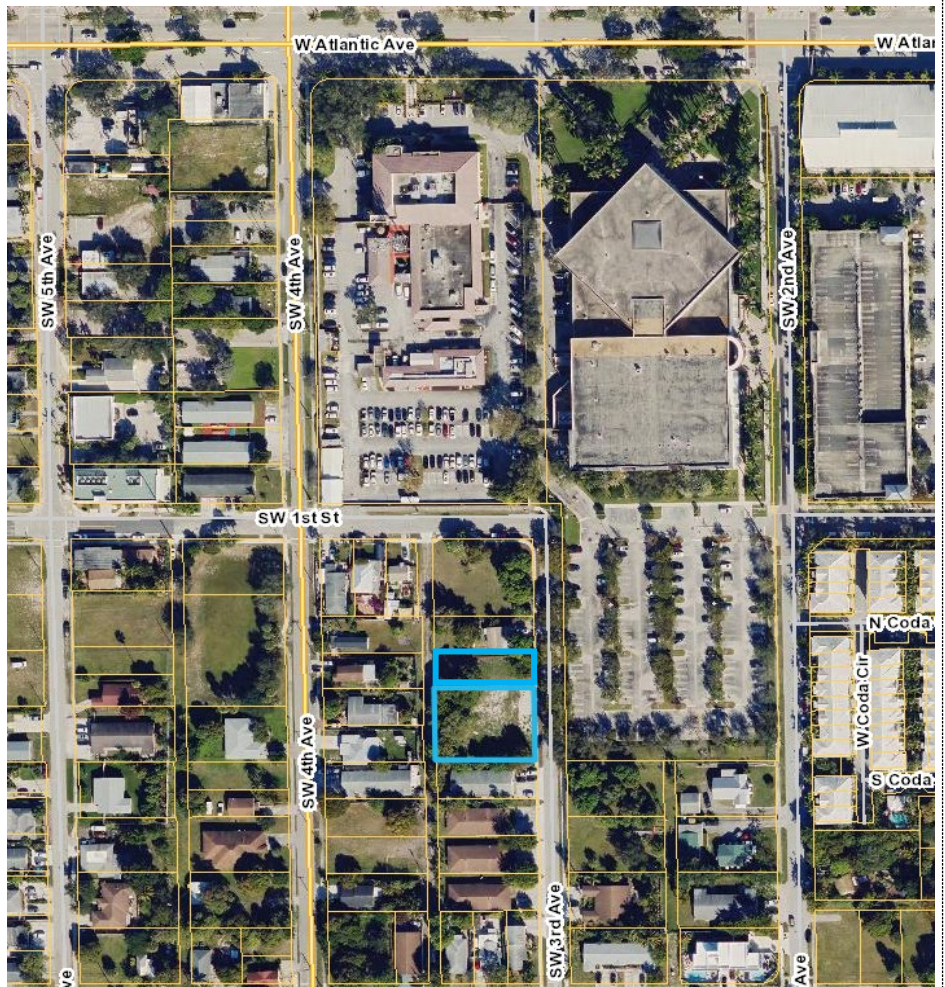
Existing Use: Vacant

Proposed Use: 5, 2-story Townhomes

Density:

- **Proposed:** 10.71 du/ac (5 dwelling units)
- **Base Density:** 6 du/ac
- **Maximum Density:** 12 du/ac
- Density above the base density is subject to the performance standards of LDR Section 4.3.3(BB)

Overlay: Southwest Neighborhood Overlay



Project Planner:

Alexia Howald, Senior Planner
Alexis Rosenberg, Senior Planner



Background Information

The subject properties, located at 120 SW 3rd Avenue, are within the Southwest Neighborhood (CRA Sub-Area 8) of the 2020 West Atlantic Master Plan. The Southwest Neighborhood was established as a distinct redevelopment area through the 2003 Southwest Neighborhood Redevelopment Plan. During the City's 2016-2020 planning process, this area was later incorporated with the West Atlantic Avenue (CRA Sub-Area 3) and Northwest Neighborhood (CRA Sub-Area 4), culminating in the adoption of the West Atlantic Master Plan in 2020. Thus, creating a comprehensive planning framework for the West Atlantic area while recognizing the unique character and history of each sub-area.

The 2020 long-range vision document intended to guide redevelopment of Delray Beach historic West Atlantic area while preserving its cultural identity and strengthening existing neighborhoods. It builds upon more than 25 years of planning efforts and community engagement. Below is a summary timeline:

- From the late **1800s to the early to mid-1900s**: City growth emerged as the commercial, cultural, and social heart of the community, with locally owned businesses, churches, schools, and community organizations. By the mid-1900s, the area was a vibrant and well-established neighborhood that played a significant role in Delray Beach.
- **1995**: First comprehensive redevelopment plan for the West Atlantic Corridor was adopted (Sub-Area 3).
- **2000**: Updated West Atlantic Avenue plan (Visions West Atlantic).
- **2003**: Southwest Neighborhood (Sub-Area 8) redevelopment plan adopted.
- **2016**: CRA begins planning Sub-Areas 2, 4, and 8 together as one project.
- **2018**: SET Transformation Plan completed, unifying all three sub-areas.
- **2020**: SET Transformation Plan adopted by the City (**Reso. No 105-20**) as the West Atlantic Master Plan.

In 2025, the applicant submitted a Level 2 Site Plan application for the infill development of a property to construct five two-story fee-simple townhome development. The subject property consists of two vacant lots. The applicant also proposes to subdivide the property into five individual fee-simple lots, establish new addresses for each lot, dedicate five feet of right-of-way along SW 3rd Avenue and two feet along the rear alley, and create separate tracts to satisfy open space and amenity requirements. A homeowners' association will be established to own and maintain the common areas.



3-dimensional view of the West Atlantic area's existing urban form





Project Description

The site encompasses approximately 20,339.94 square feet (0.467 acres) and consists of two platted lots with frontage along SW 3rd Avenue and an unimproved public alley along the western property line. The existing parcel consists of vacant lot.

The surrounding neighborhood is characterized by a mix of single-family residential and duplex developments.

The proposed redevelopment introduces five two-story, fee-simple townhomes, with each unit featuring a three-bedroom, two-and-a-half-bathroom floor plan. Each unit will provide a one-car garage and individual driveway access from SW 3rd Avenue, satisfying the required off-street parking requirements. The townhomes will be constructed using conventional concrete masonry (CBS) construction and feature architectural design colors with complementary blue accent elements.



The property is located within Wellfield Protection Zone 2, where Palm Beach County Environmental Resources Management (ERM) regulations prohibit exfiltration systems, including galleries, French drains, perforated or leaky pipes, or similar structures used to discharge untreated stormwater into the subsurface.

To accommodate on-site stormwater management while complying with ERM requirements, the applicant proposes an on-site dry retention area at the rear of the development measuring approximately 26.7 feet in width, 150 feet in length, and 5.5 feet in depth. The dry retention area will be enclosed by a black metal fence and accessed by separate platted tracts along the north and south sides of the property, including a sloped pedestrian ramp. During the dry conditions, the retention area will function as a passive open space amenity for residents while serving its primary purpose of providing on-site stormwater management in accordance with ERM standards and City regulations for drainage.

To facilitate the proposed development, one request for regulatory relief is included:

- A waiver from **LDR Section 4.6.16(H)(6)**, to reduce the number of required street trees and the specified location of street tree.

Review and Analysis: Site Plan

LDR Section 2.1.6. – The Site Plan Review and Appearance Board – Board Action

The SPRAB has the authority to take action on the following items pursuant to the procedures and standards of the LDR, except where authority is granted to the Historic Preservation Board:

- Level 1 or Level 2 Site Plan applications when associated with the following requests for relief:
 3. Waivers to Section 4.6.16, Landscape Regulations

LDR Section 2.4.10(A)(1)(b) - Site Plan Applications Level 2

Level 2 Site Plan applications include new construction, additions to an existing building, or the conversion of an existing single-family residence or duplex, consisting of no more than a total of five dwelling units for multi-family residential development or 15,000 gross square feet of mixed-use or nonresidential development.

LDR Section 2.4.10(A)(2)(d)2., Board Review

The following applications require board action:

- Level 1 and Level 2 Site Plan applications that are dependent upon waiver relief require action by the SPRAB and/or the City Commission.



The proposed development consists of the constructing five, two-story, townhomes. Because the total proposed residential development contains no more than five dwelling units and is dependent upon waiver relief, the request is a Level 2 Site Plan application subject to Board approval.

LDR Section 2.4.10(A)(3), Findings

All site plan applications require compliance with the applicable regulations and review criteria and shall be consistent with the Comprehensive Plan and other local ordinances.

(b) Level 2, Level 3, and Level 4 Site Plan applications require compliance with the findings in Chapter 3, Performance Standards.

(c) Landscape Plans, including modifications to existing landscaping, shall be consistent with Section 4.6.16, Landscape Regulations.

(d) Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.

(e) Site Plan applications that include a variance(s) are subject to the findings of Section 2.4.11(A).

(f) Site Plan applications that include a waiver(s) are subject to the findings of 2.4.11(B).

The site plan application requires compliance with b, c, and d listed above while the waiver is subject to the findings of LDR Section 2.4.11. The analysis of the required findings is further identified below.

LDR 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, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application.

The required findings relate to the land use map, concurrency, consistency, and compliance with the Comprehensive Plan. Compliance with the required findings is discussed below.

(A) 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 Land Use Map.*

The subject property is zoned Residential Medium (RM), which is a preferred zoning district under the Medium Density (MD) land use designation. Multiple residential is a permitted use in the RM zoning district. The application proposes 5 dwelling units on .467 acres, yielding a density of 10.71 dwelling units per acre, consistent with the maximum allowed, subject to the performance standards found in LDR Section 4.3.3(BB). Based on the above, the proposed development is consistent with the Land Use Map and zoning district regulations.

(B) Concurrency *as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.*

Potable Water and Sewer. A 2" water service line will connect to an existing water service line and tie proposed sewer line to existing sewer main.

Drainage. The project addresses the requirement by the proposed dry retention area which provides 20,488 cf of storage.

Transportation. A Traffic Performance Standard (TPS) letter issued by Palm Beach County dated November 25, 2024, confirmed that the proposed development will generate fewer than 21 peak hour trips, and will therefore have an insignificant impact on traffic.

Solid Waste. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals through the year 2074.



Parks and Open Space: A park impact fee of \$500.00 per dwelling (5) unit will be collected prior to issuance of a building permit. A total of \$ 2,500 impact fee will be collected.

Public Schools. The School District of Palm Beach County has determined that there will be no negative impact on public school capacity.

(C) Consistency *A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.*

Article 3.2 Performance Standards

The following standards contained in Article 3.2 are applicable:

- **LDR Section 3.2.1, Basis for Determining Consistency**
- **LDR Section 3.2.3, Standards for site plan and/or plat actions**
- **LDR Section 3.2.4, Standards for Specific Areas or Purposes**

The proposed development generally aligns with several Article 3.2 standards through architectural design with surrounding area, site design, landscaping and drainage. The application includes several constrained-site conflicts related to site access and environmental protection. The Board must determine whether the beneficial aspects of the project outweigh these identified points of conflict for purposes of an overall consistency finding as discussed in detail below.

- **LDR Section 3.2.1. Basis for Determining Consistency.**

The following applicable objectives or policies from the Always Delray Comprehensive Plan apply to the request.

Neighborhoods, Districts, and Corridors Element

Policy NDC 1.1.7 Establish the maximum density, measured in dwelling units per gross acre, for residential land use and mixed-use designations (See Table NDC-1). The Standard density is the range of density allowed in the land use designation. The Revitalization/Incentive density is the maximum density that may be offered in the Land Development Regulations to achieve a certain community benefit in a specific area as part of an incentive program, or to implement the recommendations of an adopted redevelopment or neighborhood plan. Standards in the Land Development Regulations, including those guiding compatibility and transitions, such as setbacks, height limitations, open space criteria, etc. may limit the actual density achievable on a specific site.

Policy NDC 1.1.14 Continue to require that property be developed or redeveloped or accommodated, in a manner so that the 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.

Policy NDC 1.2.7 Use the Medium Density Residential land use designation to create and maintain residential neighborhoods with a wide range of housing types with associated neighborhood amenities at a density more than five and up to 12 units per acre.

Mobility

Objective MBL 2.6 Alleys Provide for the protection and enhancement of alleys as a vital part of the transportation network.

Policy MBL 2.6.1 The City shall not abandon alley rights-of-way, and recognizes the important functions alleys provide by dispersing traffic, diversifying access points to properties, providing for multimodal access, and facilitating local trips.

Policy MBL 2.6.2 The City shall maintain the existing network of alleys in the downtown, which provide multiple benefits that enhance the quality of the area: providing access for sanitation collection providing locations for utilities minimizing commercial deliveries from occurring in the primary street network reducing pedestrian-vehicular conflict points on the sidewalks

Policy MBL 2.6.3 Maintain and enhance the existing network of alleys in residential districts and provide for safe pedestrian and bicycle usage.



Policy MBL 2.7.1 Ultimate right-of-way shall be provided per the schedule in Table MBL-1 "Street Network and Classification and Improvements"

Housing

Objective HOU 1.1 Neighborhood Character Support and respect the diverse and distinct character of Delray Beach's neighborhoods.

Policy HOU 1.1.5 Accommodate Delray Beach's existing and future housing needs through maintenance of existing residential neighborhoods, provision of infill development opportunities and redevelopment of underutilized parcels.

Policy HOU 1.1.6 Promote good design in new housing construction and rehabilitation that highlights beauty, flexibility, and innovation, and respects existing neighborhood character.

Policy HOU 1.1.10 Utilize infill and redevelopment programs as a way to improve the neighborhood quality of life and to promote neighborhood preservation and stabilization

Policy HOU 1.1.12 Require that proposals for new development illustrate compatibility with adjacent neighborhoods with respect to noise, odors, dust, traffic volumes and circulation patterns 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.

Policy HOU 1.2.5 In the development of any Neighborhood Plan, Consider, on a neighborhood-by-neighborhood basis, the need, desirability, and level of support for enacting specific neighborhood conservation, preservation, revitalization, and stabilization strategies and plans that would involve the enactment of specific regulations for that neighborhood such as, but not limited to an overlay district, historic district, or other special purpose district that only affects properties within that specific neighborhood.

Objective HOU 2.3 Neighborhoods Needing Revitalization Implement strategies to prevent further decline, and prioritize measures needed to improve the classification of those neighborhoods identified as Needing Revitalization on the Residential Neighborhood Categorization Map.

Objective HOU 3.1 Development to Accommodate Housing Needs Provide opportunities for residential development to accommodate the housing needs of existing and future residents.

Policy HOU 3.1.4 Encourage development of vacant or underdeveloped land for housing and mixed-uses, and promote rehabilitation of underutilized housing into desirable places to live.

Policy HOU 3.2.2 Establish and regularly reassess criteria for requiring workforce housing units in new development (either on-site or through participation in a housing program) based upon proposed development density, intensity, and size.

Policy HOU 3.2.6 Support the model block program in the Southwest, Northwest, and West Atlantic Neighborhoods to increase affordable housing opportunities. Cross reference Policy ECP 8.2.3

Policy HOU 4.2.9 Continue to require new development to include open space and recreational amenities that promotes and encourages healthy living.

Objective HOU 6.3 Gentrification Mitigation Explore mechanisms to limit gentrification and involuntary displacements in neighborhoods classified as "needing revitalization", "needing rehabilitation", or "needing stabilization".

Overall, the proposed development advances the City's long-term objectives for infill residential redevelopment and neighborhood reinvestment while maintaining the diverse and distinctive character of the Southwest Neighborhood. The five two-story fee-simple townhomes provide an additional homeownership opportunity and are compatible with the surrounding residential context through their scale, typology, and architectural character. The incorporation of on-site open space and stormwater management provides functional site amenities while responding to the environmental limitations associated with Wellfield Protection Zone 2.



The primary site-planning concern is the provision of five driveway connections along SW 3rd Avenue. Although the Comprehensive Plan recognizes the importance of the alley network in dispersing traffic and improving connectivity, the existing unimproved alley cannot presently function as a viable means of vehicular access. Accordingly, the proposed access configuration represents a site-specific response to existing infrastructure and environmental constraints rather than a departure from the City's broader redevelopment objectives. While the number of driveway connections is less consistent with the City's preferred pedestrian-oriented and connected development pattern, the overall development provides a reasonable and compatible form of infill redevelopment given the physical limitations of the property.

- **LDR Section 3.2.3, Standards for site plan action.**

The following standards are applicable to the request:

- (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.*
- (B) *All development shall provide pedestrian, bicycle, and vehicular interconnections to adjacent properties, where possible, and include accessible routes from the entry points of publicly-accessible buildings to the sidewalk network in accordance with the Americans with Disabilities Act (ADA).*
- (C) *Open space enhancements and recreational amenities shall be provided to meet Objective OPR 1.4 and other requirements of the Goals, Objectives and Policies, as applicable, of both the Open Space, Parks, and Recreation Element and Conservation Element.*
- (D) *Any proposed street widening or modifications to traffic circulation shall be evaluated by the City, and if found to have a detrimental impact upon or result in the degradation of an existing neighborhood, the request shall be modified or denied.*
- (E) *Development of residentially zoned vacant land shall be planned in a manner consistent with adjacent development regardless of zoning designations.*
- (F) *Property shall be developed or redeveloped in a manner so that the 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.*
- (G) *Development shall provide a variety of housing types that accommodates the City's growing and socio-economically diverse population to meet the Goals, Objectives, and Policies the Housing Element.*
- (H) *Consideration shall be given to the effect a development will have on the safety, livability, and stability of surrounding neighborhoods and residential areas. Factors such as but not limited to, noise, odors, dust, and traffic volumes and circulation patterns shall be reviewed and if found to result in a degradation of the-surrounding areas, the project shall be modified accordingly or denied.*
- (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*
- (K) *Development shall not exceed the maximum limits established in the Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts, of the Neighborhoods, Districts, and Corridors Element or specific standards established in the zoning districts that limit density (dwelling units per acre) or intensity (floor area ratio) and must adhere to whichever limit is lower. Development in areas included in density or incentive programs (i.e. workforce housing programs specified in Article 4.7-Family/Workforce Housing) may exceed the Standard density limit, up to the specified Revitalization/Incentive density established for the program: development in all other areas shall not exceed the Standard density.*
- (L) *Development shall meet the intent of CSR 5, Energy Efficiently and Diverse Energy Mix and, where applicable, the requirements of LDR [Section 7.11.1](#), Green Building Regulations*

The proposed development generally complies with the applicable performance standards by providing a functional site layout that accommodates residential use, required parking, stormwater management, and open space while maintaining compatibility with surrounding properties. The scale of the proposed five fee-simple townhome development aligns with the Southwest Neighborhood;



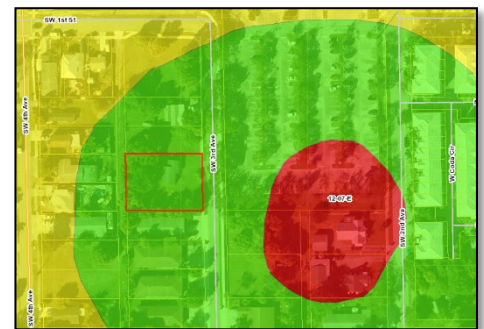
however, the site presents unique constraints that influence the overall site design, including the property's location within the Wellfield Protection Zone 2 and the existing unimproved condition of the rear alley. Due to ERM restrictions prohibiting new exfiltration systems, the applicant is required to incorporate a dry retention area at the rear of the property, which limits opportunities for alternative building placement and alley-oriented access configuration. Additionally, while utilizing the rear alley could reduce driveway conflicts along SW 3rd Avenue and improve pedestrian-oriented circulation, the existing unimproved condition of the alley restricts its functionality as a primary access point.

As a result, the project proposes individual driveway access along SW 3rd Avenue, which is not the preferred urban design outcome but remains functional for the scale of the development and does not create an adverse impact on neighborhood circulation or safety. Overall, the proposed site plan demonstrates compliance with site plan standards by providing a safe and functional development pattern that responds to the site's environmental and infrastructure constraints while advancing compatible infill redevelopment within the Southwest Neighborhood.

The reviewing body shall consider whether the proposed development's overall design, site planning, architectural character, landscaping, pedestrian improvements, and other project benefits outweigh the identified impacts associated with exceeding the base density of six units permitted for the property. In making this determination, the Board should evaluate the extent to which the proposed development satisfies the applicable performance standards of LDR Section 4.3.3(BB), including whether the design creates a cohesive architectural character, is compatible with the surrounding neighborhood, appropriately addresses site circulation and pedestrian connectivity, and provides adequate landscaping and other site amenities. The Board shall determine whether the proposed design and associated site improvements sufficiently mitigate the impacts of the additional density and are consistent with the intent of the LDR.

• LDR Section 3.2.4, Standards for Specific Areas or Purposes

The property is not located within a flood prone zone area, an environmentally sensitive area, on the barrier island, or a historic district. The property is not an individually designated site or would impact adjacent local government. The subject property is located within Wellfield Protection Zone 2. An Affidavit of Notification signed by the County Department of Environmental Resources Management was submitted as part of the application. The proposed townhome development will not store, handle use or produce any substances on-site.



Below is an analysis of the project's compliance with relevant Land Development Regulations.

(D) Compliance with the LDRs *Whenever an item is identified elsewhere in the LDR, it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.*

The proposed multi-family complies with the development requirements of the RM zoning district, with the exception of the requested landscape waiver. Specific standards are discussed below.

Section 4.4.6, Medium Density Residential

Standard/Regulation	Required	Proposed
Table 4.3.4(K), Minimum Lot Size	8,000 sf	19,289.94 sf
Table 4.3.4(K), Lot Width	60 ft	150 ft
Table 4.3.4(K), Lot Depth	100 ft	135.62 (before ROW Dedication) 128.62 ft (after ROW Dedication)
Table 4.3.4(K), Minimum Floor Area	Three Bedroom: 1,250 ft	2,162 ft
Table 4.3.4(K), Maximum Lot Coverage	Maximum 40%	34.6%
Table 4.3.4(K), Minimum Open Space	Minimum 25% non-vehicular open space	51.1%
Table 4.3.4(K), Setbacks	- Front (East): 25 ft	- Front (East): 25 ft



	- Side (South): 15 ft - Rear (West): 25 ft - Side (North): 10 ft	- Side (South): 16.5 ft - Rear (West): 36.7 ft - Side (North): 15.3 ft
Table 4.3.4(K), Density	Maximum Allowed: - o 6 d/u (Base Density) = 2 du/ac - o 12 d/u (Maximum Density) = 5 du/ac	*Proposed: 10.71 du/ac (5 dwelling units)
Table 4.3.4(K), Height	Height: 35 ft	Height: 25 feet. 3 inches (mean level)
*Project proposes a density exceeding the base allowance, a finding of substantial compliance with the performance standards in LDR 4.3.3(BB) is required pursuant to LDR 4.4.6(H)(1)		

Supplemental Development Regulations

Standard/Regulation			
4.6.8(A)(3), Lighting	Illumination spillover is limited to the maximum degree feasible given the minimum illumination requirements for street lighting, off-street parking illumination, and lighting at the building and garage entrance. The proposed lighting complies with the minimum and maximum illumination requirements for off-street parking illumination, lighting at the building entrance, and lighting at the property line adjacent a parcel or public right-of-way.		
4.6.9, Off-Street Parking	<table> <tr> <td>Required: 2 bedrooms or more @ 2 spaces/unit = 10 spaces total Guest Parking for 1st 20 units @ 0.5 spaces/unit = 3 spaces total 13 total spaces required</td><td>Provided: 15 spaces (1 garage + 2 driveway spaces)</td></tr> </table>	Required: 2 bedrooms or more @ 2 spaces/unit = 10 spaces total Guest Parking for 1 st 20 units @ 0.5 spaces/unit = 3 spaces total 13 total spaces required	Provided: 15 spaces (1 garage + 2 driveway spaces)
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LDR Section 4.3.3(BB) Performance Standards for Multi-Family Development

To increase project density beyond six dwelling units per acre, the approving body must make a finding that the development substantially complies with the performance standards in this section. Per LDR Section 4.3.3(BB)(1)(c), some of the referenced standards may not be entirely applicable to small, infill type residential projects. For those types of projects, *the ultimate density should be based upon the attainment of any applicable standards, as well as the development's ability to meet or exceed other minimum code requirements.*

For the Board's consideration in increasing the density above six dwelling units per acre, the Performance Standards are provided below along with analysis of the corresponding improvements associated with the specific standard.

Performance Standard	Review
Traffic Calming LDR Section 4.3.3(BB)(3)(a)	The development proposes five individual driveway connections to SW 3rd Avenue, one serving each townhome. This configuration does not consolidate vehicular access and results in multiple driveway crossings along the pedestrian frontage. The site is also constrained by the Wellfield Protection Zone 2 requirements and the unimproved condition of the rear alley, which limit opportunities for an alley-oriented access configuration. The Board should consider these conditions in determining whether the proposed access arrangement substantially satisfies the intent of LDR Section 4.3.3(BB)(3)(a).
Building Placement to Reduce Massing and Provide a Feeling of Open Space LDR Section 4.3.3(BB)(3)(b)	The proposed development complies by staggering the townhome buildings with a four-foot offset, which breaks up the building mass, provides visual articulation along the frontage, and contributes to a greater sense of openness between the buildings.
Varied Streetscape and Building Design LDR Section 4.3.3(BB)(3)(d)	The five townhome units are staggered with a four-foot offset, which breaks up the continuous building plane and reduces the perceived mass of the overall structure. The building elevations incorporate varied roof ridgelines and gable roofs, differentiated façade planes, and individual unit entrances and garage configurations to provide visual distinction between the units. Additional architectural detailing includes varied window and door



	locations, covered entry, shutters, decorative trim, and differentiated exterior color treatments, provides further articulation and visual interest along the street frontage.
Varying Unit Types LDR Section 4.3.3(BB)(3)(e)	<i>Single family housing (attached and detached) will at a minimum offer a mix of three and four bedroom units with varying floor plans.</i> The development proposes solely three-bedroom units. The LDR performance standard identifies a mix of three and four-bedroom units with varying floor plans. Each townhome contains three bedrooms, thereby introducing an additional attached housing typology within neighborhood predominantly characterized by single-family and duplex residential development. However, the proposed development does not provide the required mix of three- and four-bedroom unit types. The Board should consider whether the proposed unit mix adequately satisfies the intent of the Code to provide variety in unit sizes and floor plans to accommodate households of varying ages and sizes.
Open Space Areas LDR Section 4.3.3(BB)(3)(f)	The proposed development provides 30.8% of open space, where a minimum of 25% is required.
Multi-modal Connectivity LDR Section 4.3.3(BB)(3)(g)	There are limited means for a project of this scale to introduce new multi-modal transit infrastructure. However, the property is located near a bus stop and close proximity to downtown urban core.
Unified Architectural Character LDR Section 4.3.3(BB)(3)(i)	The development establishes a cohesive architectural character through the consistent use of common building materials, roof forms, window and door treatments, architectural detailing, exterior lighting, and a coordinated warm neutral color palette with complementary blue accents throughout the development.
Amenities LDR Section 4.3.3(BB)(3)(j)	Amenities are provided such as open green space and benches.
Pedestrian Connectivity LDR Section 4.3.3(BB)(3)(k)	The development provides pedestrian connections to the public sidewalk and individual units.

Review & Analysis: Architectural Elevations

LDR Section 2.4.10(A)(3)(d), Findings

Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.

LDR Section 4.6.18. - Architectural elevations and aesthetics - Minimum requirement

The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development. It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings

There are five subsections for consideration in **LDR Section 4.6.18**:

- (A) *Minimum requirements;*
- (B) *Building and structure requirements;*
- (C) *Exterior space;*
- (D) *Parking lots and vehicular use areas, and*
- (E) *Criteria for board action.*

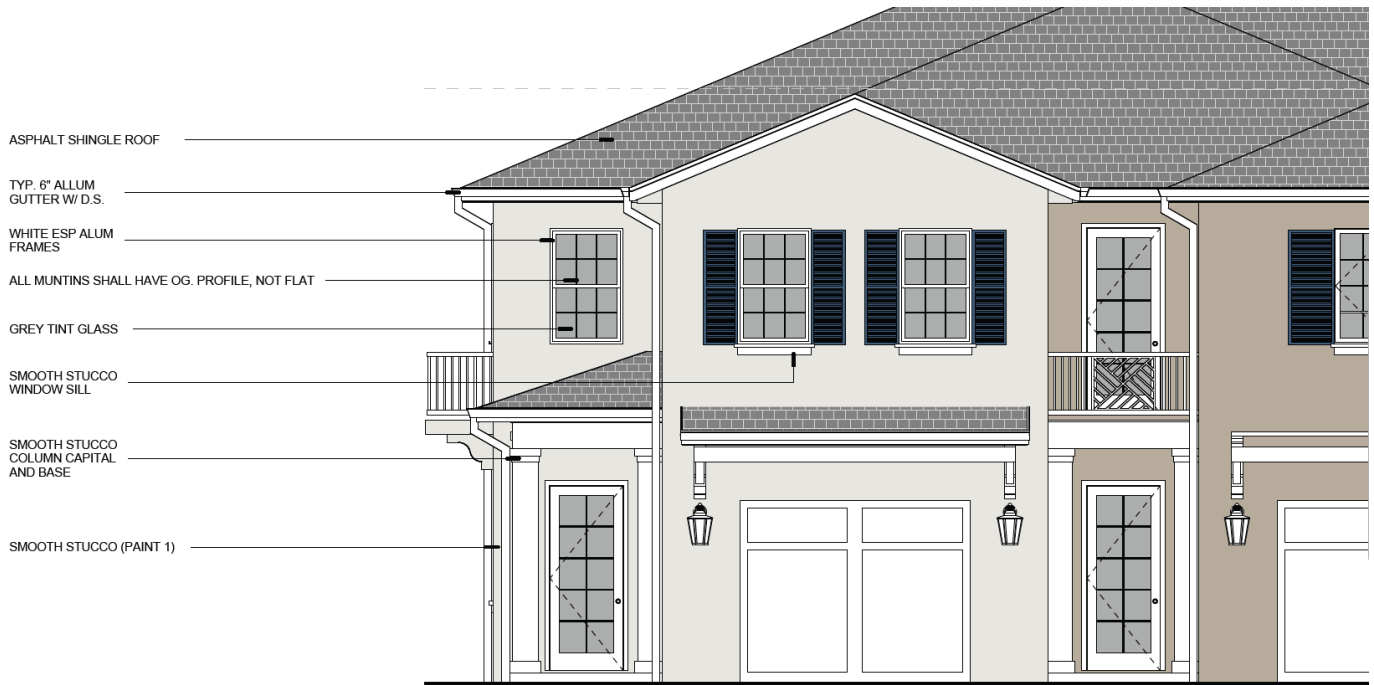
(E) Criteria for Board Action.

The following criteria shall be considered by the Site Plan Review and Appearance Board in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

- (1) *The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.*

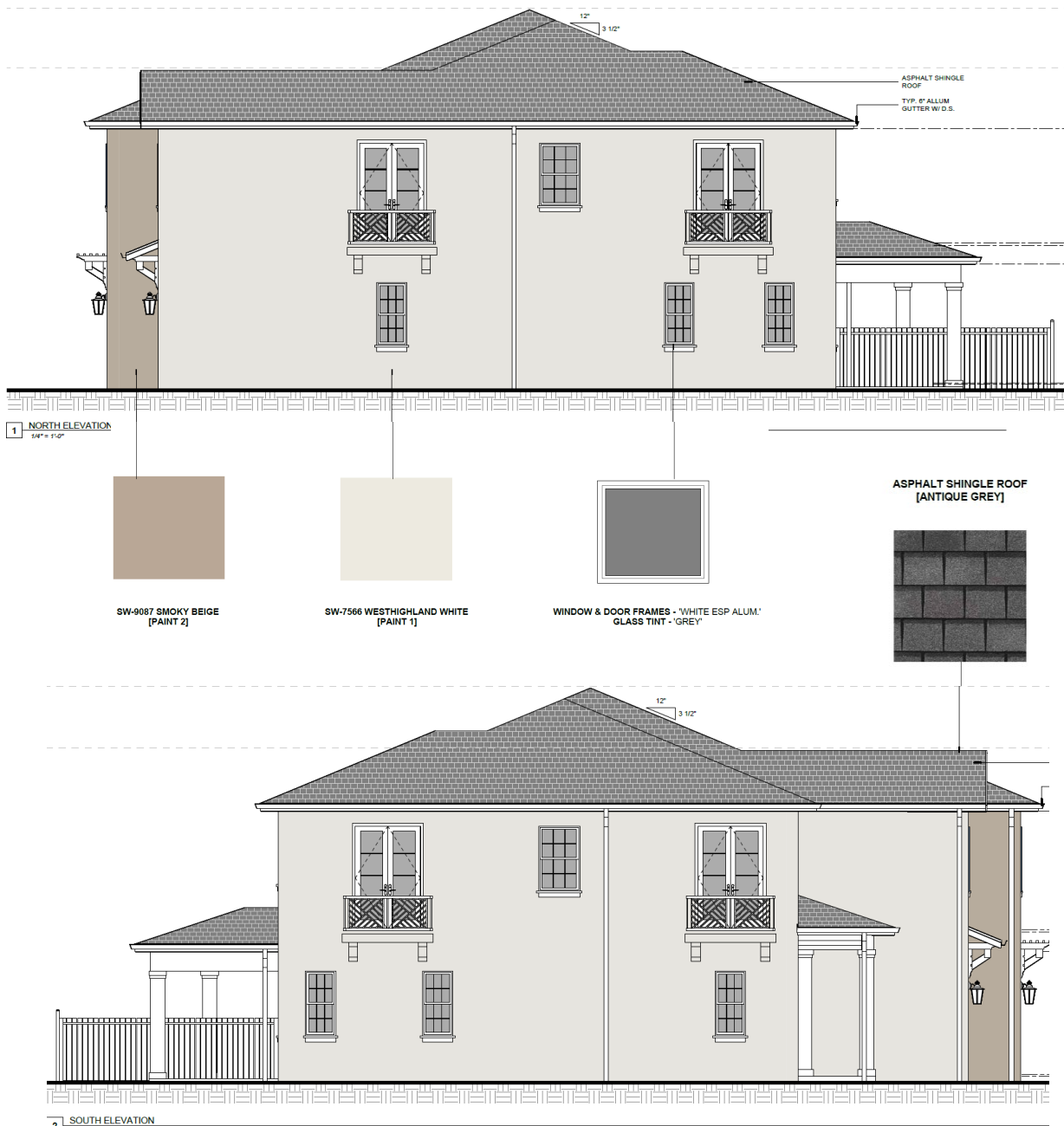


- (2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
- (3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.
- (4) The proposed elevations provided below have been reviewed for compliance with Section 4.6.18 - Architectural Standards.



The proposed development complies with the architectural and aesthetic requirements by establishing a unified architectural character among the five townhome buildings through the consistent use of complementary architectural elements, materials, colors, and building forms. The proposed two-story fee-simple townhomes utilize a warm, neutral color palette with blue accent elements and a consistent architectural expression, creating a cohesive appearance across the development. The use of CBS construction coordinated roof forms, windows, doors, garage treatments, and exterior finishes further contributes to a harmonious architectural composition. The scale and mass of the proposed buildings are consistent with the surrounding residential character and are appropriate for the infill redevelopment of the site. The architectural design is also responsive to the established neighborhood context within the Southwest Neighborhood by providing residential-scale buildings rather than an intensive or incompatible development form. As a result, the proposed development creates a cohesive architectural character and enhances, rather than detracts from, the character and attractiveness of the surrounding area. Images of the proposed elevations are provided below.







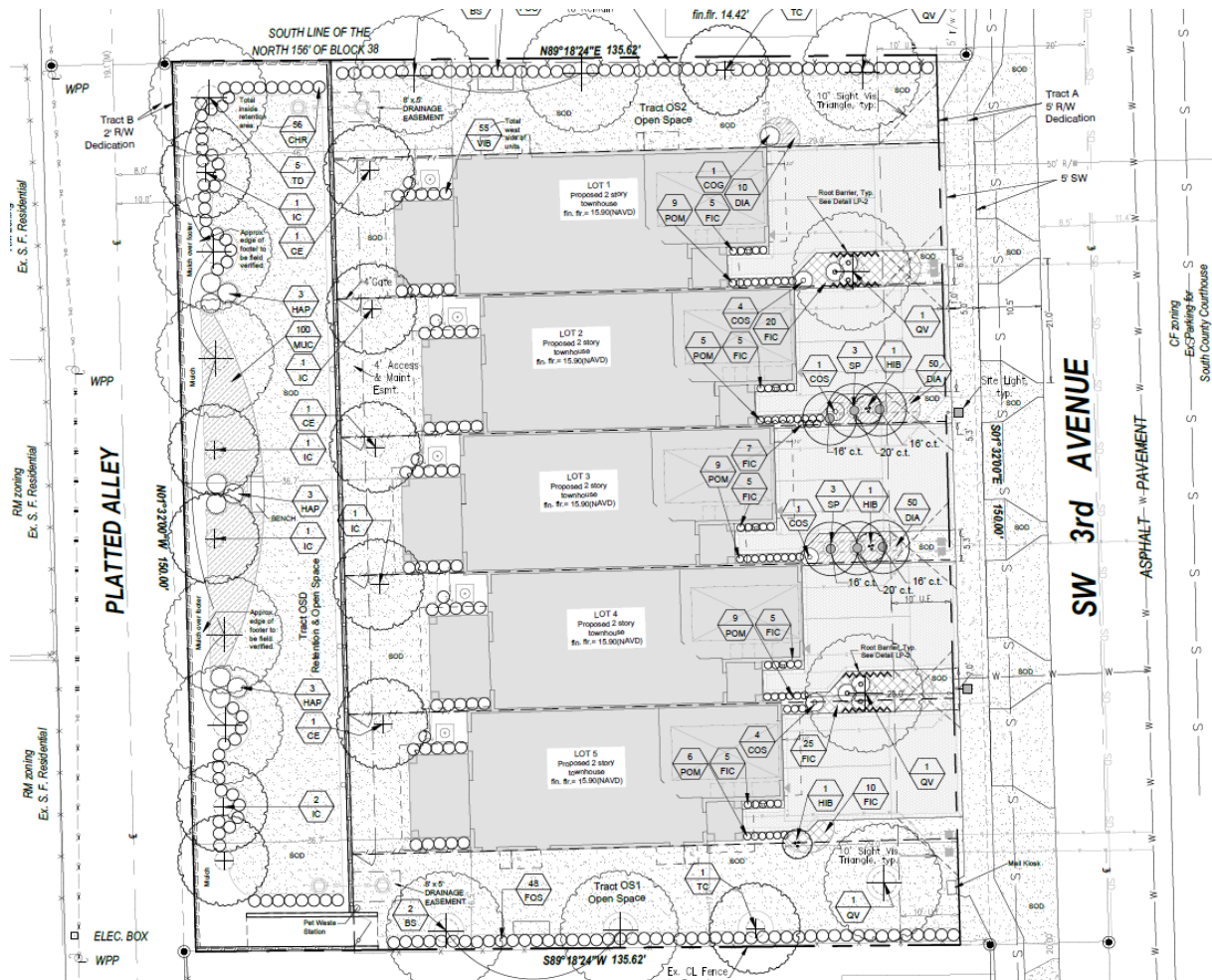
An overall determination of consistency with Landscape Regulations is required in order for approval.

LDR 4.6.16, Landscape Regulations

The proposed landscape plan provides a coordinated planting scheme for the five fee-simple townhomes and includes canopy trees, palms, shrubs, groundcovers, and foundation plantings. The plan provides landscape treatment along the front of each townhome, along the side and rear of the open space area, and around the drainage/open space tracts.

The plant palette includes native and Florida-friendly species such as Live Oak, Gumbo Limbo, Silver Buttonwood, Dahoon Holly, Tabebuia, Bald Cypress, Sabal Palm and various flowering and shrub materials. The landscape design also provides several positive site-design elements such as canopy trees incorporated throughout the development providing shade and visual relief from the two-story building, foundation and perimeter planting to soften the building edges and transitions between the buildings, driveways, and open-space areas. The proposed landscaping around the drainage and open spaces helps integrate the areas into the overall design rather than leaving them as purely functional stormwater facilities. The plan incorporates root barriers at certain locations, demonstrating consideration of conflicts between larger canopy trees with adjacent pavement and infrastructure. The use of different trees, palms, shrub, and groundcover species provides visual variety and layering at the pedestrian level.

Overall, the landscape design improves the existing condition by adding street trees, foundation planting, and perimeter landscaping. The proposed landscape improvements support the pedestrian frontage and provide unify the five individual fee-simple properties. The Board shall determine whether the landscape plan, together with the requested landscape waiver, is consistent with the applicable requirements and intent of LDR Section 4.6.16.





LDR Section 4.6.16(H)(6), Street trees for new residential developments.

Tree selection shall be approved by City Staff. One street tree shall be required for every 40 linear feet of street frontage with a minimum of one tree per property. Street trees shall be located between the inside edge of sidewalk and edge of road pavement.

- A canopy tree is required every 40 linear feet and at least one tree per property located between the inside edge of the sidewalk and edge of road pavement. The applicant is requesting a waiver to reduce the number of required tree streets and the specific location prescribed. The waiver is associated with the underground infrastructure located within the location of the specific tree location and the minimum spacing amount for five street trees.

LDR Section 2.4.11(B) - Waivers.

A waiver involves the granting of partial or total relief from a specific development regulation.

(5) Findings. *Prior to granting a waiver, the granting body shall make findings that the granting of the waiver:*

- (a) Shall not adversely affect the neighboring area;*
- (b) Shall not significantly diminish the provision of public facilities;*
- (c) Shall not create an unsafe situation; and*
- (d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.*

The proposed development is subject to the street tree requirements for new residential development pursuant to **LDR Section 4.6.16(H)(6)**, which requires one street tree for every 40 linear feet of street frontage, with a minimum of one tree per property. Street trees are required to be located between the inside edge of the sidewalk and the edge of road pavement. The proposed development consists of five individual fee-simple townhome lots; therefore, a minimum of five street trees is required. Although the approximately 150 linear feet of frontage would result in a calculation of four trees based on the 40-foot spacing requirement, the minimum of one tree per property establishes a requirement of five street trees.

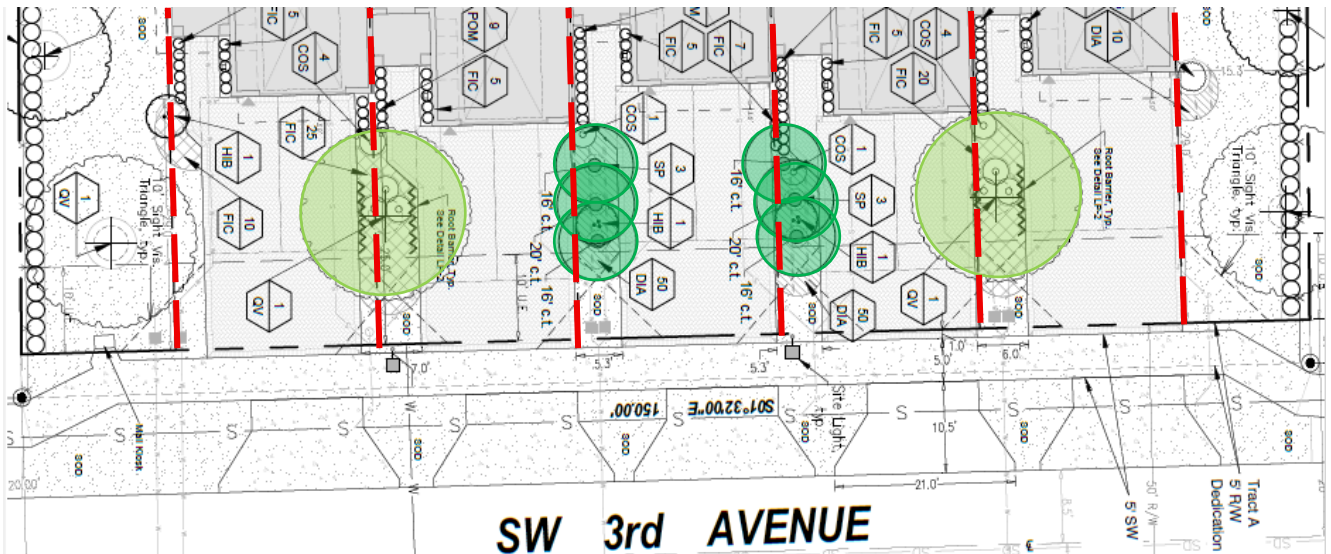
The prescribed street tree planting area is constrained by an existing 8-inch sanitary sewer line. Pursuant to the applicable landscape standards, trees are required to maintain a minimum 10-foot separation from underground utility lines, or a minimum 4-foot separation when an approved root-ball barrier is provided. In addition, the five individual driveway connections, pedestrian sidewalk, sight visibility requirements, existing public infrastructure, and limited planting area within the right-of-way further constrain the ability to provide five street trees within the prescribed location. Therefore, the applicant is requesting a waiver from the required street tree location and a reduction in the number of required street trees.

Pursuant to **LDR Section 4.6.16(E)(3)(6)(b)**, three palms grouped together are considered equivalent to one shade tree. The proposed landscape plan provides two Live Oak canopy trees and two groupings of three palms along the SW 3rd Avenue frontage. Due to the location of the existing sanitary sewer line, the proposed canopy trees are limited to areas within the individual fee-simple lots between the driveway connections. The proposed landscape design therefore incorporates two shade trees and two groupings of three palms, which are equivalent to a total of four shade trees under the applicable landscape provisions.

While the proposed landscaping does not fully satisfy the required five street trees or the prescribed location within the right-of-way, the proposed design provides substantial canopy coverage, landscaping, and visual enhancement along the SW 3rd Avenue frontage. The proposed Live Oak trees will provide long-term canopy and shade, while the grouped palms provide additional vertical landscaping and visual definition along the street frontage. The placement of the landscaping within the individual lots also avoids conflicts with the existing sanitary sewer infrastructure while maintaining pedestrian and vehicular circulation and required sight visibility.



The Board shall consider whether the proposed waiver is reasonable given the existing sanitary sewer infrastructure, five individual driveway connections, sidewalk and sight visibility requirements, and limited planting area within the right-of-way. The Board shall consider if the proposed alternative landscape treatment provides meaningful canopy coverage and visual enhancement along the street frontage and substantially maintains the intent of the street tree requirements.



Options for Board Action

- A. Move **approval** of a Level 2 (2025-116) Site Plan application to construct five, two-story fee-simple town home development, including Architectural Elevations, a Landscape Plan, an associated landscape waiver from the required street tree location and a reduction in the number of required street trees, located at 120 SW 3rd Avenue, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- B. Move **approval** of a Level 2 (2025-116) Site Plan application to construct five, two-story fee-simple town home development, including Architectural Elevations, a Landscape Plan, an associated landscape waiver from the required street tree location and a reduction in the number of required street trees, located at 120 SW 3rd Avenue, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan, **subject to conditions**.
- C. Move **denial** of a Level 2 (2025-116) Site Plan application to construct five, two-story fee-simple town home development, including Architectural Elevations, a Landscape Plan, an associated landscape waiver from the required street tree location and a reduction in the number of required street trees, located at 120 SW 3rd Avenue, finding that the request is inconsistent with the Land Development Regulations and the Comprehensive Plan.
- D. **Continue with directions.**

Technical Advisory Committee (TAC) Timeline

Review No.	Submittal Date	TAC Comments Transmitted
1	02/04/25 Deemed Sufficient on 02/28/25	03/19/25
EX #1	Approved on May 6, 2025	
EX #2	Approved on June 30, 2025	
EX #3	Approved on August 19, 2025	
2	10/27/25	11/19/25
3	01/20/26	02/12/26
4	04/13/26	05/01/26
5	06/08/26	06/29/26



Total time with Applicant: 382 days **Total time under review:** 128 days

Technical Notes:

1. Prior to site plan certification, the applicant shall provide a final right-of-way dedication exhibit, legal descriptions, sketch and description, plat or replat documents, and any required hold harmless agreement or easement documents.
2. Prior to site plan certification, the applicant shall provide a street lighting maintenance agreement, if located on public-right-of-way.