

From: John Tice, Architect - Authorized Agent
Doug Nicholson

To: Alexia Howald, Senior
Planner

DATE: 03/28/2025

PROJECT: Delray Business Incubator 905 SW 14th Avenue

FILE NO.: 2023-159

Narrative to Revisions after the Planning and Zoning Public Hearing January 27, 2025.

On January 27, 2025, the Planning and Zoning Board approved the requested variance and waivers with four conditions. This is to narrate the changes that our owner has agreed to in direct response to the conditions of approval.

The property is a Light Industrial zoning district. There is an existing office warehouse built in 1991 on the south portion of the site. Per the LDR's, the Light Industrial zoning district is defined under 4.4.26 to provide an opportunity to site, develop, and maintain high quality Industrial land uses outside of an Industrial park setting. The proposed building is an office warehouse project which is a permitted Use in the Light Industrial zoning district per the LDR's.

To the West is an existing self-storage facility. To the northwest is an existing storage warehouse. To the east is a multifamily residential project which was designed and constructed with knowledge that their property is adjacent to an Industrial zoned property with a vacant portion.

The primary concerns for the conditions of approval focused on the east side of our project which is adjacent to this recently constructed multifamily housing development. The east is the only concern because we have functionally required overhead doors here. The board asked that we make the east facing aesthetics a priority and asked how we could reduce the visual impact of the overhead doors on the east façade.

To reduce the visibility from the multifamily to the overhead doors on our east façade, we chose options which do not reduce the functionality of the building for its intended use. The following describes the changes.

1. The color of the doors will be changed to match the wall color which is an off white. The top of the doors will be painted to match the roof color which is a blue. This will in effect disguise the doors to blend into the building façade. We have color elevations and renderings showing this.

The Board asked that we use landscape to along the east to reduce visibility of the overhead doors.

2. The landscape design has generous distribution of trees and hedge along the all perimeters. These trees and hedges provide the most practical visual screening of the building. We have provided accurate renderings of the views from the east towards our east façade. The clusia hedge is specified at six feet high along the east and we will maintain the hedge at a height of eight feet which will block the view of most of the building. The hedges are fast growing so this can be achieved in relatively short time. It is difficult to buy these hedges any taller than 6 feet. The Dahoon Holly trees along the East perimeter buffer will provide more visual screening above that height as well.

The board asked about the alignment of the driveway entrance on the east side.

3. We could not eliminate or relocate the east entrance as this would affect the functionality of the site however we have added visual opacity to the gates at the driveway on SW 13th Avenue. These gates will be kept closed at all times and only opened when access is required from this gate. It is also important to note that the business uses that are likely to be tenants here are those that generally do not require the overhead doors be opened all day and after hours would certainly be closed.

These proposed changes fully address the conditions of the approval for the project at the Planning and Zoning hearing and we look forward to next steps

Please see the three renderings and updated site plans that depict these changes.

Thank you



John E Tice
Architect Vice president GHA

Copies: Doug Nicholson, Owner Agent. Also copied are owners Attorney.