



Planning, Zoning, and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: **Abbey Delray**
Project Location: **2000 Lowson Boulevard**
Request: Class IV Site Plan, Landscape Plan, and Architectural Elevations.

Board: **Site Plan Review and Appearance Board**
Meeting Date: **April 26, 2017**
Board Actions: Approved the Class IV Site Plan (2017-067) with conditions on a 4 to 0 vote (Laura Sullivan and Roger Cope absent); approved the Architectural Elevations with conditions on a 4 to 0 vote; approved the Landscape Plan on a 4 to 0 vote.

Project Description:

The subject property consists of 25.67 acres of land, generally located on the south side of Lowson Boulevard, west of South Congress Avenue. The subject property is zoned RM (Medium Density Residential) with RM (Medium Density Residential) Future Land Use Map (FLUM) designation. The Class IV Site Plan modification is to renovate and expand an existing building located within the center of the site to add 52 assisted living beds (within 48 units) and 30 memory care beds, to update amenities and common areas, and to reconfigure and parking areas.

Board comments:

The Board approved the project with Staff's conditions, as follows:

Site Plan Conditions

1. The Photometric Plan indicates lighting levels of .4 and .3 at the vestibule entry to the new lobby area. The Photometric Plan must be revised to reflect code compliance prior to certification of the Site Plan.
2. No provisions for cooking can be provided within the individual units. It is noted that the proposal would not meet several LDR requirements related to permanent housing including unit size or density. To assure compliance, a note needs to be added to the Site Plan that no 220 volt circuit electrical outlets (with the exception of A/C units and laundry appliances) will be provided within the individual units that could be utilized to accommodate full-sized appliances, prior to certification.
3. Prior to site plan certification, provide revised plans that satisfactorily address the technical items identified by the Engineering Department in Appendix D.

Architectural Elevations Conditions

1. Prior to site plan certification, provide revised sheets for A.2.11 and A2.12 A that depict the roof line, massing and detail shown on Sheet A-210.
2. The Roof Plan on Sheet A.141 is corrected to replace the hipped roof above an entry in the southwest portion of the building to reflect a flat roof with a parapet, as shown on the Elevations on Sheet A-210.

Public Comments:

No public comment was provided at the meeting.

Associated Actions:

All required actions were taken.

Next Action:

SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: April 26, 2017

ITEM: Abbey Delray – Class IV Site Plan, Landscape Plan and Architectural Elevations associated with renovation and expansion of an existing building to add 48 assisted living and 30 memory care units, parking lot reconfiguration, landscaping modifications.

RECOMMENDATION: Approve Class IV Site Plan with conditions, the Landscape Plan, and the Architectural Elevations with conditions

GENERAL DATA:

Owner/Applicant: Lifespace Communities, Inc.

Agent: Lindsay Libes (WGA)

Address: 2000 Lowson Boulevard

Location: South side of Lowson Boulevard, west of S. Congress Ave.

Property Size: 25.67 acres (1,118,003 sq.ft.)

Future Land Use Map: RM (Med. Density Residential)

Current Zoning: RM (Med. Density Residential)

Adjacent Zoning:

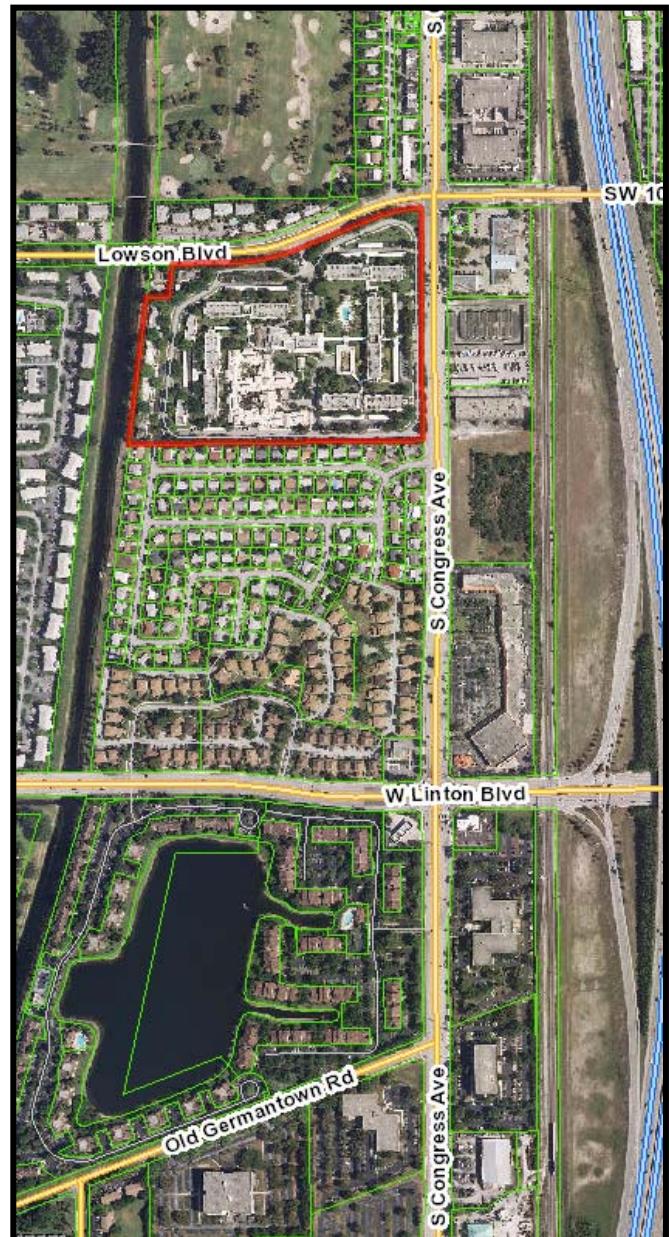
- North: RM
- South: R-1-A
- East: MROC
- West: RM

Existing Land Use: Assisted Living

Proposed Land Use: No Change

Water Service: Existing on site

Sewer Service: Existing on site



ITEM BEFORE THE BOARD

The item before the Board is the approval of the following aspects of a Class IV Site Plan Modification request for **Abbey Delray**, pursuant to Land Development Regulations (LDR) Section 2.4.5(F):

- Site Plan;
- Landscape Plan; and,
- Architectural Elevations

The subject property is located at 2000 Lawson Boulevard at the southwest corner of the intersection of Lawson Boulevard and South Congress Avenue.

BACKGROUND

The subject property consists of 25.67 acres (1,118,003 square feet). It is zoned RM (Medium Density Residential) with RM (Medium Density Residential) Future Land Use Map (FLUM) designation. The site has been developed with an assisted living/nursing home use since its original approval in the mid 1970s. The first approval of a conditional use for 363 multi-family units and a 100-bed convalescence facility was in 1976 with the corresponding plan approved in 1977. Since then, the site has received numerous development approvals, including minor changes such as the addition of covered walkways and more significant development under Class III and IV modifications to expand the number of beds and to accommodate new buildings.

In 1999, a Class IV modification was approved to reconstruct and enlarge the main building and add five residential buildings surrounding a small “town center” building in a campus formation. Each residential building included a nursing station as well as dining and activity/living rooms for the residents. The approval included a new conditional use to increase the number of beds from 100 to 114. Subsequent changes have been minor. A Class III modification was approved in 2014 to expand the clubhouse, center, and the Wellness Center but the proposed improvements were not constructed.

Now before the Board for consideration is approval of the Class IV Site Plan Modification to expand the existing assisted living facility. The improvements propose to upgrade and expand an existing building in the center of the site.

PROJECT DESCRIPTION

The development proposal consists of the following:

- Renovation and significant expansion of the existing one-story, approximately 16,000 square foot Clubhouse building;
- Addition of 100,439 square feet to the Clubhouse building, including new three-story building wings;
- Provision of 48 additional assisted living units;
- Provision of 30 additional memory care beds;

- Project includes updated and new residential common areas and on-site amenities, including the following:
 - Expanded dining venues
 - Modifications to existing preparatory kitchen
 - A new hair and nail salon
 - New fitness and aerobic rooms with access to the existing pool area
 - An art studio
 - New auditorium space
- Demolition of the 6,501 square foot Abbey Center, which contains auditorium space to be replaced in the new, expanded facility.
- Landscaped courtyards and outdoor spaces
- Provision of 21 additional parking spaces in a reconfigured and landscaped parking area

The proposed redevelopment is in the center of the site, forming a new courtyard around the existing pool and forming pedestrian walkways between new building wings and existing buildings on the site.

SITE PLAN ANALYSIS

COMPLIANCE WITH 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.

Section 4.3.4(K) Development Standards Matrix – Residential Zoning Districts:

Please note the LDR Section 4.3.4(K) - Development Standards Matrix for Residential Zoning Districts which apply to **Medium Density Residential (RM)**:

| RM District | Required | Proposed |
|--------------------------|-------------|-----------|
| Min. Lot Size (sq.ft.) | 8,000 | 1,118,003 |
| Min. Lot Width (ft.) | 60 | 1,265 |
| Min. Lot Depth (ft.) | 100 | 890 |
| Min. Lot Frontage (ft.) | 60 | 1,050 |
| Max. Lot Coverage (%.) | 40 | 26 |
| Min. Open Space (%) | 25 | 39 |
| Min. Front Setback (ft.) | 25 | 58 |
| Min. Side Street Setback | 25 | 25 |
| Min. Side Interior | 15 | 70 |
| Min. Rear Setback (ft.) | 25 | 68 |
| Building Height | 35 ft. Max. | 34 ft. |

All items are compliant with RM Zoning District.

Minimum Floor Area Requirement:

Pursuant to the Florida Building Code (5th Edition) published in 2014, Section 464.4.4. (Bedrooms) for **assistant living facilities** shall comply as follows:

464.4.4.1. – Resident sleeping rooms designated for single occupancy shall provide a minimum inside measurement of 80 sq. ft. of usable floor space. Usable floor space does not include closet space or bathrooms.

4.6.4.4.2. – Resident bedrooms designated as multiple occupancy shall provide a minimum inside measurement of 60 sq. ft. of usable floor space per room occupant.

4.6.4.4.3. – Resident bedrooms designated as multiple occupancy in facilities newly licensed or removed six months after October 17, 1999 shall have a maximum occupancy of two persons. As such, the minimum sq. ft. allowance is 120 sq. ft. for all two bedroom units.

Pursuant to LDR Section 4.4.9(F)(3)(b)(1), the following table indicates that the proposal does not comply with LDR Section 4.3.4(K) - Minimum Residential Floor Area. However, it meets the minimum standards for the Florida Building Code as indicated below:

| Code Comparison | LDRs Min. Area (SF) | Min. Area Provided (SF) | FBC Min. Useable Floor Space (SF) | Min. Useable Floor Space Provided (SF) | Total Units | Compliance with Florida Building Code Requirements? | |
|---------------------|------------------------------|----------------------------------|--|---|----------------|--|----|
| Dwelling Size | Min. | Min. | Min. | Min. | 78 | Yes | No |
| Efficiency (AL) | 400 | 425 | 80 | 113 | 4 | • | |
| 1 Bedroom Unit (AL) | 600 | 525 | 80 | 115 | 40 | • | |
| 2 Bedroom Unit (AL) | 900 | 800 | 120 | 239 | 4 | • | |
| Memory Care | 400 | 350 | 80 | 156 | 30 | • | |

The proposed floor plans for the unit types exceed the requirements of the Florida Building Code for assisted living facilities. Except for the efficiency unit (noted as "Alcove" unit type on Sheet A-410), the units are smaller than required by the City's Land Development Code. However, it is important to note that these units are not full residential dwellings as they do not include cooking appliances. Since assisted living facilities are a permitted use within the RM zoning district, and the units meet or exceed the state's requirements for these types of facilities, the minimum floor area requirement is met. In order to ensure density is controlled on site over time, restricting electrical 220 volt circuit electrical outlets (with the exception of A/C units) ensures the units maintain status as assisted living units rather than multifamily units.

Photometric Plan:

Pursuant to LDR Section 4.6.8(A)(3), the minimum illumination at building entries is 1.0 foot-candles and the maximum is 10.0. The Photometric Plan indicates lighting levels of 0.4 and 0.3 at the vestibule entry to the new lobby area, which does not meet the minimum code standards. Illumination at the building entries that meet code requirements is required to deter crime and also provide sufficient lighting for safety to prevent tripping, etc. The CPTED (Community Policing Through Environmental Design) technical review by the city Police Department suggests updating and enhancing all lighting around the development to help deter crime. Security cameras are also recommended. The property is currently gated with a security guard stationed at the entry 24 hours

per day. The memory care portion of the development is equipped with a “wander management” system to ensure security and surveillance of memory care residents.

Parking Requirements:

The previously approved site plan contains 454 parking spaces. 32 existing spaces are impacted by the proposed development. The new program requires 1 parking space per 4 beds. 82 beds are proposed, resulting in a requirement for 21 new spaces. Therefore, at least 53 spaces are required; the site plan proposes 56 parking spaces.

LANDSCAPE PLAN 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). A proposed landscape plan has been submitted and evaluated by the Senior Landscape Planner. The proposed landscaping is consistent with the landscaping design currently on the site and meets the City's landscape requirements. The gardens provide an attractive environment for the residents, with courtyards and outdoor spaces to congregate. The site plan modification expands the network of pedestrian walkways on the campus.

ARCHITECTURAL ELEVATIONS ANALYSIS

LDR Section 4.6.18(E) – Criteria for Board Action: The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), 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.

The existing campus is characterized by low rise, one to three-story buildings in relatively close proximity lining walkways and forming outdoor courtyard spaces. The existing architecture is relatively simple with simple geometries and mansard roofs finished with light-colored concrete tile. The elevations submitted on page A-210 meeting the height standards for the district and provide a more articulated massing than found on the existing buildings on the site. Since the footprint of the proposed building is large, this articulation helps break down the massing. However, minor discrepancies exist on the colored elevation sheets (A.211 and A212) as well as in the southwest corner of roof plan on Sheet A.141, which shows a hipped roof above and entry that has been changed to a flat roof with a parapet. Staff recommends requiring these three sheets to be updated as a condition of approval to ensure the building height standards are met.

REQUIRED FINDINGS

Pursuant to Section 3.1.1 (Required Findings), prior to 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 following areas:

Section 3.1.1(A) – Future Land Use Map:

The subject property has a Future Land Use Map designation of Medium Density Residential (MD) and is zoned Medium Density Residential (RM). LDR Section 4.4.6(B) refers to the allowed uses within the RM zoning district. Assisted Living Facilities (ALFs) and Continuing Care Facilities are listed as an allowed use in the RM zoning district by LDR Section 4.4.6(B)(9). Therefore, a positive finding can be made with respect to consistency with the Future Land Use Map.

Section 3.1.1(B) - Concurrency:

As described in Appendix "A", a positive finding of Concurrency can be made as it relates to water and sewer, streets and traffic, drainage, parks and recreation, open space, solid waste, and schools.

Section 3.1.1 (C) - Consistency:

As described in Appendix "B", a positive finding of Consistency can be made as it relates to Standards for Site Plan Actions, subject to outstanding items attached as conditions of approval being addressed.

Section 3.1.1 (D) - Compliance with the Land Development Regulations:

As described under the Site Plan analysis of this report, a positive finding of compliance with the LDR can be made when all outstanding items attached as conditions of approval are addressed.

Required Findings:

Pursuant to LDR Section 2.4.5(F)(5), 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 future land use designation of the properties surrounding the subject property:

| Adjacent Zoning | | Adjacent Land Use |
|------------------------|--|--|
| North | RM (Medium Density Residential) Recreational Open Space (OSR) | Fairways on the Green Municipal Golf Course |
| South | R-1-A (Residential) | Single family residential |
| East | Mixed Residential Office Commercial (MROC) | Sherwood Plaza |
| West | RM (Medium Density Residential) | Pines of Delray |

The proposed development is located within the center of a large, developed site containing similar uses. The surrounding uses are residential in nature or, to the east, more intense uses, such as office or retail. The proposed improvements will not pose any adverse effects on the surrounding properties. Based upon the above, a positive finding can be made with regard to LDR Section 2.4.5(F)(5) that the site plan will be compatible and harmonious with adjacent and nearby properties.

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 Objective A-1 - Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.

As mentioned in the "Required Findings" analysis section of the report, a positive finding of compatibility with adjacent properties can be made. There are no known issues with respect to soil, topography or other physical consideration that would negatively affect the proposed development. Thus, consistency with Future Land Use Element Objective A-1 is confirmed.

Housing Policy A-12.3: In evaluating proposals for new development or redevelopment, 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.

The addition of assisted living and memory care to the area will not create negative impacts to the surrounding areas.

REVIEW BY OTHERS

The development proposal is not located within a geographical area requiring review by the PGMS (Pineapple Grove Main Street), WARC (West Atlantic Development Coalition), HPB (Historic Preservation Board), CRA (Community Redevelopment Agency) or the DDA (Downtown Development Authority).

Courtesy Notices:

Courtesy notices have been provided to the Pines of Delray homeowner's association.

Public Notices:

No public notice is required for Class IV Site Plan applications. Letters of objection, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

ASSESSMENT AND CONCLUSION

The current development proposal involves expansion and addition of an existing building, creating a one to three-story 116,847 sq. ft. assisted living and memory facility to accommodate 30 memory care units and 48 assisted living units with a total of 82 beds for rent with on-site amenities including a full service restaurant and dining options, hair and nail salon, art room, fitness center, and auditorium space along with multiple fully landscaped outdoor spaces connected to interior common area amenities inclusive of intimate living and activity rooms.

Upon addressing the attached conditions of approval, the development proposal will be found consistent with LDR Sections 2.4.5(F) and Chapter 3 of the Land Development Regulations, as well as applicable policies and objectives of the Comprehensive Plan Positive findings can be made with respect compatibility, that the proposed assisted living and memory care facility will not have a significantly detrimental effect upon the stability of the neighborhood nor will it hinder development or redevelopment of nearby properties.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Site Plan, Landscape Plan and Architectural Elevations for **Abbey Delray**, 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 Section 2.4.5(F)(5) and Chapter 3 (Performance Standards) of the Land Development regulations, subject to conditions.
- C. Deny the Site Plan, Landscape Plan and Architectural Elevations for **Abbey Delray**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 2.4.5(F)(5) and Chapter 3 (Performance Standards) of the Land Development regulations.

STAFF RECOMMENDATION

By separate motions:

Site Plan:

Approve the Class IV Site Plan Modification for **Abbey Delray**, 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 Section 2.4.5(F)(5) and Chapter 3 (Performance Standards) of the Land Development regulations, subject to the following conditions:

1. Pursuant to LDR Section 4.6.8(A)(3), the minimum illumination at building entries is 1.0 foot-candles and the maximum is 10.0. The Photometric Plan indicates lighting levels of 0.4 and 0.3 at the vestibule entry to the new lobby area. The Photometric must be revised to reflect code compliance prior to certification of the site plan.
2. No provisions for cooking can be provided within the individual units. It is noted that the proposal would not meet several LDR requirements related to permanent housing including unit size or density. To assure compliance, a note needs to be added to the site plan that no 220 volt circuit electrical outlets (with the exception of A/C units) will be provided within the

individual units that could be utilized to accommodate full-size appliances, prior to certification of the site plan.

3. Prior to site plan certification, provide revised plans that satisfactorily addresses the technical items identified by the "Engineering Department" in "Appendix D – Engineering Comments".

Landscape Plan:

Approve the Landscape Plan for **Abbey Delray**, 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 Section, 4.6.16 of the Land Development regulations.

Architectural Elevations:

Approve the Architectural Elevations for **Abbey Delray**, 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 Section 4.6.18 of the Land Development regulations, subject to the following conditions:

1. Prior to site plan certification, provide revised sheets for A.2.11 and A2.12 A that depict the roof line, massing and detail shown on Sheet A-210.
2. The Roof Plan on Sheet A.141 is corrected to replace the hipped roof above an entry in the southwest portion of the building to reflect a flat roof with a parapet, as shown on the Elevations on Sheet A-210.

Attachments:

Report prepared by:

Proposed Plans

Anthea Gianniotis, AICP, Senior Planner

APPENDIX A CONCURRENCY FINDINGS

Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer:

- Water service is available via an existing 8" water main within the Lowson Boulevard right-of-way.
- Sewer service is available via an existing 8"sewer main within the Lowson Boulevard right-of-way.

Pursuant to the City's Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South Central County Waste Water Treatment Plant until build-out.

Streets and Traffic:

A traffic statement has been provided for the proposed development. A total of 192 new daily trips, 10 AM Peak Trips and 16 PM Peak Trips are anticipated to be generated. January 25, 2017, the Palm Beach County Traffic Division issued a letter of traffic concurrency indicating that the proposed development meets the Traffic Performance Standards in Article 12 of the Palm Beach County Land Development Code through build-out on December 31, 2020. Thus, this standard is met.

Parks and Recreation Facilities:

Pursuant to LDR Section 5.3.2, a park impact fee of \$500.00 per each new dwelling unit will be collected prior to issuance of a building permit for the proposed 78 units. A total fee of \$39,000 will be required of this development for parks and recreation purposes, prior to building permit issuance.

Solid Waste:

The proposed 78-unit assisted living and memory care facility use (100,439 sq. ft.) will generate 296 tons of solid waste per year. Thus, there will be an increase of 296 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2046.

Schools:

The Palm Beach County School District has indicated that concurrency is not deemed necessary for assisted living and memory care facility uses. Thus, the development proposal is deemed sufficient for compliance with the adopted Level of Service for School Concurrency. Therefore, this standard is met

Drainage:

Drainage will be accommodated on site via an exfiltration trench system. There should be no significant impact on drainage as it relates to this standard.

APPENDIX B
STANDARDS FOR SITE PLAN ACTIONS

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 X
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 X
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 X
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 X
Does not meet intent _____

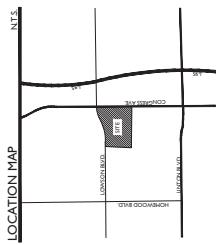
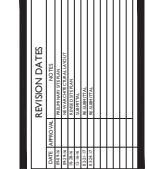
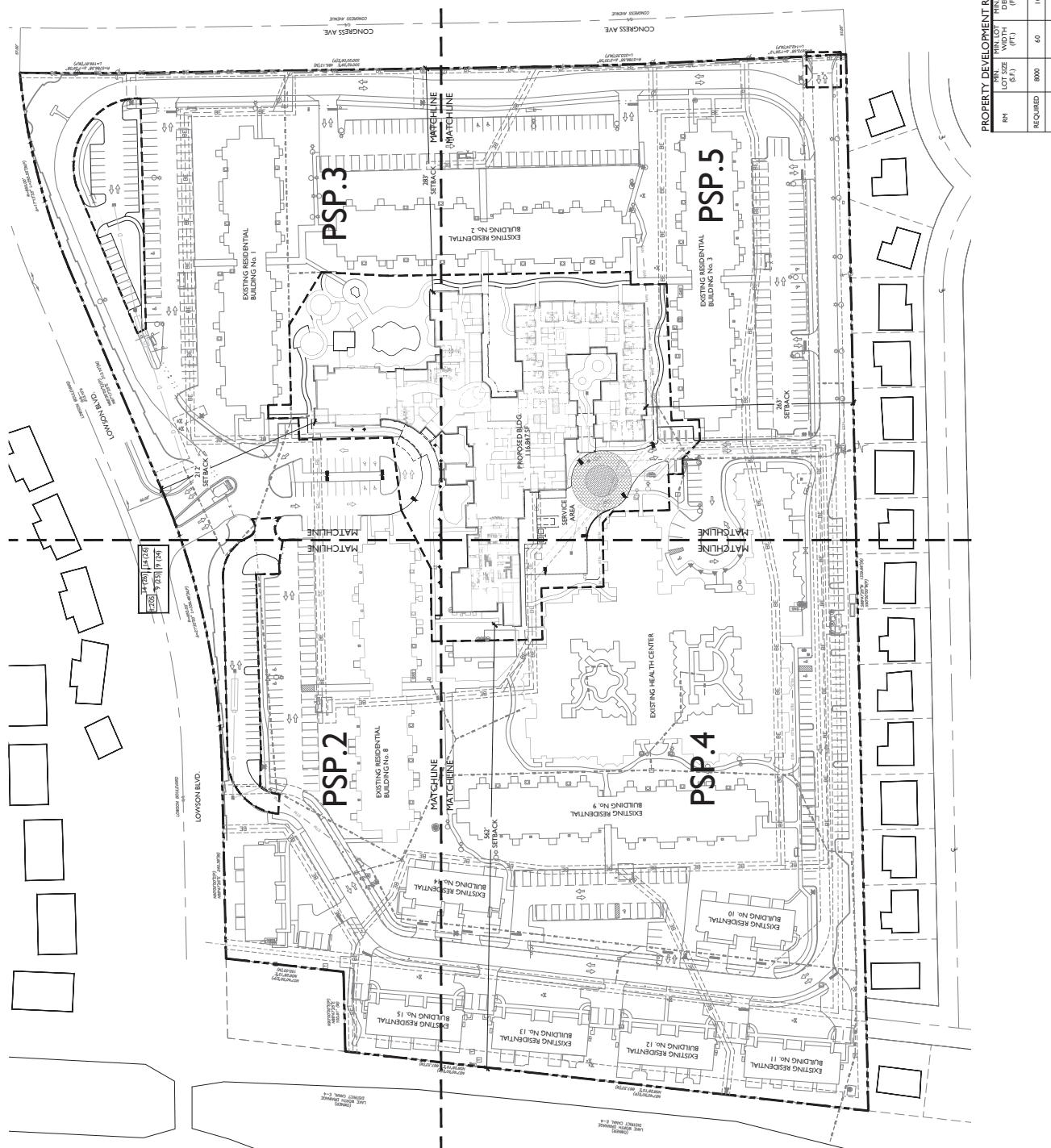
J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area,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

Not applicable X
Meets intent of standard _____
Does not meet intent _____

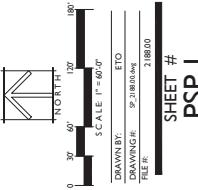
APPENDIX D
ENGINEERING COMMENTS

Engineering Department:

1. Provide a Composite Utility Plan signed by a representative of each utility provider attesting to the fact that services (water, sewer, drainage, gas, power, telephone and cable) can be accommodated as shown on the Composite Utility Plan. The Composite Utility Plan needs to address the responsibility for relocation of existing services and installation of new services in accordance with LDR Section 2.4.3 (F) (4). Composite Utility Plan is also used to ensure physical features do not conflict with each other and existing or proposed utility services.
2. Please note, a contribution for the bus shelter program will be required prior to Building permit issuance per LDR Section 2.4.3 (D) (7). A bus shelter is required to be installed on site for 1) a new residential project that has 25 or more units; 2) a nonresidential project that is greater than 10,000 square feet; and 3) a project that is adjacent to an existing or proposed Palm Tran bus stop. A contribution for the full cost of the purchase and installation of a complete bus shelter will be required if bus shelter will be located less than the standard minimum distance from an existing shelter. Fifty percent of bus shelter and installation cost will be required if 1, 2 and 3 above are not met.
3. Please note, a Financial Guarantee in accordance with LDR Section 2.4.10 may be required to ensure the timely and proper installation of public improvements which are required to support the proposed development. Refer to LDR Section 2.4.10 (A) for items which require a Financial Guarantee. The Financial Guarantee (surety) amount is quantified in the approved Engineer's Opinion of cost. Surety format can be Letter of Credit, Cash Deposit or Performance Bond (Subdivision Format). Surety is required prior to issuance of any permits from the Building Permit Department.
4. Please Resubmit Through The Planning and Zoning Department; and Clearly Indicate Which Documents Are For The Engineering Division. Also, Ensure A Complete Set Of Plans Is Provided For The Engineering Division.
5. Additional comments may follow after review of plans submitted for Site Plan Certification.


 ABBEY DELRAY
 OVERALL SITE PLAN


"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE PROPERTY OF WGI LANDSCAPE ARCHITECTURE, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR USED IN WHOLE OR IN PART, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECTS."



PREPARED FOR LULU SPACE COMMUNITIES
LANDSCAPE PLAN
ABBEY DELRAY

PLANT SCHEDULE

| | COMMON NAME | COTTON NAME | BOTANICAL NAME | REMARKS |
|------------|-------------------|-----------------------|----------------|-------------------------------|
| TREES | | | | 12' x 6' Spd. 8' C.L. |
| BB | Orange Kingbird | Burseria cerasiifolia | | 7' x 6' Spd. 6' C.L. |
| CS | Sawtooth Wood | Conocarpus erectus | | 8' x 6' Spd. 6' C.L. |
| TC | Dayak Holly | Excoecaria | | 12' x 6' Spd. 6' C.L. |
| TS | Amurian Sweet Gum | Liquidambar | | 12' x 6' Spd. 6' C.L. |
| LS | Yellowwood | Liquidambar | | 12' x 6' Spd. 6' C.L. |
| PT | Preserve Tree | | | Existing tree to be preserved |
| PLANT | | | | Existing tree to be preserved |
| PE | | | | PROJECT TITLE: |
| CN | | | | |
| SP | | | | |
| TR | | | | |
| WT | | | | |
| PTC | | | | |
| PA | | | | |
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| | COMMON NAME | COTTON NAME | BOTANICAL NAME | REMARKS |
|------------|-------------------|-----------------------|----------------|-------------------------------|
| TREES | | | | Existing tree to be preserved |
| BB | Orange Kingbird | Burseria cerasiifolia | | |
| CS | Sawtooth Wood | Conocarpus erectus | | |
| TC | Dayak Holly | Excoecaria | | |
| TS | Amurian Sweet Gum | Liquidambar | | |
| LS | Yellowwood | Liquidambar | | |
| PT | Preserve Tree | | | |
| PLANT | | | | |
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| | COMMON NAME | COTTON NAME | BOTANICAL NAME | REMARKS |
|------------|-------------------|-----------------------|----------------|-------------------------------|
| TREES | | | | Existing tree to be preserved |
| BB | Orange Kingbird | Burseria cerasiifolia | | |
| CS | Sawtooth Wood | Conocarpus erectus | | |
| TC | Dayak Holly | Excoecaria | | |
| TS | Amurian Sweet Gum | Liquidambar | | |
| LS | Yellowwood | Liquidambar | | |
| PT | Preserve Tree | | | |
| PLANT | | | | |
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| | COMMON NAME | COTTON NAME | BOTANICAL NAME | REMARKS |
|------------|-------------------|-----------------------|----------------|-------------------------------|
| TREES | | | | Existing tree to be preserved |
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| CS | Sawtooth Wood | Conocarpus erectus | | |
| TC | Dayak Holly | Excoecaria | | |
| TS | Amurian Sweet Gum | Liquidambar | | |
| LS | Yellowwood | Liquidambar | | |
| PT | Preserve Tree | | | |
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