



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD STAFF REPORT

Delray Beach Water Treatment Plant

Meeting	File No.	Application Type
January 26, 2026	2025-118	Level 3 Site Plan
Property Owner		Authorized Agent

City of Delray Beach

CDM Smith

Request

Consideration of a Level 3 Site Plan Application with Architectural Elevations and a Landscape Plan for renovations and an addition to an existing water treatment facility.

Site Data & Information

Location: 200 SW 6th Street

PCN: 12-43-46-20-01-009-0010

Property Size: 8.22 acres / 358,063 sq. ft.

Land Use: Community Facility (CF)

Zoning: Community Facility (CF)

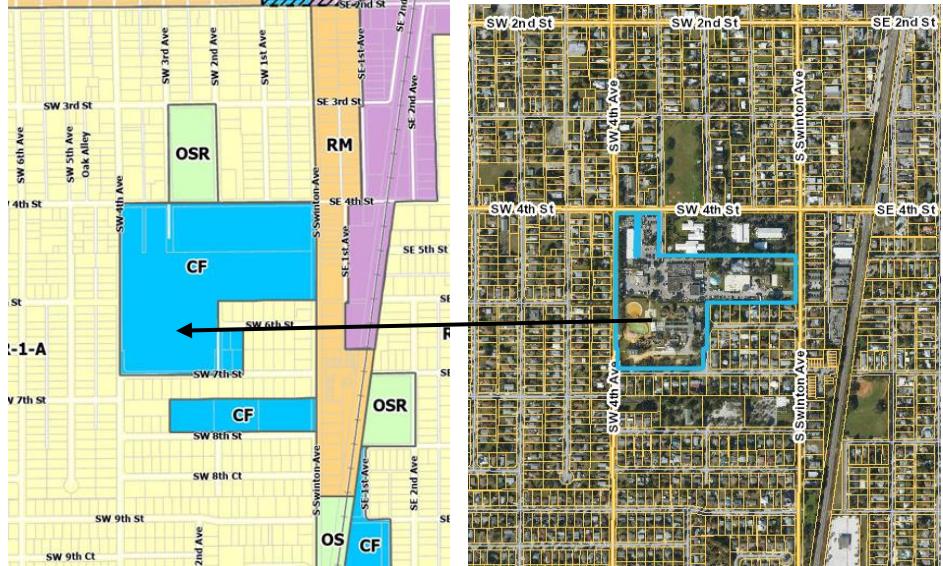
Adjacent Zoning:

- **North, South, West:** Single Family Residential (R-1-A)
- **East:** Multi-Family residential (RM)

Existing Use: Water Treatment Facility / Swinton Operations Complex

Proposed Land Use: Water Treatment Facility (Renovation and Expansion of Existing Facility)

This application only pertains to the portion of the existing municipal property that contains the water treatment facility.

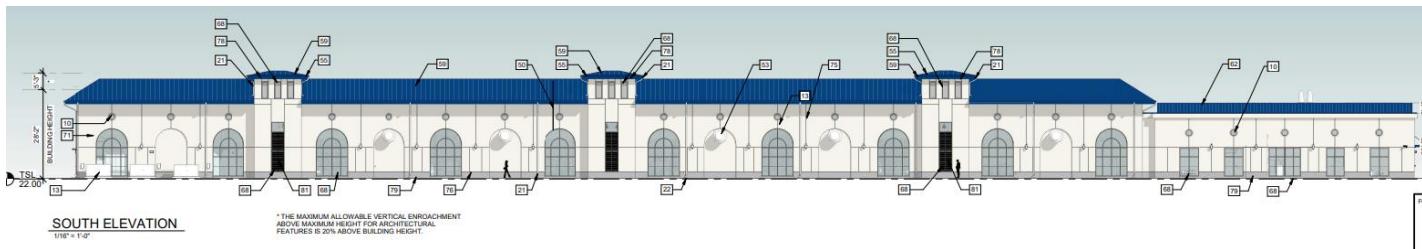


Background Information

The existing Delray Beach municipal water treatment plant is located on the subject property, in addition to other municipal uses including the Swinton Operations Complex public works facility and public works fleet parking. This scope applies specifically to the portions of the site that contain the water treatment plant. The original facility is a multi-decades-old complex originally constructed in the mid-twentieth century that requires significant upgrades and improvements to bring the facility into compliance with State and Federal regulations and to ensure the long-term production of high-quality treated water for City residents and businesses. The proposed improvements form part of the City's broader Capital Improvement Plan for critical water infrastructure.

In addition to the scope of work covered under this application, utility infrastructure improvements that are not subject to site plan review – deep injections wells, etc. – are being completed through separate permitting processes, including requisite environmental and department of health compliance. The Applicant has provided a written narrative that provides more background information on the technical reasons for the proposed scope which has been included as an attachment.

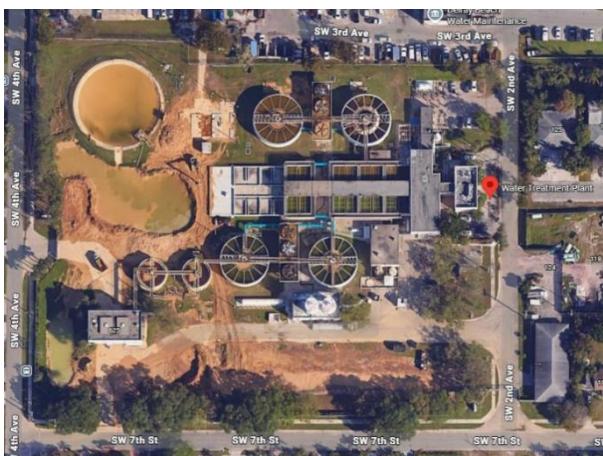
Project Description



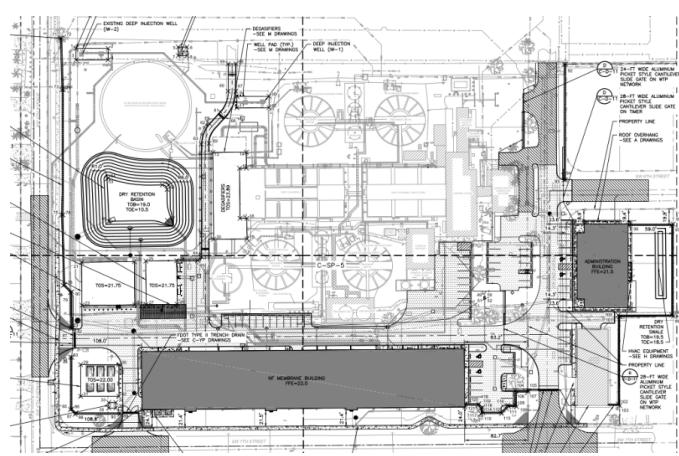
The proposed scope includes construction of a new approximately 32,000 square foot membrane process building and an approximately 7,100 square foot administration building in addition to site infrastructure improvements, new parking areas, modified drive-aisles for improved vehicle circulation, and upgraded site landscaping including a perimeter landscape buffer. The process building includes 6,600 square feet of office and lab area, with the majority of the building comprised of mechanical and utility infrastructure equipment necessary for the operations of the plant. The process building is located at the southern border of the property adjacent to SW 7th Street. The exterior façade incorporates architectural detailing intended to minimize the visual prominence of industrial function of the building by portraying a civic design that is compatible with scale and intensity of the adjacent residential neighborhoods.

The administration building – sharing similar architectural detail - is oriented on the eastward portion of the site adjacent to SW 6th Street. The proposed addition and improvements, while functionally necessary for the long-term viability of the treatment facility – simultaneously improve the aesthetic of the site by integrating contextually appropriate buildings that visually mitigate the functional aspects of the site, and are further enhanced by significantly improved perimeter landscaping and the construction of a new screening wall that will provide visual relief while dampening noise created by the construction of the facility as well intermittent exterior noise created during regular operations.

Existing Site Aerial



Proposed Site Plan



Review and Analysis: Site Plan

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.

The Site Plan was reviewed according to the performance standards for site plan actions listed in **LDR Section 3.2.3** and these standards have been factored into the technical review of the application. The intent of the standards is to ensure that certain essential criteria and a level of quality are adhered to with regard to new development. The project complies with the performance standards.

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.

These findings relate to the following four areas:

(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.

CF is a zoning district deemed compatible with the CF land use designation per the comprehensive plan. The intent for this property to remain as a municipal water treatment plant is clearly consistent with the Land Use Map

(B) Concurrency. 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.

Water and Sewer. The development will connect to existing water and sewer networks as approved by the City Utilities Department.

Drainage. Drainage will be accommodated on site. All stormwater runoffs will be collected and contained within the subject property through a drainage system approved by the City Engineer.

Transportation. The provided Palm Beach County TPS approval letter indicates the proposed project will not have a significant impact on the existing road network as the anticipated number of peak hour trips is less than 21. Therefore, the project meets transportation concurrency.

Solid Waste. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2054.

Schools. Not Applicable.

(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.

LDR Section 3.2.1, Basis for determining consistency.

The performance standards set forth in this Article either reflect a policy from the adopted Comprehensive Plan or a principle of good planning practice. The performance standards set forth in the following sections as well as compliance with items specifically listed as required findings in appropriate portions of Section 2.4.5 shall be the basis upon which a finding of overall consistency [Section 3.1.1(C)] is to be made. However, exclusion from this Article shall not be a basis for not allowing consideration of other objectives and policies found in the adopted Comprehensive Plan in the making of a finding of overall consistency.

The following Comprehensive Plan objectives and policies are relevant to the request:

Capital Improvements

GOAL CIE 1 Capital improvement planning, programming and implementation plan, Program, fund, and install public facilities and infrastructure and related capital improvements that serve the existing community and are necessary to accommodate future demand, in an effective and timely manner.

Neighborhoods, Districts, and Corridors Element

Policy NDC 1.1.2 Provide a complementary mix of land uses, including residential, office, commercial, industrial, recreational, and community facilities, with design characteristics that provide: Similar uses, intensity, height, and development patterns facing each other, especially in residential neighborhoods. Uses that meet the daily needs of residents. Public open spaces that are safe and attractive.

Public Facilities and Services

Policy PFE 2.2.2 Continue to provide the following levels of service at the water treatment facility: Average finished water design flow of the water system @ 234.8 gpcd. Storage capacity for the water system @ 15% of maximum flow plus fire reserve at 1.5 mg, plus 25% of that total. Minimum pressure for the water system @ 20 psi. Capacity of 26 MGD

Policy PFE 3.5.1 Maintain a minimum Level of Service for the wastewater treatment plant of 115 gpcd up to the plant capacity of 12 mgd

The proposed development maintains consistency and compatibility with the comprehensive plan being that it is located on a parcel specifically intended to accommodate necessary community facilities and infrastructure uses and the proposed improvements are essential to ensure adequate Level of Service is maintained for the future.

LDR Section 3.2.3, Standards for Site Plan Action

The standards for site plan action include adequate traffic circulation and accessibility for vehicles and pedestrians, compatibility with adjacent land uses, intensity thresholds, and energy efficiency and sustainability requirements, such that the proposed project will not result in the degradation of the surrounding area. The development proposes a use that is contextually appropriate for the area and aligns with the intent and permitted uses of the Community Facility zoning district and the comprehensive plan; the proposed site plan meets the standards for site plan action.

(D) Compliance with the LDR

The proposed project has been reviewed by the Technical Advisory Committee and has been deemed technically compliant with all applicable regulations of the Land Development Regulations. No relief is needed to accommodate the proposed site configuration or building design. **LDR Section 4.3.4.(K)** establishes that the **CF** zoning district is not subject to any minimum setback regulation other than a 10' perimeter buffer, which – according to **LDR Section 4.4.21(H)(2)** - shall be increased to 15 feet or a decorative wall or fence shall be used when **CF** properties are adjacent to residential zoning districts. As such, a perimeter buffer of at least 10 feet has been provided, exceeding the minimum in most areas where a 21' building setback is proposed along the south property line adjacent to SW 7th Street and a 19' setback has been proposed adjacent to SW 6th Street. In addition, a decorative wall and landscape buffer has been provided along the perimeter where adjacent to residential zoning districts.

Parking has been assessed using the required parking for administrative office uses per **LDR Section 4.6.9** and has been assessed only for the portion of the new structures that contain office and lab square footage. Building area used for the housing of mechanical and utility infrastructure equipment has not been assessed parking. In total, the project generates 55 required spaces and 61 are provided, therefore exceeding the amount of required parking.

The maximum allowable height in the **CF** district is 48 feet, and both buildings are single story structures well below the minimum threshold. The maximum Floor Area Ratio in **CF** is 1.0, and with the proposed additional square footage the site still remains well below this threshold given the significant size of the total lot area. The proposed additional square footage minimally increases the existing FAR by only 0.11.

Review & Analysis: Landscape Plan

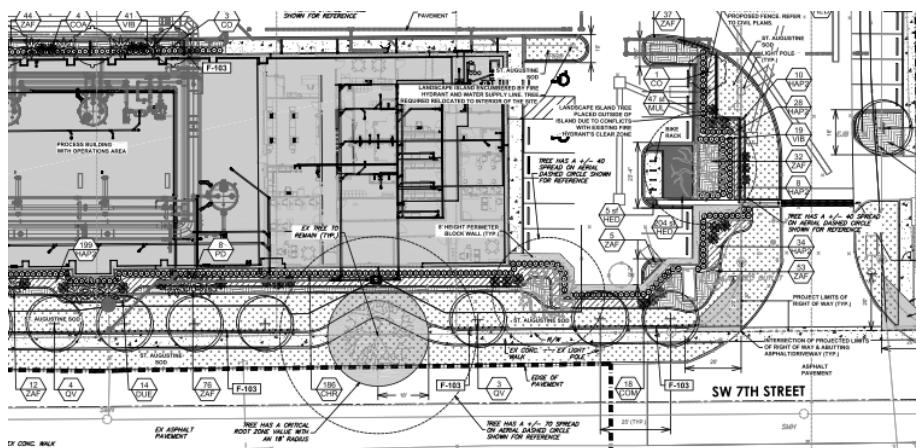
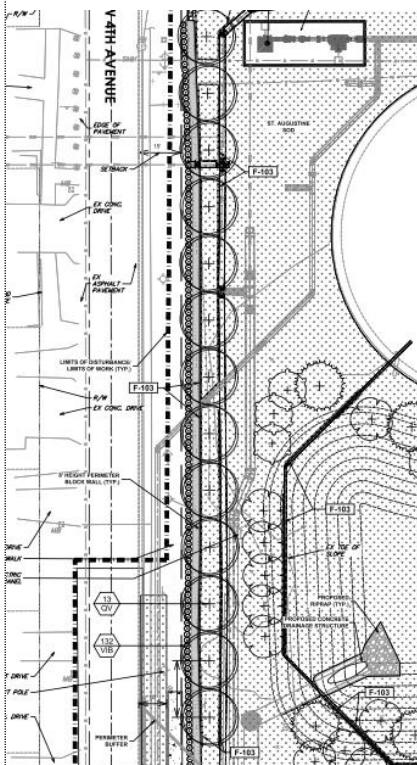
LDR Section 2.4.10(A)(3)(c), Findings

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

A technical review of this site plan has been performed, and a determination has been made that the project complies with all applicable landscape regulations. Landscaping is interspersed throughout the site such that the visual appearance of the treatment facility will be greatly improved. Foundation landscaping is provided along the base of the new buildings and within parking islands in areas where parking lots are being added or modified. Crucially, a substantial tree canopy is proposed along the property line adjacent to perimeter streets to provide beautification and screening of the facility, specifically, a continuous tree canopy of live oaks is proposed along each property line adjacent to a street (as shown in below images).

In total, 757 DBH of tree trunk is proposed to be planted, whereas 489 DBH of existing trunk diameter will be removed. The number of new trees proposed far exceeds the minimum amount necessary for mitigation; some existing mature trees will remain where feasible.

A full landscape plan including the tree disposition plan is available as an attachment.



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

(E), Criteria for board action

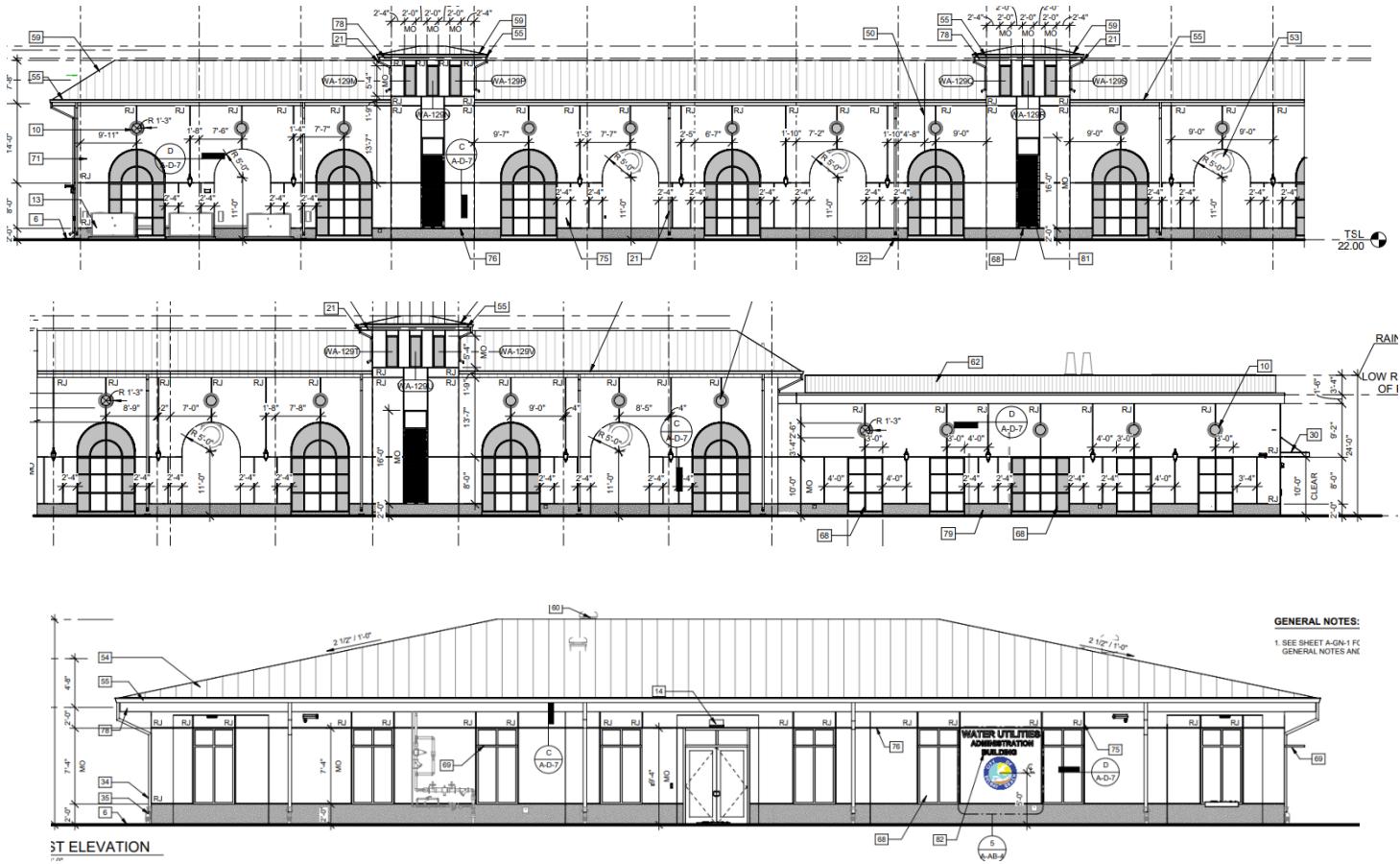
The following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

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.

Staff finds that the design criteria are met. The design of the new buildings is stylistically appropriate for civic facilities, shares similar architectural reference to existing municipal structures throughout the city, is compatible with the coastal Florida architectural climate, successfully screens and mitigates the industrial and functional nature of the use through thoughtful architectural screening, and is presented at a scale that is fully consistent with adjacent residential neighborhoods. It is important to note that each building is less than 35 feet in height, which is the maximum height for single family residential zoning districts.

In addition, the design of the process building specifically – which extends for the largest portion of the street frontage – has been enhanced through the integration of vertical articulation, prominent window openings, tower elements, and other design details that introduce movement across the lengthy façade.

Importantly, consideration has been given in the design to ensure that the operations that occur within the process building on a 24-hour basis will not negatively affect the surrounding area (i.e. noise pollution, light spillover, etc.).



Options for Board Action

- A. Move **approval** of a Level 3 Site Plan Application request for the **Delray Beach Water Treatment Plant**, including Architectural Elevations and Landscape Plan, for renovations and an addition to an existing facility, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- B. Move **approval, as amended** of a Level 3 Site Plan Application request for the **Delray Beach Water Treatment Plant**, including Architectural Elevations and Landscape Plan, for renovations and an addition to an existing facility, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan, **subject to conditions**.
- C. Move **denial** of a Level 3 Site Plan Application request for the **Delray Beach Water Treatment Plant**, including Architectural Elevations and Landscape Plan, for renovations and an addition to an existing facility, by finding that the request is inconsistent with the Land Development Regulations and the Comprehensive Plan.
- D. **Continue with direction.**

Public and Courtesy Notices

No Public Notice was required by the LDR for this application.