

# SITE PLAN REVIEW AND APPEARANCE BOARD

## CITY OF DELRAY BEACH

### ---STAFF REPORT---

**MEETING DATE:** June 22, 2016

**ITEM:** 2870 Florida Boulevard – Class II Site Plan Modification associated with changes to the parking lot, landscape and façade renovations.

**RECOMMENDATION:** Approval of the Class II Site Plan Modification for the Wellness Resource Center.

#### GENERAL DATA:

Applicant/Owner..... Wellness Resource Center

Location..... Between Florida Boulevard and Frederick Boulevard, just north of Avenue L

Property Size..... 0.78 acres

Future Land Use Map..... TRN (Transitional)

Current Zoning..... RM (Multiple Family Residential - Medium Density)

Adjacent Zoning..... North: RM (Multiple Family Residential - Medium Density)

South: RM (Multiple Family Residential - Medium Density)

East: RM (Multiple Family Residential - Medium Density)

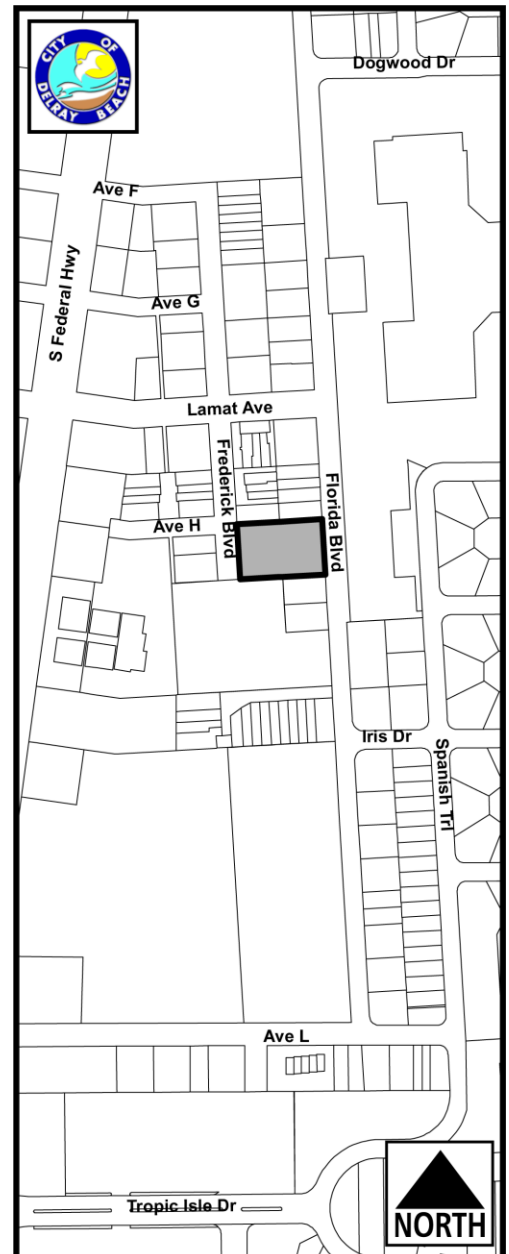
West: RM (Multiple Family Residential - Medium Density)

Existing Land Use..... Residential Licensed Service Provider

Proposed Land Use..... Residential Licensed Service Provider

Water Service..... Available on site.

Sewer Service..... Available on site.



## THE ITEM BEFORE THE BOARD

The item before the Board is approval of a Class II Site Plan Modification for the **Wellness Resource Center**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(b):

- Site Plan Modification;
- Landscape Plan; and
- Architectural Elevations.

## BACKGROUND

The subject property is located between Florida Boulevard and Frederick Boulevard, just north of Avenue L. The multi-family residential structure, built in 1973, consists of four structures with a total of 13 units, and located in the Multi-Family Residential (RM) zoning district. The property is legally described as 21-46-43, of Model Land Company's Subdivision S/D of W 1/2 S 100 feet of N 165 feet of W 1/2 of LT 10 (less W 153 feet) LYG W of SE 5<sup>th</sup> Ave in OR190. The current use, Residential Licensed Service Provider Facility, is a permitted use within the RM zoning district.

Now before the Board is a Class II Site Plan Modification associated with architectural elevation and site plan modifications and landscape changes for approval.

## PROJECT DESCRIPTION

The development proposal incorporates the following:

- Modifications to the parking lot and landscape.
- New landscape islands
- Renovations to the roof and building facades.

## SITE PLAN MODIFICATION 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 proposal.**

#### **Parking:**

The proposed site plan change includes modifications to the parking lot layout and introduction of new landscape islands. Per LDR Section 4.6.9(C)(1)(g), the parking requirement for multiple family structures is 2 spaces per unit and 0.5 guest spaces per unit for the first 20 units. The existing Residential Licensed Service Provider Facility has 13 units and one on-site office in conjunction with the existing use. Based on these parking ratios, the existing development is required to have 33 parking spaces. The property currently has 23 parking spaces existing on-site, which equates to a 10 space deficiency. The proposed parking space composition will remain the same, (23 total parking spaces on-site) the proposed revised layout will consist of 16 standard spaces, 6 compact spaces, and 1 handicap accessible space, which includes one

wheel stop feature at each parking space. Given the proposed layout alteration, the parking deficiency will remain at 10 parking spaces. Thus, the proposed modification will not increase the parking nonconformity of the property and will therefore comply with the City's current parking requirements. In addition, this proposal includes the removal and relocation of one handicap space and upgrades to the curb ramp to meet ADA requirements.

#### **Open Space:**

This proposal provides 27.1% of open space excluding the proposed artificial turf area around the pool, which exceeds the minimum open space requirement of 25%.

#### **Bike Rack:**

The applicant will also introduce a bike rack on the south side of the property.

### **ARCHITECTURAL ELEVATIONS**

**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 applicant has proposed the replacement of the existing roof on the first and second floor of all building elevations with a new standing seam metal roof. All existing door and window openings will be renovated. Along the east elevation, all doors will be replaced with new hollow metal doors and frames (with keypad entry hardware). On the west, south and north elevations, all doors will be replaced with impact resistant single and double French door systems in aluminum frame. All windows will be replaced with impact resistant single hung windows and with impact resistant horizontal sliding windows in aluminum frame. The frames of the proposed windows and doors will be painted orange. The railing system on the second floor will be replaced with a new 42 inch high anodized aluminum balcony railing to match the standing seam metal roof. New 8 inch CMU walls will be introduced on the east elevation. New wall and ceiling light fixtures will be introduced on the south and north elevations. All facades will be renovated with cement stucco and painted off white. The existing breezeway along the east and west elevation will be enlarged and squared off. The introduction of the architectural changes will not adversely affect the surrounding area and will not materially depreciate the neighboring areas. Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E).

### HARDSCAPE/LANDSCAPE PLAN ANALYSIS

A landscape plan has been submitted and evaluated by the Senior Landscape Planner. Per LDR Section 4.6.16(H)(3)(i), landscape islands are required to measure a minimum of 9 feet and shall be placed at intervals of no less than one landscaped island for every 13 standard parking spaces. The existing parking lot is a legal nonconformity as it does not have landscape islands placed at intervals of parking spaces. In an effort to decrease this nonconformity without reducing the number of parking spaces, the applicant is proposing two new landscape islands, measuring six feet, to be introduced facing Frederick Boulevard. The existing wood dumpster enclosure and concrete slab will be demolished and relocated parallel to the landscape island. The replacement of the two existing catch basins located in the parking lot is also included in this application. Perimeter shrub plantings will be added to visually buffer the vehicular use areas and the new location for the wood dumpster enclosure. A composite utility overlay plan has been submitted and reviewed to avoid potential conflicts with newly proposed utility lines and landscape. The proposed landscape plan complies with the City's Land Development Regulations (Section 4.6.16).

### ALTERNATIVE ACTIONS

1. Continue with direction.
2. Move approval of the request for a Class II site plan modification, landscape plan and elevation changes for **Wellness Resource Center** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 4.6.16 and 4.6.18(E) of the Land Development Regulations.
3. Move denial of the request for a Class II site plan modification, landscape plan and elevation changes for **Wellness Resource Center** 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 Sections 4.6.16 and 4.6.18(E) of the Land Development Regulations.

### STAFF RECOMMENDATION

By Separate Motions:

#### **Site Plan:**

Move approval of the Class II site plan for **Wellness Resource Center**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets criteria set forth in LDR Section 2.4.5(G)(1)(b), subject to the following:

1. Revise required parking information on plans to 33 parking spaces as stated in this report prior to certification.

**Architectural Elevations:**

Move approval of the architectural elevations/site plan for **Wellness Resource Center**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

**Landscape Plan:**

Move approval of the Class II site plan modification landscape plan for **Wellness Resource Center**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets criteria set forth in LDR Section 4.6.16.

Staff Report Prepared by: Debora Slaski, Assistant Planner  
Attachments: Site plan, elevations and images