



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

Milfred Industrial

Meeting	File No.	Application Type
January 22, 2025	2023-206-SPF-SPR-CL5	Level 2 Site Plan with parking reduction
Property Owner	Authorized Agent	
1215 Milfred Street, LLC	Kristen Nowicki, AICP	

Request

Consideration of a Level 2 Site Plan to construct a 5,597 square foot warehouse and office building associated with Architectural Elevations, and Landscape Plan and a parking reduction request.

Site Data & Information

Location: 1215 Milfred Street

PCN: 12-43-46-20-19-000-0111

Property Size: 0.409 acres (17,821 square feet)

LUM: Commerce (CMR)

Zoning: Mixed Industrial Commercial District (MIC)

Adjacent Zoning:

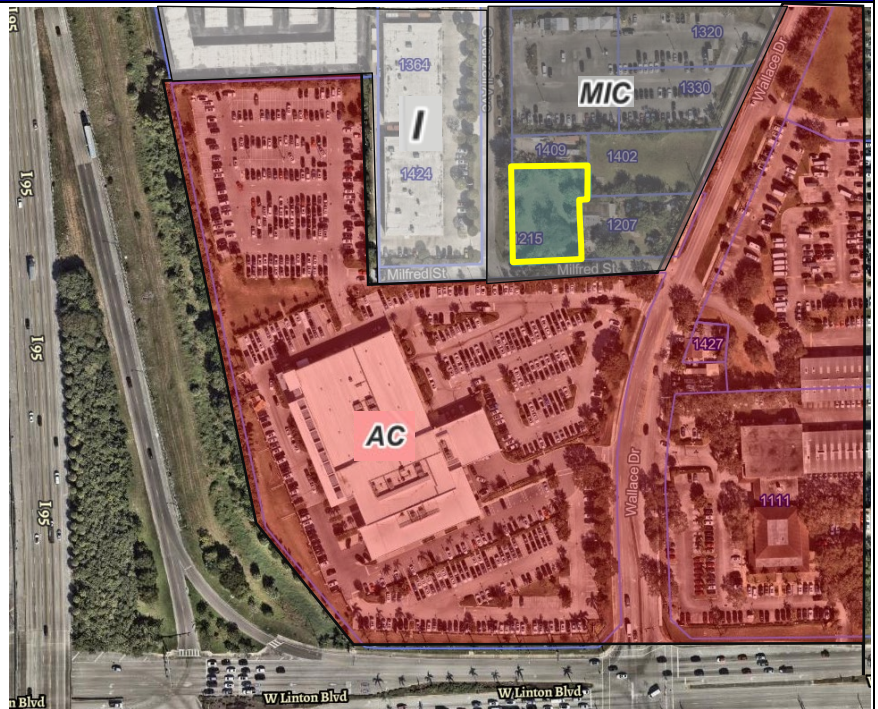
- **North:** MIC
- **South:** Automotive Commercial (AC)
- **East:** MIC
- **West:** Industrial (I)

Existing Use: Vacant

Proposed Use: 2-story, 5,597 square foot Warehouse and office building

Floor Area Ratio:

- **Proposed:** .279
- **Maximum Allowed:** .60





Background

The vacant property addressed 1215 Milfred Street is located at the northeast corner of Milfred Street and Gwenzell Avenue within the Mixed Industrial and Commercial (MIC) zoning designation. The subject site is 0.41 acres (17,745 SF) in size and consists of a portion of Lot 11, Subdivision of "Platt's Acres", as recorded in plat book 21, page 47. The adjacent property to the east is developed with a single-family residence, to the south across Milfred Street is the BMW car dealership, to the west across Gwenzell Avenue is existing warehouse building and to the north and northeast is vacant land.

The site is located within the Wallace Drive Overlay District. The Wallace Drive Redevelopment Plan was adopted by City Commission on January 6, 2004, and later amended on April 17, 2012. The Plan encourages the development of light industrial, limited commercial and office uses in an urban setting and encourages aggregation of parcels to accommodate unified development. On August 5, 2004, the City Commission passed Ordinance 20-03 associated with Comprehensive Plan Amendment 2003-02 to change the future land use map designation to CMR and zoning designation to MIC to be consistent with the Redevelopment Plan.

Based on the aerial image, the subject site once contained a single-family residence and in 2022 a demolition permit was issued for the structure.

On October 5, 2023, the Board of Adjustment granted approval for a variance request to reduce the side interior (east) setback from the minimum required 10 feet to 5 feet.

On December 10, 2024, the City Commission passed and adopted Resolution No. 240-24 to allow overhead doors to face the right-of-way in the MIC zoning district.

Concurrent with the site plan review, a minor plat application is under review for the proposed development. This includes a 25-foot radius and a 12-foot, 6 inches right-of-way dedication along Milfred Street which will be incorporated into the plat.

Description of Proposal

The proposal involves the construction of a new 5,597.86 square-foot warehouse and office building including 616 square-foot mezzanine for two tenant bays. The proposed warehouse building is positioned closest to the east and north property line to accommodate vehicular access and circulation to the 6 proposed parking spaces and loading for each tenant bay from Gwenzell Avenue, along the front of the building. In addition, the right-of-way will be upgraded to include a pedestrian sidewalk along Gwenzell Avenue and Milfred Street with landscape and lighting. Likewise, the site proposes pedestrian access from the development to the proposed sidewalk on Milfred Street encompassing lush landscaping including the required 10-foot landscape buffer. Part of the development application includes a request for a one-space parking reduction. A parking statement is attached, and further analysis is provided below.

Review & Analysis: Site Plan

LDR Section 2.4.10(A)(1)(b), 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.

Based on the scope of work, the subject application qualifies as a Level 2 Site Plan.

LDR Section 2.1.6(E)(1), 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:*

- (a) *Level 1 or Level 2 Site Plan applications when associated with the following requests for relief:*
 1. *Waivers that do not require City Commission action.*
 2. *Reduction in the number of parking spaces required for specific uses, pursuant to Section 4.6.9(F)(1).*
 3. *Waivers to Section 4.6.16, Landscape Regulations.*

Although Level 2 Site Plans are generally reviewed administratively, applications involving a request for relief—such as a parking reduction—require SPRAB to take final action on the application.



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.

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.*

The subject property has a Land Use Map designation of Commerce (CMR), and a zoning district of Mixed Industrial and Commercial (MIC). Pursuant to Table NDC-1 of the Always Delray Comprehensive Plan, the MIC zoning district is identified as a preferred district to implement the CMR land use designation. Furthermore, per LDR Table 4.4.13(A), industrial uses and business offices are permitted uses within MIC zoning district. Therefore, the proposed use of land is consistent with the underlying land use designation.

(B) Concurrence *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 be serviced through connection to a six-inch sewer and clean out and a 2-inch water service with water meter and backflow preventor. No utility extensions are required as a result of this project.

Drainage. Drainage will be managed on site via inlet and yard drains that will be connected to an exfiltration trench on the west side of the property.

Transportation. The submitted Traffic Statement indicates the proposed 5,988 light industrial development is expected to generate 16 daily trips. The applicant has provided a Traffic Performance Standard (TPS) letter dated October 10, 2023, confirming that the project meets Palm Beach County’s requirements for traffic performance standards.

Solid Waste. The Solid Waste Authority has confirmed that its facilities have sufficient capacity to accommodate all development proposals until 2054. Additionally, the applicant is proposing refuse totes located within the building to be taken outside on scheduled collection days.

ARTICLE 3.2, PERFORMANCE STANDARDS

LDR Section 3.2.1, Basis for determining consistency, which requires a determination of consistency with the Comprehensive Plan.

(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 3.2.3, Standards for site plan and/or plat actions.

These standards strive to ensure that new development will not have a negative impact on the surrounding area, provide appropriate mobility connections and recreational improvements, and comply with the maximum intensity and density allowed for the land use



designation and zoning district. The proposed development generally meets the applicable standards as there are no significant concerns related to the overall consistency with Article 3.2 have been identified.

LDR Section 3.2.4, Standards for Specific Areas or Purposes

The subject property is not located within a wellfield protection zone, a flood prone area or on the barrier island. The development is not located near an environmentally sensitive area or would impact adjacent communities. The property is not within a historic district or individually designated site. The proposed use will not result in the addition of more than 50 employees.

Comprehensive Plan

A review of the objectives and policies of the adopted Always Delray Comprehensive Plan was conducted, and the following applicable objectives or policies were noted:

Neighborhoods, Districts, and Corridors Element

Objective NDC 1.4 Industrial Land Use Designations Apply the industrial land use designations of Industrial and Commerce to those areas where industrial type uses, such as fabrication and assembly of goods, warehousing, and vehicle repair, are the primary economic strategy for the district, to ensure that those industries, which are essential to the local economy, are appropriately accommodated in the city.

Policy NDC 1.4.8 Recognize the importance of maintaining the Commerce land use designation for long term economic prosperity by discouraging amendments to the Future Land Use Map that diminish the quantity of property with Commerce land use designation.

Mobility

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"

Policy MBL 2.8.4 Continue to beautify streets with landscaping and regular maintenance.

Objective MBL 3.4 Continue to develop and refine policies that adjust parking requirements to account for changes in car ownership trends, the growth of ride-sharing, connected vehicles, and vehicles automation.

Overall, the proposed development is consistent with the applicable Goals, Objectives, and Policies of the Always Delray Comprehensive Plan, particularly those of the Neighborhood, Districts, and Corridors Element.

(D) Compliance with the LDR *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.*

LDR Section 4.4.19 – Mixed Industrial Commercial (MIC) - Purpose and intent

The Mixed Industrial and Commercial (MIC) District is created to provide for a mix of industrial, commercial, and office use in a single zoning district. The uses allowed are intended to enhance employment opportunities in the industrial, manufacturing and trade sectors, with supporting business and professional office functions. Retail uses are appropriate on a limited basis, and only as a secondary use within the district.

LDR Section 4.4.19(H), Special Regulations (MIC)

- (1) Loading and unloading is restricted to side and rear yards and is prohibited within the front yard setback.*
- (2) Within the front yard setback, the first ten feet abutting the right-of-way shall be a landscaped area with no paving, except for driveways and walkways leading to the premises. Such driveways and walkways shall be generally perpendicular to the property line.*
- (3) Overhead doors may not face a public right-of-way.*

The proposed (un)loading is not within the front yard setback. A ten-foot landscape buffer is proposed along both Milfred Street and Gwenzell Avenue with no paving except for the driveway and walkway leading to the premise. On December 10, 2024, the City Commission passed and adopted Resolution No. 240-24 to allow overhead doors to face the right-of-way in the MIC zoning district.



LDR Section 4.3.4(K), Development Standards Matrix

The following matrices set forth the minimum and maximum development standards for each zoning district.

Standard/Regulation	Required:	Proposed:
Minimum Lot Size LDR 4.3.4(K)	0 feet	17,820 square feet 16,302 square feet (post ROW dedication)
Minimum Lot Width LDR 4.3.4(K)	0 feet	110.04 feet
Minimum Lot Depth LDR 4.3.4(K)	0 feet	155.23 feet
Minimum Lot Frontage LDR 4.3.4(K)	0 feet	110.04 feet
Maximum Lot Coverage LDR 4.3.4(K)	Maximum 50% Lot Coverage Minimum 25% Non-Vehicular Open Space	4,980.97 sf (30.55%) Lot Coverage 4,451.95 sf (27.31%) NVOs
Setback LDR 4.3.4(K)	Front: 25 feet Side Street: 25 feet Side Interior: 10 feet Rear: 10 feet	Front: 25 feet Side Street: 62 feet, 8-inch Side Interior: 5 feet* Rear: 10 feet

*Side Interior setback reduction from 10 feet to 5 feet approved by Board of Adjustment on October 5, 2023.

Article 4.6 – Supplemental District Regulations

Standard/Regulation	Required:	Proposed:
Lighting (Photometric Plan) LDR 4.6.8(A)(3), Illumination Standards: Table 2	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.	
Off-Street Parking LDR 4.6.9	<u>General Industrial Uses:</u> 3 space/1,000 square feet = 1.91 parking spaces (<i>manufacturing, assembly, attendant offices</i>) <u>Storage and warehouse use:</u> 1 space/1,000 square feet = 4.96 parking spaces Total: 7 parking spaces	(4 standard, 1 handicap, 1 compact) Total: 6 parking spaces* *Request for one space parking reduction
Bicycle Parking Table 4.6.9	2 spaces minimum	2 bicycle parking spaces
Off-Street Loading LDR 4.6.10	One Berth	Two Berths
Sight visibility LDR 4.6.14	10 feet by 10 feet at driveway intersecting street	4 sight visibility triangles are provided, 2 at each driveway

LDR Section 4.6.11, Outside Storage, all commercial and industrial uses shall conduct within a completely enclosed building rather than outside.

All uses associated with the business shall be conducted within the enclosed building.

The proposed site plan generally meets all applicable requirements of the LDR aside from the identified parking reduction. The site is configured in a manner that orients the building frontage towards Gwenzell Avenue with vehicular ingress and egress to the overhead doors, allow efficient circulation and eliminate points of conflict on Milfred Street. The site proposes a well-landscaped street with new sidewalks promoting safe and walkable streets where currently no sidewalk exist. The rear and side of the building is designed with no openings to create privacy for the neighboring property to the east while incorporating a landscape buffer and fence to beautify the area.

Further review of the project for compliance with the LDR is provided as part of the Landscape Plan and Architectural Elevations review.

LDR Section 7.11.1(C), Green Building Certification Required

Certification is required through a green building certification entity for new construction or additions consisting of 15,000 square feet of gross floor area that is condition space.



The applicant is not required to obtain a Certification through a green building certification entity as the total Gross Floor Area is under 15,000 square feet. The total square footage under air condition space is 4,980 square feet.

Parking Reduction Analysis

LDR Section 4.6.9(F), Reduction allowed

When, upon receipt and acceptance of special documentation, it is conclusively demonstrated that a reduced number of parking spaces will accommodate a specific use, the body which acts on the attendant site plan may reduce the parking requirements accordingly.

The Parking Reduction request is subject to a special documentation prepared by a professional traffic engineer concluding an analysis that justifies the reduction in number of required parking spaces can be accommodated on-site for said specific use. A Parking Reduction statement prepared by a traffic engineer is attached providing a parking calculation and justification. The engineer justifies the proposed warehouse and office use requires a total of 4 parking spaces based on the ITE Parking Generation Manual. The statement proposes that the 6 parking spaces on-site will meet the parking demand for the proposed use.

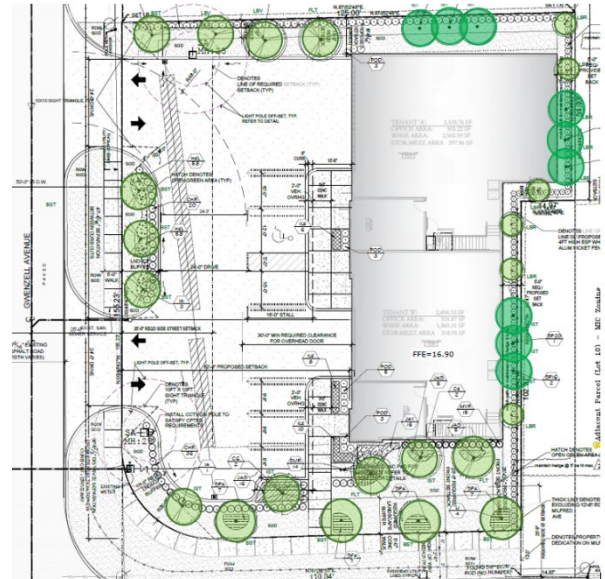
Review and Analysis: Landscape Plan

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 substantially complies with all applicable landscape regulations. The proposal includes the removal of trees and palms, which meet the mitigation standards pursuant to **LDR Section 4.6.19**, palms are replaced by overall height and trees are mitigated one for one at minimum standard of 16 feet.

A mix of Eagleston Holly, Crape Myrtle, Japanese Blueberry, Green Buttonwood, Bridall Veil trees (light green) will satisfy the perimeter tree requirement. The remaining landscape incorporates a mix of Cabbage palmettos, shrubs and ground cover.



Review and 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.

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.*



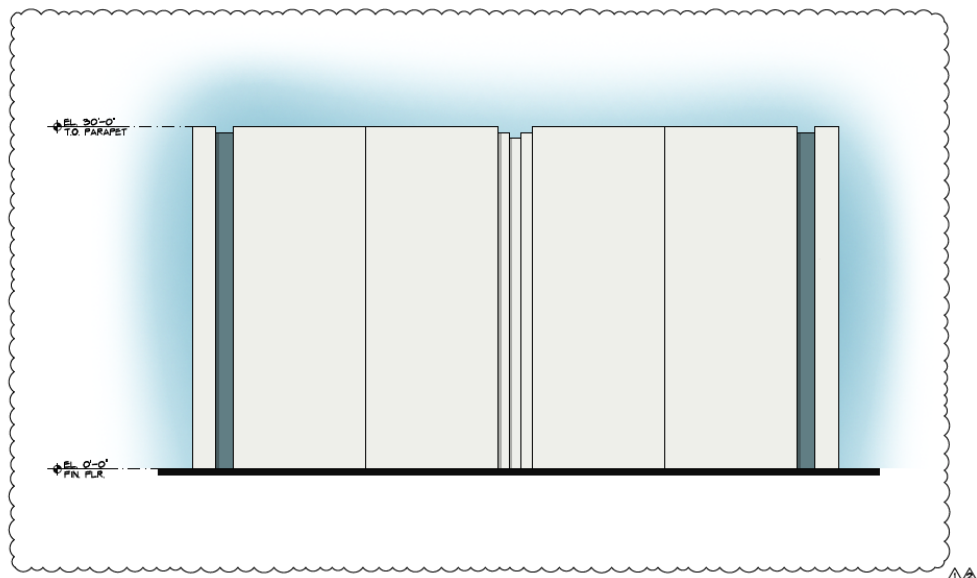
LDR Section 4.6.18. - Architectural elevations and aesthetics

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.

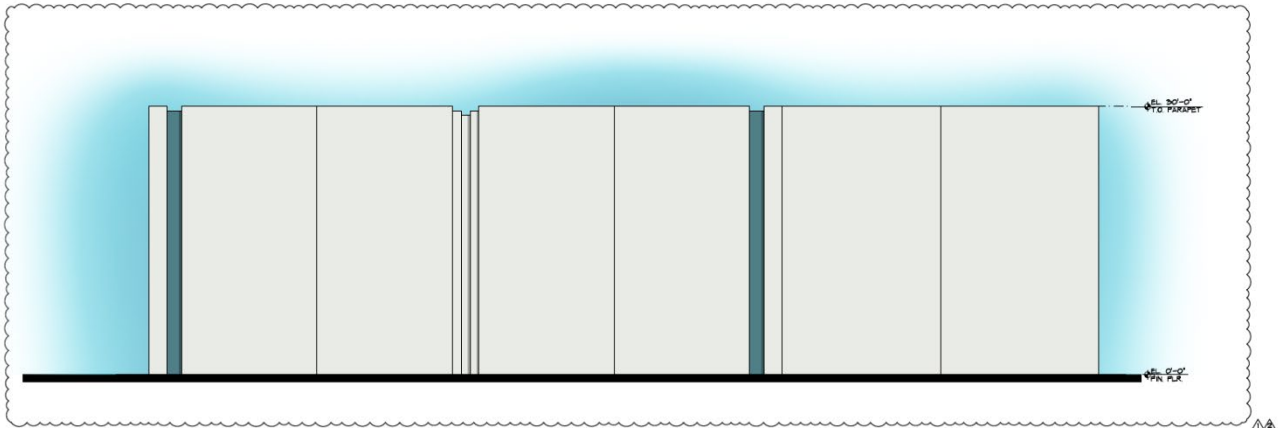
The design integrates with the surrounding typical warehouse style and with surrounding area. The use of materials such as recessed concrete panels and colors of dark navy, blues and white combined with horizontal overhangs and glass window to add visual stimulation on the west elevation facing Gwenzell Avenue and south elevation. The vertical 3/4" recessed concrete with Refuge Blue color on the north and east elevation and the lush landscape perimeter adds interest and softens the elevation from neighboring property to the east. The screening of the mechanical equipment on the roof top is properly designed to be integrated with the design of the building. Overall design strives to achieve visual harmony and express honest design construction.



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Optional Board Motions

- A. Move **approval** of the Level 2 (2023-206) Site Plan, Architectural Elevations and Landscape Plan with a parking reduction, to construct a 5,597 square foot warehouse and office development located at **1215 Milfred Street**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- B. Move **approval, as amended**, of the Level 2 (2023-206) Site Plan, Architectural Elevations and Landscape Plan with a parking reduction, to construct a 5,597 square foot warehouse and office development located at **1215 Milfred Street**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- C. Move **denial** of the Level 2 (2023-206) Site Plan, Architectural Elevations and Landscape Plan with a parking reduction, to construct a 5,597 square foot warehouse and office development located at **1215 Milfred Street**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.
- D. Move to **continue with direction**.

Technical Notes

Compliance is required prior to building permit issuance:

- 1. A minor plat shall be approved and recorded with Palm Beach County.