



Planning & Zoning Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Weekes & Callaway
Project Location: 3945 West Atlantic Avenue
Request: Class III Site Plan Modification, Landscape Plan and Architectural Elevations

Board: Site Plan Review and Appearance Board
Meeting Date: July 5, 2016

Board Action:

Approved the Class III Site Plan Modification (5-0; Andrew Younggross, Stepped Down); Approved the Landscape Plan (5-0; Andrew Younggross, Stepped Down); Approved the Architectural Elevations (5-0; Andrew Younggross, Stepped Down).

Project Description:

The subject property is defined as Parcel 2 of the Commons subdivision and is zoned POC (Planned Office Center) with a TRN (Transitional) Future Land Use Map (FLUM) designation.

The existing site consists of 2.06 acres and contains a 12,788 sq. ft. commercial building with a 1,344 sq. ft. garage which was constructed in 1988. Historically, the building was occupied by State Farm Mutual Automobile Insurance Company.

On February 27, 2008, the Site Plan Review and Appearance Board approved a Class II site plan modification for Weekes & Calloway Corporate Offices. It has been occupied by the Weekes and Callaway Offices since 2008.

On June 8, 2016, the Site Plan Review and Appearance Board approved a Class III Site Plan Modification, Landscape Plan and Architectural Elevations request for construction of a 3,501 sq. ft. building addition with associated parking lot upgrades and landscaping improvements.

Staff raised a concern regarding the need to receive a positive finding of traffic concurrency from the Palm Beach County Traffic Division prior to site plan certification. It was also mentioned that the site plan and associated data charts needed to be updated to reflect the correct required parking total and number of compact spaces provided.

Board comments:

The Board supported staff and required a positive finding of traffic concurrency from Palm Beach County as a condition of approval. All other staff recommended conditions of approval for the site plan were also supported by the Board.

The Board raised concerns regarding the notations on the Landscape Plan sheet details regarding tree removal and tree pruning. The applicant indicated that no trees were proposed to be removed and the notations were inaccurate. The Board also indicated that the “minimum” tree pruning notations should be corrected to reflect “maximum” tree pruning and the applicant agreed.

The Board supported the site plan conditions of approval and retained staff's recommended 4 conditions as stated within the attached staff report.

Appealable Item Report

The Board added two conditions of approval to the Landscape Plan as follows: 1) Update the notations on the landscape plan details sheets to reflect that no trees are being removed, and 2) Update the notations on the landscape plan details sheets to reflect “maximum” where “minimum” is referenced for pruning time frames.

There were no conditions by staff or Board for the Architectural Elevations.

Public input – noting comments and concerns:

No members of the public spoke in opposition to or in support of the development proposal.

Associated Actions: None.

Next Action: None.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: June 8, 2016

ITEM: Weekes & Callaway - Class III Site Plan Modification, Landscape Plan and Architectural Elevation requests for construction of a 3,501 sq. ft. building addition with associated parking lot upgrades and landscaping improvements (3945 West Atlantic Avenue).

RECOMMENDATION: Approve the Class III Site Plan Modification, Landscape Plan and Architectural Elevations.

GENERAL DATA:

Owner..... Pinetree Partner Investments LLC

Applicant..... CBIZ Weekes & Callaway

Agent..... Steven E. Myott, Architect

Address..... 3945 West Atlantic Avenue

Location..... On the north side of West Atlantic Avenue, ½ mile east of Barwick Road

Property Size..... 2.06 acres (14,132 sq. ft.)

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

Current Zoning..... POC (Planned Office Center)

Adjacent Zoning.....North: POC (Planned Office Center)

East: POC (Planned Office Center)

South: RL (Low Density Residential)

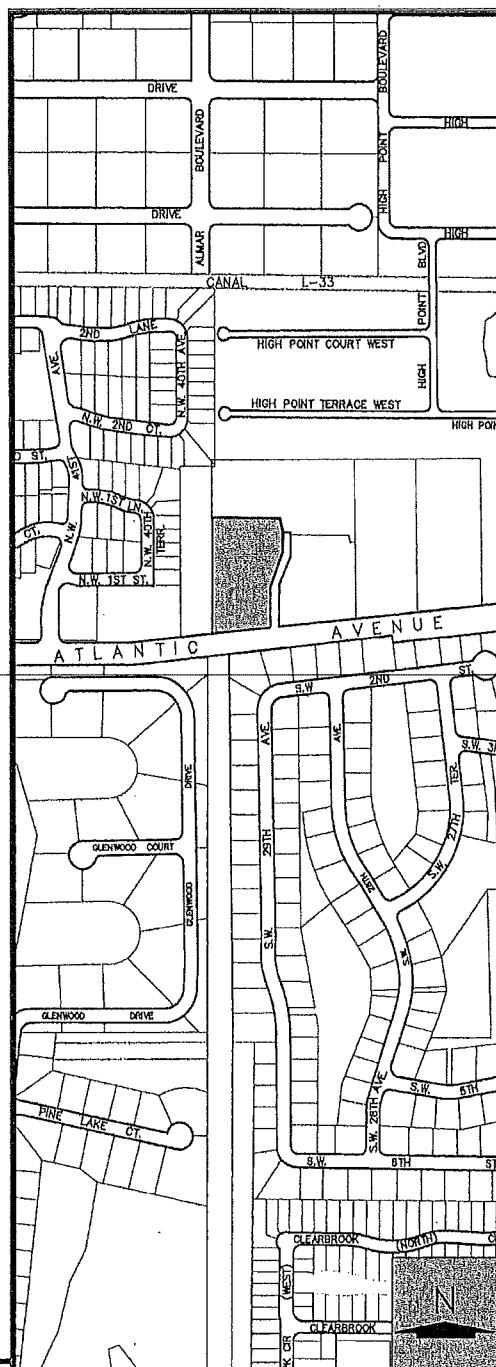
West: NC (Neighborhood Commercial)

Existing Land Use..... Business & Professional Offices

Proposed Land Use..... Business & Professional Offices

Water Service..... Existing On-site

Sewer Service..... Existing On-site



ITEM BEFORE THE BOARD

The action before the Board is that of approval of the following aspects of a Class III Site Plan Modification for **Weekes and Callaway**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(c):

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

The subject property is located on the north side of W. Atlantic Ave., east of Barwick Rd.

BACKGROUND

The subject property is defined as Parcel 2 of the Commons subdivision and is zoned POC (Planned Office Center) with a TRN (Transitional) Future Land Use Map (FLUM) designation.

The existing site consists of 2.06 acres and contains a 12,788 sq. ft. commercial building with a 1,344 sq. ft. garage which was constructed in 1988. Historically, the building was occupied by State Farm Mutual Automobile Insurance Company. It has been occupied by the Weekes and Callaway Offices since 2008.

On May 5, 1999, the Planning and Zoning Department administratively approved a request for chain link fencing with vision obscuring material to screen mechanical equipment.

On March 26, 2001, the Planning and Zoning Department administratively approved a request to install 4' high black vinyl sliding gates across two 24' access driveways and a 6' high black vinyl fence along the north property line.

On August 27, 2001, the Planning and Zoning Department administratively approved a request to replace the northernmost sliding gate with a swing gate.

On February 27, 2008, the Site Plan Review and Appearance Board approved a Class II site plan modification for Weekes & Calloway Corporate Offices.

Now before the Board for consideration is a Class III Site Plan Modification, Landscape Plan and Architectural Elevations request for construction of a 3,501 sq. ft. building addition with associated parking lot upgrades and landscaping improvements.

PROJECT DESCRIPTION

The development proposal consists of the following:

- ☐ Construct a 3,501 sq. ft. building addition
- ☐ Install a bicycle rack
- ☐ Restripe 3 standard spaces to handicap spaces to meet ADA requirements (5 total)
- ☐ Remove 2 existing parking rows (11 total spaces)

- ☐ Install new landscape islands
- ☐ Construct a new 4-space parking row
- ☐ Construct a pedestrian sidewalk connector
- ☐ Perform landscaping upgrades

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.

The following table indicates that the proposal complies with LDR Section 4.3.4(K) as it pertains to the Planned Office Center (POC) zoning district:

POC Zoning District	Required	Existing	Proposed
Min. Lot Size (acres)	1	2.056	2.056
Max. Lot Coverage (%)	60	15.8	19.7
Min. Open Space (%)	25	25	27
Min. Floor Area (sq. ft.)	4,000	14,132	17,633
Min. Development Area (acres)	3	6.8	6.8
Front Yard Perimeter Landscape Setback (ft.)	10	20	20
Min. Front Setback (ft.)	30	85.8	85.8
Min. Side Street Setback (ft.)	30	N/A	N/A
Min. Side Interior Setback (ft.)	10	70.5	70.5
Min. Rear Setback (ft.)	10	130.8	115.5
Max. Bldg. Height (ft.)	48	21	21

LDR Article 4.6 – Supplemental District Regulations:

On-site Parking:

Pursuant to LDR Section 4.6.9(C)(4)(a), business and professional offices shall require 4 spaces per 1,000 sq. ft. of net floor area in buildings up to 3,000 sq. ft. and 3.5 spaces per 1,000 sq. ft. of net floor area in buildings greater than 3,000 sq. ft. Thus, the existing 14,132 sq. ft.

one-story office building requires 12 spaces for the first 3,000 sq. ft., and 39 spaces for the remaining 11,132 sq. ft., for a total of 51 parking spaces. The 3,501 sq. ft. building addition will require an additional 12 parking spaces for a total parking requirement of 63 spaces. Since, 102 parking spaces are provided, there is a 39 space surplus. Therefore, this standard has been substantially met. However, the parking data chart on the site plan shall be updated to provide the correct parking calculations, and this is a condition of approval.

Bicycle Parking:

LDR Section 4.6.9(C)(1)(c) and Transportation Element Policy D-2.2 of the Comprehensive Plan recommend that a bicycle parking facility be provided. A new bicycle rack is proposed. This will serve both the existing facility and proposed building addition. Thus, this requirement is met.

Compact Parking:

Pursuant to LDR Section 4.6.9(C)(1)(g), up to thirty percent (30%) of the required parking for any use may be designated for compact cars. Up to 18 compact spaces are allowed for the 63-space parking requirement. While no compact spaces are noted on the plans, it appears that 3 compact spaces are proposed in a newly created 4-space parking row in front of the building addition. As a condition of approval, the plans shall note all proposed compact parking spaces to demonstrate compliance. Upon indicating the proposed compact spaces for the site, this standard will be met.

Handicap Accessible Parking:

Pursuant to LDR Section 4.6.9(C)(1)(b), special parking spaces designed for use by the handicapped shall be provided pursuant to the provisions of Florida Accessibility Code for Building Construction. Pursuant to the Florida Accessibility Code for Building Construction (Table 208.2), when 101 to 150 parking spaces are provided (not required), at least 5 parking spaces serving the development must be handicap accessible. Only 2 handicap parking spaces exist on-site. The plans propose 3 additional ADA compliant handicap parking spaces, for a total of 5 spaces. Thus, accessibility requirements will be met.

Lighting:

Site lighting limited to a maximum height of 25' must be provided on-site and be consistent with the illumination level requirements included in Section 4.6.8. Based upon the photometric plan included with the submittal, all of the proposed lighting fixtures will meet the 25' maximum height. The proposed photometric plan is consistent with the Illumination Levels and Uniformity criteria listed in LDR Section 4.6.8. These criteria require a maximum foot candle level of 12.0 and a minimum foot candle level of 1.0 for the entire site. The photometric plan submitted has a maximum foot candle level of 9.4 and a minimum foot candle level of 1.0 throughout the site. Thus, this standard is met.

Refuse Disposal:

Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public right-of-way. There is one dumpster located in the northwest corner of the site that is facing east (not facing the public right-of-way). Given its

orientation and the fact that is more than 415' from West Atlantic Avenue, it will not be visible from the street. Thus, this standard is not applicable.

Undergrounding of Utilities:

Pursuant to LDR Section 6.1.8, utility facilities serving the development shall be located underground throughout the development. A note to this effect must be provided on the site plan and civil engineering plan. This is a condition of approval.

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). The landscape plan was evaluated by the City Senior Landscape Planner and the following comments were provided:

Existing Conditions.

This urban site contains sixty-six (66) existing trees. Of these, five (5) trees will be relocated on-site. The rest of the trees will remain in place, unaffected by development. No trees are proposed for removal.

Proposed Conditions.

The proposed landscape plans call for the relocation of five (5) shade trees on-site. The increase in gross floor area is less than the 25% Gross Floor Area threshold, thus they are not subject to the new landscape code. Although not required, they are proposing to add one (1) Gumbo Limbo tree, three (3) Pink Trumpet trees, three (3) double Alexander Palms, and two (2) triple Montgomery Palms. An additional one hundred and eighty (180) shrubs and groundcovers are also proposed to be added to existing landscape beds.

Accordingly, the proposed landscape plan is deemed to be in compliance with applicable requirements of LDR section 4.6.16.

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 proposed new 3,501 sq. ft. building addition will mirror the architectural style, design and color of the existing structure on-site.

The building color and trim will be Patience (beige-like color). The metal roof color will be Harbor Blue. Awnings will be a Sunbrella Navy color to complement the metal roof color.

The building addition will have an aluminum storefront door and windows matching existing elevations. All glass windows will have new impact resistant glazing. It will also exhibit tower-like parapets and features which match existing and create a feeling of grandeur.

The proposed changes to the architectural elevations will be compatible and harmonious with the surrounding properties and an enhancement to the area. Based upon the above, positive findings can be made with regard to the criteria listed in LDR Section 4.6.18(E).

REQUIRED FINDINGS

REQUIRED FINDINGS: (Chapter 3):

Pursuant to 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.

Section 3.1.1 (A) - Future Land Use Map: The use or structures must be allowed in the zone district and the zoning district must be consistent with the land use designation.

The subject property is zoned POC (Planned Office Center) with a TRN (Transitional) Future Land Use Map (FLUM) designation. The POC zoning district is consistent with the TRN Future Land Use Map designation. Business and Professional Offices are an allowed use pursuant to LDR Sections 4.4.15(B)(3)(Business Offices) and 4.4.15(B)(8)(Professional Offices). Based upon the above, a positive finding can be made with respect to consistency with the Future Land Use Map designation.

Section 3.1.1 (B) - Concurrency:

Facilities which are provided by, or through, the City shall be provided to new development concurrent with issuance of a Certificate of Occupancy. These facilities shall be provided pursuant to levels of service established within the Comprehensive Plan.

Concurrency as defined pursuant to Objective B-2 of the Future 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 in order to maintain the Levels of Service Standards established in Table CI-GOP-1 of the adopted Comprehensive Plan of the City of Delray Beach.

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 (With the Comprehensive Plan):

Compliance with performance standards set forth in Chapter 3 and shall be the basis upon which a finding of overall consistency is to be made. Other objectives and policies found in the adopted Comprehensive Plan may be used in making a finding of overall consistency.

As described in Appendix "B", a positive finding of consistency can be made as it relates to Standards for Site Plan Actions. The following objectives and policies found in the adopted Comprehensive Plan may also be referenced in making a finding of overall consistency:

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 in terms of soil, topographic, and other applicable physical considerations; is complementary to adjacent land uses; and fulfills remaining land use needs.

The proposed 3,501 sq. ft. building addition located to the rear of the existing building will complement the existing facilities and is architecturally consistent and compatible with the existing 14,132 sq. ft. business establishment.

Transportation Element Policy D-2.2: *Bicycle parking and facilities shall be required on all new development and redevelopment.*

A bike rack is provided adjacent to the walkway leading up the building addition. Thus, this standard is met. Therefore, positive findings can be made with respect to Transportation Element Policy D-2.2.

LDR Section 2.4.5(F)(5) - Compatibility (Site Plan Findings): 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 land use of the properties surrounding the subject property:

	<i>Existing Zoning:</i>	<i>Existing Land Use:</i>
<i>North:</i>	POC (Planned Office Center)	Vacant/Undeveloped Land
<i>South:</i>	RL (Low Density Single Family Residential)	Townhome Development (Woodlake)
<i>East:</i>	POC (Planned Office Center)	Vacant/Undeveloped Land
<i>West:</i>	NC (Neighborhood Commercial)	Professional Office Center

The construction of a 3,501 sq. ft. building addition to the rear of the existing 14,132 sq. ft. business establishment will complement the existing infrastructure. Specifically, to the north and east of the site is vacant/undeveloped land located within the planned office center district. To the west is an existing professional office center. To the south, across West Atlantic Avenue is an existing townhome development (Woodlake). All of these adjacent uses have coexisted

adjacent to the existing Weekes and Callaway offices for the last 8 years with no adverse impact. The establishment offers a viable resource to the community and these services will be expanded with construction of the proposed building addition. Thus, Weekes and Callaway will not have a detrimental effect on the stability of the neighborhood. Likewise, it will not hinder development or redevelopment of nearby properties. Therefore, a positive finding can be made with respect to LDR Section 2.4.5.F.5. (Compatibility) and it is and will continue to be compatible and harmonious with adjacent and nearby properties.

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

As described under the "Site Plan Analysis" section of this report, a positive finding of compliance with the LDRs can be made.

REVIEW BY OTHERS

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

Courtesy Notices:

Courtesy notices have been provided to the following civic group:

- ☐ Delray Citizens Coalition

Public Notices:

For Class III Site Plan Modifications, formal public notice is not required. No letters of objection and/or support have been presented to date. Any public comments received after the preparation of this staff report will be reported at the Site Plan Review and Appearance Board (SPRAB) meeting.

ASSESSMENT AND CONCLUSION

The proposed Class III Site Plan Modification for Weekes and Callaway includes the construction of a 3,501 sq. ft. building addition with associated parking lot and landscaping upgrades. A bicycle rack will be installed, whereas none currently exists on-site. The site will be increasing the number of ADA compliant handicap spaces for consistency and compliance with current Building Code requirements. All modified site areas will meet or exceed code requirements with respect to parking, drive-aisle width, terminal landscape islands and open space. The proposed Class III Site Plan Modification proposal meets criteria set forth in Sections 2.4.5(G)(1)(c)(Site Plan Modifications), 2.4.5(F)(5)(Compatibility), 4.6.16(Landscaping), 4.6.18(Architectural Standards) and Chapter 3 (Required Findings) of the Land Development regulations. The proposed improvements will not have a detrimental effect upon the stability of the neighborhood nor will it hinder development or redevelopment of nearby properties.

ALTERNATIVE ACTIONS

- A. **Continue** the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for Weekes and Callaway, with direction.
- B. **Approve** the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for Weekes and Callaway, 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 Sections 2.4.5(G)(1)(c)(Site Plan Modifications), 2.4.5(F)(5)(Compatibility), 4.6.16(Landscaping), 4.6.18(Architectural Standards) and Chapter 3 (Required Findings) of the Land Development regulations.
- C. **Deny** the Class III Site Plan Modification, Landscape Plan and Architectural Elevation for Weekes and Callaway, 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 2.4.5(G)(1)(c)(Site Plan Modifications), 2.4.5(F)(5)(Compatibility), 4.6.16(Landscaping), 4.6.18(Architectural Standards) and Chapter 3 (Required Findings) of the Land Development regulations.

STAFF RECOMMENDATION

Site Plan:

Approve the Class III Site Plan Modification for **Weekes and Callaway**, 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(G)(1)(c)(Site Plan Modifications) and Chapter 3 (Required Findings) of the Land Development regulations, subject to the following conditions:

1. The Palm Beach County Traffic Division has not yet issued a letter indicating the proposed meets the traffic performance requirements of Palm Beach County. A positive finding of traffic concurrency must be received prior to site plan certification.
2. The parking data chart on the site plan shall be updated to provide the correct parking calculations. The required parking is 63 spaces, not 60 as indicated.
3. It appears that 3 compact spaces are proposed in a newly created 4-space parking row in front of the building addition. Prior to site plan certification, the plans shall note all proposed compact parking spaces and demonstrate compliance with the maximum 30% (18 spaces) allowance.
4. Pursuant to LDR Section 6.1.8, utility facilities serving the development shall be located underground throughout the development. A note to this effect must be provided on the site plan and civil engineering plan.

Landscape Plan:

Approve the Landscape Plan for **Weekes and Callaway**, 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 4.6.16(Landscaping) of the Land Development Regulations.

Architectural Elevations:

Approve the Architectural Elevations for **Weekes and Callaway**, 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 the criteria set forth in Section 4.6.18(E)(Architectural Standards) of the Land Development Regulations.

*Report Prepared By: Candi N. Jefferson, Senior Planner
Attachments: Location Map, Project Plans*

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 currently exists on-site.
- Sewer service currently exists on-site.

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 for the City.

Streets and Traffic:

A traffic statement has been provided for the development proposal. A total of 317 new daily trips, 43 a.m. and 24 p.m. trips. This is a net increase of 50 daily trips, 7 a.m. peak hour trips and 4 p.m. peak hours trips when compared to the existing traffic to the site. The Palm Beach County Traffic Division has not yet issued a letter indicating the proposed meets the traffic performance requirements of Palm Beach County. A positive finding of traffic concurrency must be received prior to site plan certification. This is a condition of approval.

Parks and Recreation Facilities:

Park dedication requirements do not apply to non-residential uses. Thus, the proposed development will not have any impact with respect to this standard.

Solid Waste:

The existing 14,132 sq. ft. business and professional office center generates 38.16 tons of solid waste per year. The new construction of an additional 3,501 sq. ft. building additional will generate a total of 47.61 tons of solid waste per year for the site. Thus, there will be a net increase of 9.45 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2047.

Schools:

School concurrency findings do not apply for non-residential uses. Thus, the proposed development will not have any impacts with respect to this standard.

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	<input type="checkbox"/>	
Meets intent of standard	<input checked="" type="checkbox"/>	
Does not meet intent	<input type="checkbox"/>	

- 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	<input type="checkbox"/>	
Meets intent of standard	<input checked="" type="checkbox"/>	
Does not meet intent	<input type="checkbox"/>	

- 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	<input checked="" type="checkbox"/>	
Meets intent of standard	<input type="checkbox"/>	
Does not meet intent	<input type="checkbox"/>	

- A. 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	<input type="checkbox"/>	
Meets intent of standard	<input checked="" type="checkbox"/>	X - pending a positive traffic concurrency determination by PBC
Does not meet intent	<input type="checkbox"/>	

- 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	<input checked="" type="checkbox"/>	
Meets intent of standard	<input type="checkbox"/>	
Does not meet intent	<input type="checkbox"/>	

- 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	<input type="checkbox"/>	
Meets intent of standard	<input checked="" type="checkbox"/>	
Does not meet intent	<input type="checkbox"/>	

- 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	<input checked="" type="checkbox"/>	
Meets intent of standard	<input type="checkbox"/>	
Does not meet intent	<input type="checkbox"/>	

- 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.

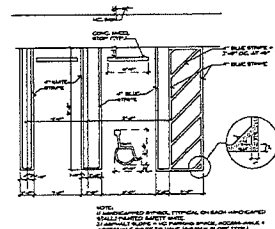
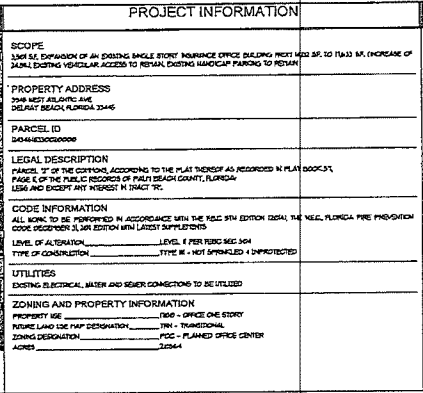
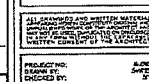
Not applicable	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/> X
Does not meet intent	<input type="checkbox"/>

- 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	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/> X - pending a positive traffic concurrency determination by PBC
Does not meet intent	<input type="checkbox"/>

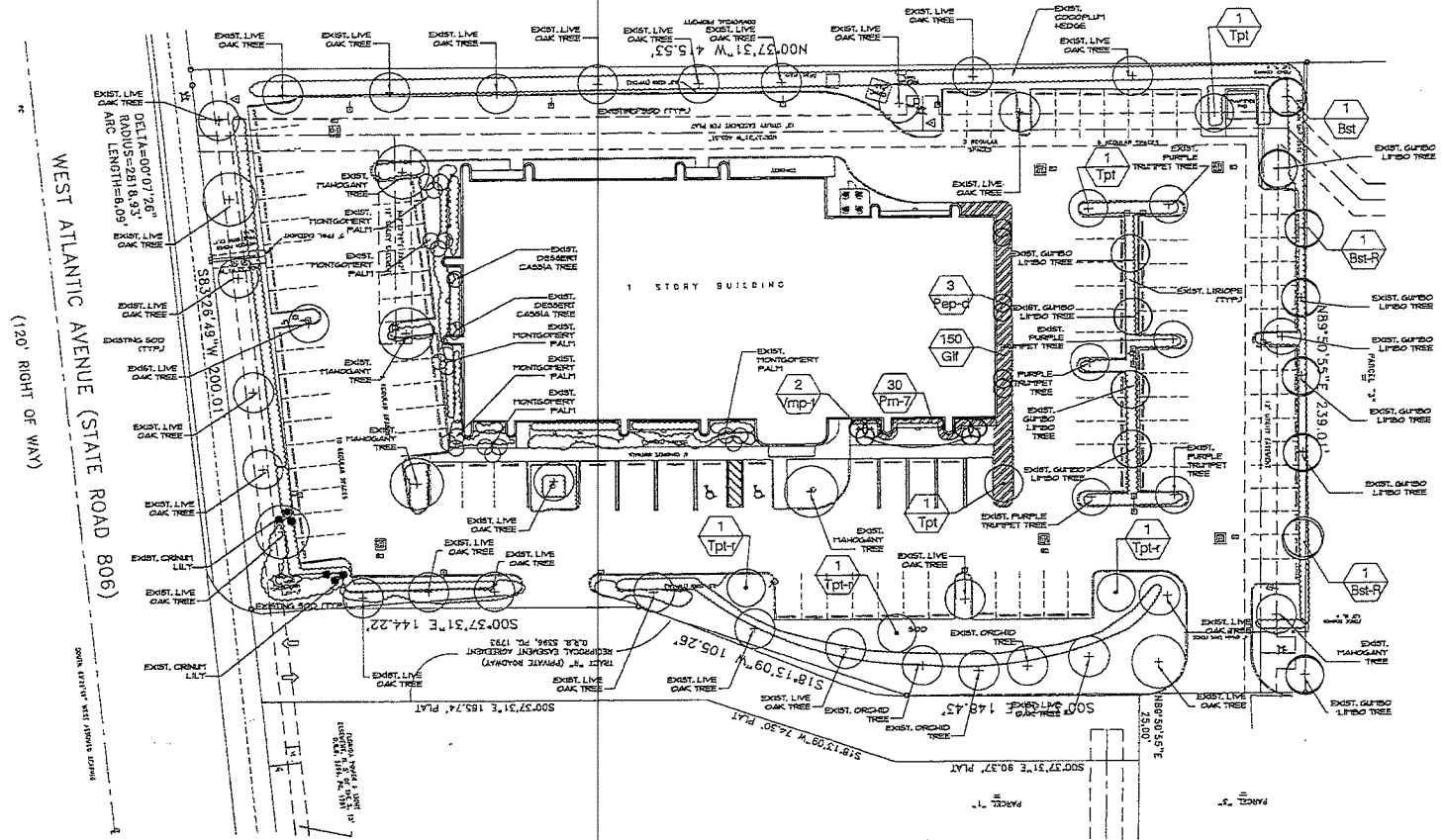
- J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area,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

Not applicable	<input checked="" type="checkbox"/> X
Meets intent of standard	<input type="checkbox"/>
Does not meet intent	<input type="checkbox"/>



SITE PLAN

SP-1



IRRIGATION NOTE:
ALL LANDSCAPE AREAS TO RECEIVE 100% IRRIGATION
COVERAGE WITH 50% OVERLAP MIN. SYSTEM TO BE FULLY
AUTOMATIC WITH A PROGRAMMABLE CONTROLLER, LOW
VOLTAGE VALVES AND RAIN SENSORS.

NOTE:
ALL TREES / MATERIALS SHOWN AS EXISTING ARE TO REMAIN

REVISIONS	BY
2-5-08 SPRAS Submittal Set	
Revised 3-6-08 Per City Comments	
Revised 4-12-16 Per	
Revised Site Plan	

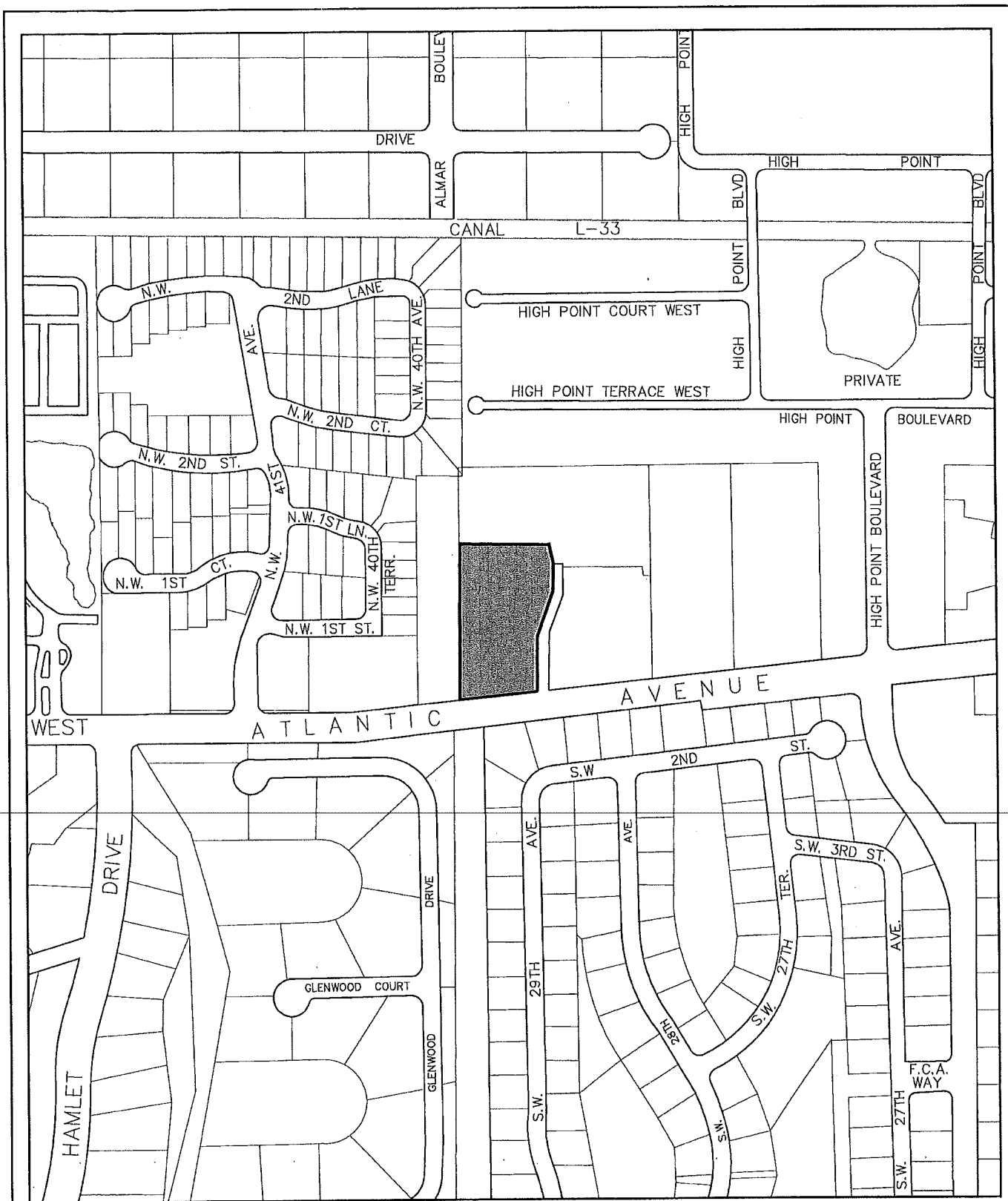
DESIGNED BY:
CARTER & ASSOCIATES
LANDSCAPE ARCHITECTS INC.
74 N.E. 8th AVE, Delray Beach, FL 33483
LA 831
561-272-9921

Landscape for:
WEEKES AND
CALLAWAY
Delray Beach, Florida


Drawn	3/07/PL
Checked	3/07/PL
D.H.C.	
Scale	1/4" = 1'-0"
Sheet	174-20
Date	04/04/16
Project	1501
Of	L-2
Sheet	2



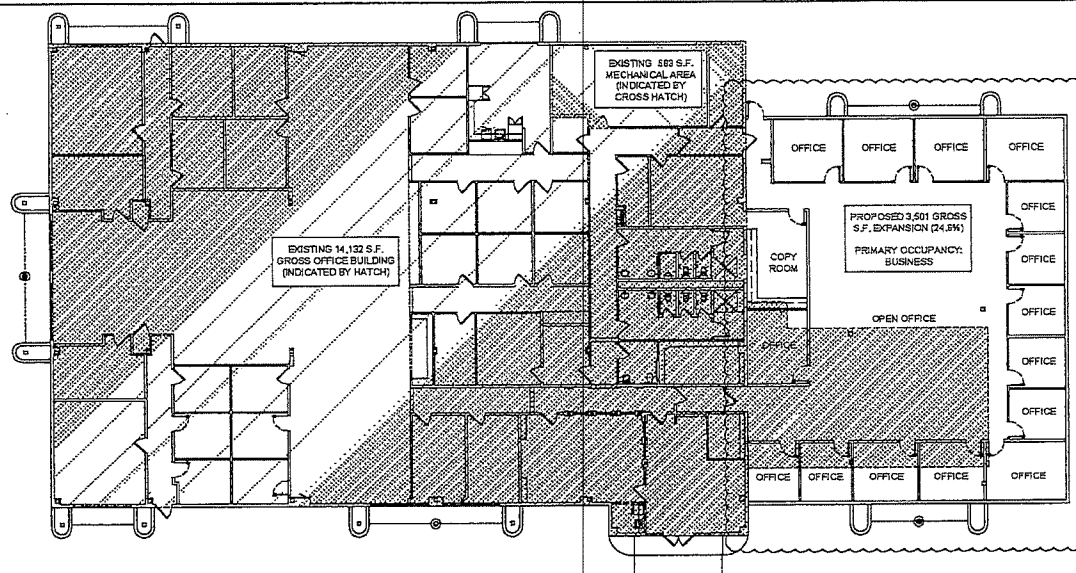
Landscape Plan



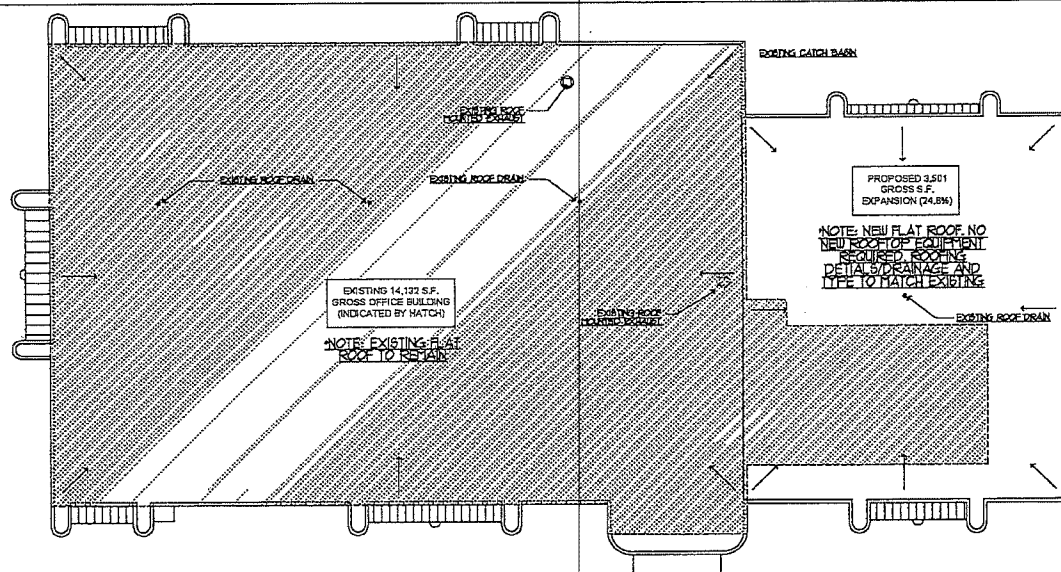
N
 PLANNING AND ZONING
 DEPARTMENT


 SUBJECT PROPERTY
 12-43-46-18-33-002-0000

WEEKES & CALLOWAY OFFICES
 3945 W. ATLANTIC AVENUE
 LOCATION MAP



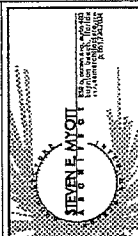
FLOOR PLAN
SCALE 1/8" = 1'-0"



ROOF PLAN
SCALE 1/4" = 1'-0"

AREA & PARKING CALCULATIONS	
GROSS AREA CALCULATIONS	
HOUSE TOTAL BUILDING AREA.....	SQ. FT. PER
PROPOSED PORCH/STAIRWAY AREA.....	SQ. FT. PER
TOTAL IMPROVED GROUND COVERED AREA.....	SQ. FT. PER
NET AREA CALCULATIONS:	
TOTAL FLOOR AREA.....	SQ. FT. PER
PERMANENT EXISTENT AREA.....	SQ. FT.
NET FLOOR AREA.....	SQ. FT.
PARKING TABULATION	
CALCULATED AT 4 SPACES PER UNIT, MINOR THE FIRST UNIT AREA, AND AT	
MINOR THE FIRST UNIT AREA, AND AT	
EXISTING TOTAL SPACES.....	PER SPACE
PROPOSED TOTAL SPACES.....	PER SPACE
PROPOSED TOTAL SPACES.....	PER SPACE
PROJECT INFORMATION	
CODE INFORMATION	
PROJECT NO. _____ IN ACCORDANCE WITH THE PLAC 301 SECTION (ADDITIONAL PLAC 301, PLAC 302, PLAC 303, PLAC 304, PLAC 305, PLAC 306, PLAC 307, PLAC 308, PLAC 309, PLAC 310, PLAC 311, PLAC 312, PLAC 313, PLAC 314, PLAC 315, PLAC 316, PLAC 317, PLAC 318, PLAC 319, PLAC 320, PLAC 321, PLAC 322, PLAC 323, PLAC 324, PLAC 325, PLAC 326, PLAC 327, PLAC 328, PLAC 329, PLAC 330, PLAC 331, PLAC 332, PLAC 333, PLAC 334, PLAC 335, PLAC 336, PLAC 337, PLAC 338, PLAC 339, PLAC 340, PLAC 341, PLAC 342, PLAC 343, PLAC 344, PLAC 345, PLAC 346, PLAC 347, PLAC 348, PLAC 349, PLAC 350, PLAC 351, PLAC 352, PLAC 353, PLAC 354, PLAC 355, PLAC 356, PLAC 357, PLAC 358, PLAC 359, PLAC 360, PLAC 361, PLAC 362, PLAC 363, PLAC 364, PLAC 365, PLAC 366, PLAC 367, PLAC 368, PLAC 369, PLAC 370, PLAC 371, PLAC 372, PLAC 373, PLAC 374, PLAC 375, PLAC 376, PLAC 377, PLAC 378, PLAC 379, PLAC 380, PLAC 381, PLAC 382, PLAC 383, PLAC 384, PLAC 385, PLAC 386, PLAC 387, PLAC 388, PLAC 389, PLAC 390, PLAC 391, PLAC 392, PLAC 393, 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RESPONSE TO COMMENTS
CODE SECTIONS CITED



CBIZ WEEKES & CALLAWAY

3045 WEST ATLANTIC AVE
DELRAY BEACH, FLORIDA 33445

ARCHITECT
STEVEN E. MYOTT ARCHITECT

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 07-18-2009 BY 60322 UCBAW/SJS

PROJECT NO:	DATE:
DRAWN BY:	CHECKED BY:

NO	DATE	ISSUED FOR
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2	1950	1000000
3	1950	1000000
4	1950	1000000

[illegible]

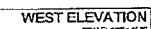
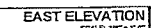
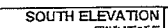
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MyoP	U00013	2.1
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MyoR	U00015	2.1
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MyoW	U00020	2.1
MyoX	U00021	2.1
MyoY	U00022	2.1
MyoZ	U00023	2.1

FLOOR PLAN
ROOF PLAN

1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391</
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3845 WEST ATLANTIC AVE
DELRAY BEACH, FLORIDA 33446

A2

**MINUTES
SITE PLAN REVIEW AND APPEARANCE BOARD
CITY OF DELRAY BEACH**

MEETING DATE: June 8, 2016

MEETING PLACE: City Commission Chambers

I. CALL

The meeting was called to order by Chair Jose Aguila at 6:00 P.M. There were no previous meeting Minutes to approve.

II. ROLL

A quorum was present. Members present were Vlad Dumitrescu, Roger Cope, Jim Knight, James Chard, Andrew Youngross and Jose Aguila. Staff present were Janice Rustin, Assistant City Attorney; Amy Alvarez, Senior Planner; Candi Jefferson, Senior Planner; Jennifer Buce, Assistant Planner; and Diane Miller, Board Secretary.

III. SWEARING IN OF THE PUBLIC

Chair Jose Aguila read the Quasi-Judicial Rules for the City of Delray Beach and Ms. Miller swore in all who wished to give testimony.

IV. COLOR CHANGES

A. Seagate Towers (2016-169): Color change for 200-220 Macfarlane Drive

Amy Alvarez, Senior Planner, presented the item to the Board.

Board Comments

Board Members were all in agreement with the color choices presented.

Motion to approve the Color Change was made by Roger Cope and seconded by Andrew Youngross.

MOTION CARRIED 6-0

V. SIGNS

A. Delray Beach Boxing (2016-162): Sign Waiver for 2455 Old Dixie Highway

Jennifer Buce, Assistant Planner, presented the project to the Board.

Board Comments

Board Members discussed the specifics of the size and font of the sign. They also requested and received confirmation that this doesn't create a precedent since it is for a stand alone building.

Motion to approve to City Commission the Sign Waiver request to allow the proposed south facing wall sign as presented, and with the stated condition that the north elevation signage will

not be allowed until the applicant has been approved for a Class III, new use, was made by Jim Knight and seconded by Roger Cope.

MOTION CARRIED 6-0

Andrew Youngross stepped down on the next item as he is the project engineer.

VI. SITE PLANS

A. Weekes & Callaway (2016-147): Class III Site Plan Modification, Landscape Plan and Architectural Elevations at 3945 W Atlantic Avenue

Candi Jefferson, Senior Planner, presented the item through a review of the staff report and entered file 2016-147 into the record.

Board Comments

Jim Chard asked for clarification on the comments regarding relocation and removal of the trees. Mark Borg, Project Manager and Candi Jefferson both agreed that their notes indicated there were no trees being removed and therefore agreed it was an oversight that any removal was mentioned and would be taken out of the wording. The Board agreed overall it was a nice design.

Motion to approve Class III Site Plan was made by James Chard and seconded by Roger Cope.

MOTION CARRIED 5-0

Motion to approve Landscape Plan was made by James Chard and seconded by Vlad Dumitrescu with the following conditions:

- The relocation notes be modified to address the root pruning maximum percentage which should be worked out and approved with staff
- The wording concerning *removal* of trees be changed to *relocation* of trees on site

MOTION CARRIED 5-0

Motion to approve Architectural Elevations was made by James Chard and seconded by Roger Cope.

MOTION CARRIED 5-0

Andrew Youngross returned to the dais for the next item.

B. 405 North (2016-054): Class V Site Plan Modification, Landscape Plan, Architectural Elevations and Waiver Requests at 405 SE 6th Avenue

Candi Jefferson, Senior Planner, presented the item through a review of the staff report and entered file 2016-054 into the record.

Board Comments

Board Members all liked the building and the architecture, but had concerns with the other issues associated with the waivers requested, the overall size relative to the property and the landscaping.

Motion to approve the Landscape Island Waiver was made by Roger Cope and seconded by Jim Knight.

MOTION FAILED 3-3, Roger Cope, Andrew Youngross and Jose Aguila, dissenting

Motion to approve Buffer Waiver was made by Roger Cope and seconded by Jim Knight.

MOTION FAILED 1-5, Vlad Dumitrescu, Roger Cope, Jim Knight, Andrew Youngross and Jose Aguila dissenting

Motion to approve Class V Site Plan was made by Roger Cope and seconded by Andrew Youngross.

MOTION FAILED 0-6

Motion to approve Landscape Plan was made by Roger Cope and seconded by J Andrew Youngross.

MOTION FAILED 0-6

Motion to approve Architectural Elevations was made by Roger Cope and seconded by James Chard.

MOTION CARRIED 5-1, Andrew Youngross dissenting

VII. DISCUSSION ITEMS

A. Gunther Volvo (2016-179): Concept Plan Review discussion regarding improvements on the subject properties. This review is non-binding and no action shall be taken by the Board nor shall there be any written report resulting from this discussion.

VIII. REPORTS AND COMMENTS

City Attorney Comments

Janice Rustin updated the Board on her research on registered trademarks. She found they are regulated by Federal Law (the Land Act) which pre-empts cities from altering a registered trademark.

Staff Comments

Amy Alvarez told the Board our newly appointed member, Shannon Dawson, will be at the next meeting or the first meeting in July. The June 21st meeting currently has four items scheduled. Candi Jefferson will return as SPRAB liaison in July.

Board Comments

Vlad Dumitrescu asked about the alternative action option on the staff reports.

IX. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 8:15 P.M.

The undersigned is the Secretary of the Site Plan Review and Appearance Board and the information provided herein is the Minutes of the meeting of said body for June 8, 2016, which were formally adopted and approved by the Board on _____, 2016.

Minutes of the June 8, 2016 SPRAB

Kelly Ann Simmons

Kelly Ann Simmons

If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes. They will become so after review and approval, which may involve some changes.

(These Minutes are a record of the proceedings of this Board. The full audio and video recording of these proceedings are available at:

www.mydelraybeach.com/city-commission/av or a digital copy may be purchased at City Hall.)