



Planning & Zoning Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Oceanview Townhomes
Project Location: 2521 Oceanview Avenue
Request: Class V Site Plan
Board: Site Plan Review and Appearance Board (SPRAB)
Meeting Date: March 9, 2016

Board Action:

Approved 4-0 = Site Plan
Approved 4-0 = Landscape Plan
Approved 3-1 = Architectural Elevations (Brett Porak dissenting)

Project Description-noting staff concerns:

The subject property consists of Lot 2, Lot 3 and the north 35 feet of Lot 4, Block 1 of Gulfstream Estates according to Plat Book 12, Page 28, recorded in the public records Palm Beach County, Florida. The site contains 0.3874 acres (16,874 sq. ft.) and is currently vacant. This vacant land was originally intended for civic use by the adjacent property to the west, Seacrest Presbyterian Church. Recently it has been utilized for recreational purposes by the church, such as volleyball and other outdoor activities. The current use is no longer needed and the church has sold the property.

The Class V Site Plan, Landscape Plan and Architectural Elevations are associated with construction of four one-story townhomes with each consisting of three bedrooms, two bathrooms and a rear patio.

The staff raised the following concerns:

A subsequently submitted plat was inconsistent with the proposed plans with respect to the location of a 6' drainage easement which runs along the rear of all four townhome lots. As such, a condition of approval was recommended to make all plans consistent with the plat.

The Board supported this condition of site plan approval.

Board comments:

- Had concerns that the Mango trees were being removed and not replaced or relocated. The landscape architect indicated that they were in poor condition and the cost to relocate them would be approximately \$70,000 per tree.
- Had concerns that there was no native tree diversity amongst the proposed vegetation. The landscape architect indicated that the City Senior Landscape Planner had already approved the proposed landscaping materials which are in compliance with the code requirements.

- Had concerns regarding the simplicity and monochrome design of the architectural elevations. Specifically, the wall that separates the units along the west elevation extends above the roof line, and was not a preferred architectural feature. The architect reiterated his intent for a clean, contemporary design style and deemed the wall necessary for privacy purposes as well as to meet fire code separation requirements.

Board supported staff's recommended condition of approval, as follows:

- Site Plan - Staff's recommended 2 conditions, as listed in the attached staff report.
- Landscape Plan – No conditions by staff or Board.
- Architectural Elevations – No conditions by staff or Board.

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: March 9, 2016

ITEM: **Oceanview Townhomes** - Class V Site Plan, Landscape Plan and Architectural Elevations associated with construction of four one-story townhomes with each consisting of three bedrooms, two bathrooms and a rear patio.

RECOMMENDATION: Approve the Class V Site Plan, Landscape Plan and Architectural Elevations with the conditions indicated in the staff report.

GENERAL DATA:

Owner..... Edward Kryemadhi & Albert Xhama

Applicant..... Axek Inc.

Agent..... Francisco Pérez-Azúa

Location..... On the west side of Oceanview Avenue, south of Gulfstream Boulevard

Property Size..... 0.3874 acres

Current FLUM..... MD (Medium Density Residential)

Current Zoning..... RM (Multiple Family Residential)

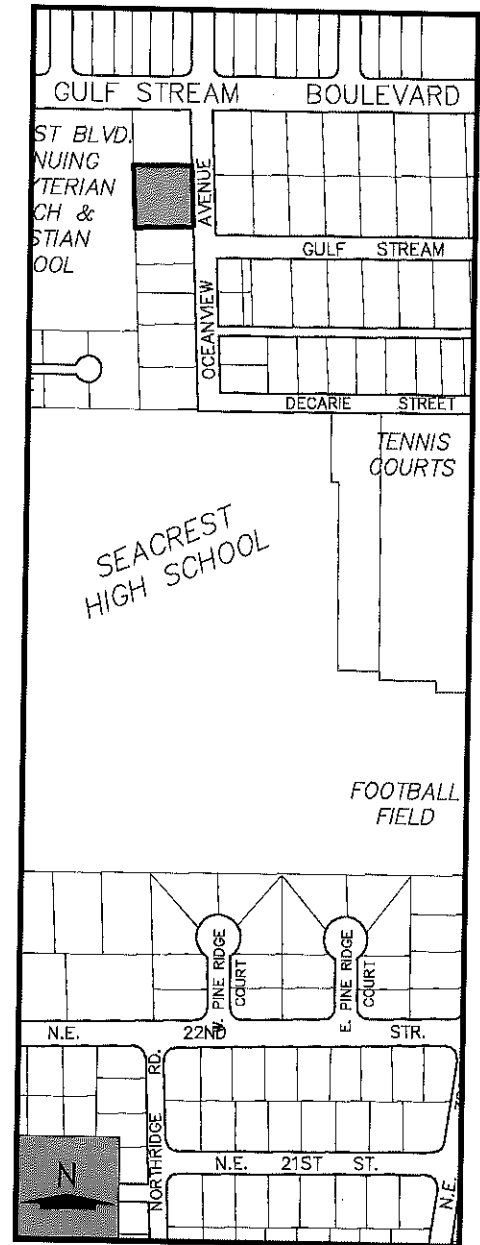
Adjacent Zoning..... North: CF (Community Facility)
East: R-1-AA (Single Family Residential)
South: RM (Multiple Family Residential)
West: CF (Community Facility)

Existing Land Use..... Vacant Land

Proposed Land Use..... 4-Unit Townhome Development

Water..... Available via an 8" water main within the Oceanview Avenue right-of-way parallel to the east side of the road.

Sewer..... Available via an 8" sewer main within the Oceanview Avenue right-of-way parallel to the center line of the road.



ITEM BEFORE THE BOARD

The item before the Board is approval of a Class V Site Plan for **Oceanview Townhomes**, pursuant to Land Development Regulations (LDR) Section 2.4.5(F)(1)(a). The request involves the following elements:

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

The property is located on the west side of Oceanview Avenue, south of Gulfstream Boulevard.

BACKGROUND

The subject property consists of Lot 2, Lot 3 and the north 35 feet of Lot 4, Block 1 of Gulfstream Estates according to Plat Book 12, Page 28, recorded in the public records Palm Beach County, Florida. The site contains 0.3874 acres (16,874 sq. ft.) and is currently vacant.

This vacant land was originally intended for civic use by the adjacent property to the west, Seacrest Presbyterian Church. Recently it has been utilized for recreational purposes by the church, such as volleyball and other outdoor activities. The current use is no longer needed and the church has sold the property.

On December 21, 2009, the Planning and Zoning Board recommended approval to the City Commission for a privately-initiated rezoning from CF (Community Facility) to RM (Medium Density Residential).

On January 5, 2010, the City Commission approved a privately-initiated rezoning from CF (Community Facility) to RM (Medium Density Residential).

Now before the Board for consideration is a Class V Site Plan, Landscape Plan and Architectural Elevations associated with construction of four one-story townhomes with each consisting of three bedrooms, two bathrooms and a rear patio.

PROJECT DESCRIPTION

The development proposal consists of the following:

- Construct four fee simple townhome units on separately platted lots
- Construct a rear patio serving each unit
- Construct a one car garage serving each unit
- Construction of associated driveways
- Construction of a 5' foot sidewalk along the adjacent right-of-way
- Installation of associated landscaping

SITE PLAN ANALYSIS

COMPLIANCE WITH THE 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.

LDR Section 4.3.4(K) Development Standards Matrix:

The following table indicates that the proposal complies with LDR Section 4.3.4(K), as it pertains to the RM (Multiple Family Residential – Medium Density) zoning district:

<u>Zoning</u> RM (Medium Density – Multiple Family Residential)	<u>Required</u> (1&2/3*)	<u>Proposed</u> (1&2/3*)
Building Setbacks (min.): -		
Front (east)	25'/30'	25'3¼"
Side Interior (north)	15'/30'	15'3¼"
Side Interior (south)	15'/30'	15'2"
Rear (west)	25'	26'
Side Street (N/A)	25'/30'	N/A
Maximum Lot Coverage:	40%	39.99%
Open Space:	25%	40.69%
Building Height (max.):	35'	21'
Minimum Floor Area:		
3BR (Unit A)	1,250 sq. ft.	1,681 sq. ft.
3BR (Unit B)	1,250 sq. ft.	1,693 sq. ft.
3BR (Unit C)	1,250 sq. ft.	1,693 sq. ft.
3BR (Unit D)	1,250 sq. ft.	1,681 sq. ft.
Base/Maximum Density:	6-12 units/acre	12 units/acre**
Min. Lot Size (sq.ft.)	8,000 sq. ft.	16,874 sq. ft.
Min. Lot Frontage (ft.)	60 sq. ft.	135 sq. ft.
Min. Lot Width (ft.)	60 sq. ft.	135 sq. ft.
Min. Lot Depth (ft.)	100 sq. ft.	125 sq. ft.

* 1&2/3 = 1st and 2nd Story/ 3rd Story. There is an additional 5' setback for the 3rd story.

** Performance standards are applied to density requests over the base 6 units per acre.

LDR Chapter 4.6 Supplementary District Regulations:

Vehicle Parking:

Pursuant to LDR Section 4.6.9(C)(2)(c), two or more bedroom dwelling units shall provide two spaces per unit and one-half a space of guest parking. There are a total of four residential units and 12 parking spaces are provided. The parking requirement for the site is 10 spaces. The development proposes one standard space inside each parking garage. Two guest spaces are

proposed in the driveway in front of the one-car garage for each unit which varies in width from 17' to 18' wide. Thus, there is a parking surplus of two spaces for the overall site.

Minimum Offset:

Pursuant to LDR Section 4.3.3(O)(4)(a), no more than two townhomes may be constructed without providing a front setback of not less than four feet offset front to rear. A minimum four offset has been provided, thus this standard is met.

Sidewalks:

Pursuant to LDR Section 6.1.3(B)(1)(a), for low density residential areas, a minimum five foot sidewalk is required. A five foot sidewalk is proposed to be constructed along Oceanview Avenue, thus meeting this requirement.

Site Plan Technical Items: While the revised site plan has accommodated most of the staff concerns the following items remain outstanding, and will need to be addressed prior to site plan certification.

1. The site plan, landscape plan and civil plans shall graphically indicate the location of the proposed 6' drainage easement which runs along the rear of all four townhome lots, to reflect consistency with the plat requirements.

Engineering Technical Items: While revised plans have accommodated most of staff's concerns, the items identified in "Appendix A" remain outstanding and will need to be addressed prior to site plan certification.

LANDSCAPE PLAN ANALYSIS

Pursuant to LDR Section 4.6.16(C)(1)(a), prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C). A proposed landscape plan was evaluated and received no adverse comment. Based upon these findings, the proposed development can be found in compliance with applicable requirements of LDR Section 4.6.16.

ARCHITECTURAL ELEVATIONS ANALYSIS
--

Pursuant to LDR Section 4.6.18(E), 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.

The development proposes four one-story townhomes, each consisting of three bedrooms and two bathrooms with a rear patio. The building is a modern architectural style. The fascia will be painted "French White" wood. The walls will be painted "Oakwood Manor" stucco. The roof will consist of asphalt shingles. The finish type will be "flat". The individual driveways will be a brick paver design. The proposed architectural elevations will contribute to the image of the City as a place of beauty, harmony, taste and high quality. It will not cause the nature of the local environment or evolving environment to materially depreciate in appearance and value. Based on the above, positive findings with respect to LDR Section 4.6.18(E) can be made.

REQUIRED FINDINGS

Pursuant to LDR Section 3.1.1, 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, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following areas:

LDR Section 3.1.1(A) - Future Land Use Map:

The subject property has a zoning designation of RM (Multiple Family Residential - Medium Density) and a MD (Medium Density 5-12 units/acre) Future Land Use Map designation. The zoning is consistent with the FLUM designation. Therefore, a positive finding can be made with respect to consistency with the Future Land Use Map (FLUM).

LDR Section 3.1.1(B) - Concurrency:

As described in Appendix "B", 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.

LDR Section 3.1.1(C) - Consistency:

As described in Appendix "C", a positive finding of Consistency can be made as it relates to Standards for Site Plan Actions.

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

Pursuant to LDR Section 2.4.5(F)(5), the approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

The following table indicates the zoning and land use of the properties surrounding the subject property:

	<i>Adjacent Zoning</i>	<i>Adjacent Land Use</i>
<i>North</i>	CF (Community Facility)	Church Recreational Facility
<i>South</i>	RM (Multiple Family Residential)	Single Family Residence
<i>East</i>	R-1-AA (Single Family Residential)	Single Family Residence
<i>West</i>	CF (Community Facility)	Church

The proposed 4-unit one-story townhome development will complement the existing fabric of the adjacent developments and significantly improve the aesthetic and property value of the existing site. There are no compatibility concerns with the adjacent properties. The CF zoned property to the west contains the Seacrest Presbyterian Church and is separated by a large landscaped area directly abutting the western parcel line of the subject property. The R-1-AA zoned property to the east is separated by the Oceanview Avenue right-of-way. The CF zoned property to the north is also associated with Seacrest Presbyterian Church and contains a swimming pool and offices for recreational and commercial uses. The RM zoned property to the south is most compatible with the proposed use because it is similarly zoned and also contains a single family residence. Based upon the above, a positive finding can be made with regard to LDR Section 3.2.2(D), that the proposed rezoning will not result in adjacent incompatible land uses. Thus, the proposed change will not pose any adverse effect on the surrounding properties. Based upon the above, a positive finding can be made with regard to LDR Section 2.4.5(F)(5) that the site plan will be compatible and harmonious with adjacent and nearby properties.

Comprehensive Plan Policies:

A review of the adopted Comprehensive Plan was conducted and the following applicable objectives and policies are noted:

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

The proposed one-story 4-unit townhome development is appropriate and consistent with the surrounding area. It will be complementary to the adjacent land uses, which consist of single and multiple-family residential uses, as well as facilities associated with Seacrest Presbyterian Church. Thus, the proposed Oceanview Townhomes development can be deemed a compatible and appropriate use for this site.

Housing Element Policy A-11.3: In evaluating proposals for new development or redevelopment, the City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a

proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

The proposed townhome development should have a stabilizing effect by providing a quality residential development in an urban environment. Nuisances such as noise, odors, and dust will not be a factor to the adjacent residential uses. The traffic volumes will be minimal and can be accommodated by the surrounding road network. Thus, the proposal will enhance adjacent neighborhoods.

Housing Element Policy B-2.2 - The development of new adult oriented communities within the City is discouraged. New housing developments shall be designed to accommodate households having a range of ages, especially families with children, and shall be required to provide 3 and 4 bedroom units and activity areas for children ranging from toddlers to teens. This requirement may be waived or modified for residential development located in the downtown area, and for infill projects having fewer than 25 units.

The project will contain four 3-bedroom units. Thus, the proposed four unit development complies with this policy.

PERFORMANCE STANDARDS

PERFORMANCE STANDARDS FOR DENSITY INCREASE:

The applicant is seeking a density of 12 units per acre. To grant this density, positive findings with respect to LDR Section 4.4.6(I) need to be made.

LDR Section 4.4.6(I)- Performance Standards: These standards shall apply to all site plans approved subsequent to October 7, 1997, and for modifications to existing developments which involve the creation of additional residential units.

To approve a project density greater than six units per acre, the approving body must make a finding that the development substantially complies with the performance standards listed in this section. The intent of the standards is to mitigate the impacts of the additional density both internal and external to the site. The extent to which a project meets the standards will determine the number of units per acre that will be permitted. For example, if a project meets or exceeds all of the standards, and is otherwise consistent with applicable standards and policies of the City's Comprehensive Plan and Land Development Regulations, the maximum density is permitted. Projects which only partially achieve these standards will accordingly only be permitted a lower density.

Performance standards (LDR Section 4.4.6(I)(a. thru g.) are applicable pursuant to LDR Section 4.4.6(H)(1) for densities proposed greater than the base six units per acre. The performance standards are as follows:

LDR Section	Lot Size	Base Density	Units	Max. Density	Units	# of Units Proposed	Performance Standards Required
4.4.6(H)(1)	0.3874 acre	6 du/ac	2	12 du/ac	4	4	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

- (a) **The traffic circulation system is designed to control speed and reduce volumes on the interior and exterior street network. This can be accomplished through the use of traffic calming devices; street networks consisting of loops and short segments; multiple entrances and into the development; and similar measures that are intended to minimize through traffic and keep speeds within the development at or below 20 m.p.h. Since these are fee simple townhomes there are no common circulation areas. Instead, the site has been designed to evenly distribute the private driveways along the adjacent right-of-way.**
- (b) **Buildings are placed throughout the development in a manner that reduces the overall massing, and provides a feeling of open space. Since the proposed development is only one-story, it will not have a significant impact on adjacent properties. Additionally, the courtyards for the central units and other indentations along the building frontage reduces the overall massing.**
- (c) **Where immediately adjacent to residential zoning districts having a lower density, building setbacks and landscape materials along those adjacent property lines are increased beyond the required minimums in order to provide a meaningful buffer to those lower density areas. Building setbacks are increased by at least 25% of the required minimum; at least one tree per 30 linear feet (or fraction thereof) is provided; trees exceed the required height at time of planting by 25% or more; and a hedge, wall or fence is provided as a visual buffer between the properties. The project is being proposed across a 50' right-of-way from a single family zone. As such, any structures are already over 75' away from any adjacent single family structures. In addition, portions of the building have additional setbacks beyond the required minimum.**
- (d) **The development offers a varied streetscape and building design. For example, setbacks are staggered and offset, with varying roof heights (for multi-family buildings, the planes of the facades are offset to add interest and distinguish individual units). Building elevations incorporate diversity in window and door shapes and locations; features such as balconies, arches, porches, courtyards; and design elements such as shutters, window mullions, quoins, decorative tiles, etc. The planes of the facades are staggered significantly to add visual interest and distinctly identify individual units. The garage doors are paired to improve the aesthetic appearance of the façade. The front doors of the end units are placed on the side elevations to accentuate the individuality of the units. The middle units have an entry courtyard feature. All four units have entry gates to add character to the architectural elevations.**
- (e) **A number of different unit types, sizes and floor plans are available within the development in order to accommodate households of various ages and sizes. Multi-family housing will at a minimum have a mix of one, two and three bedroom units with varying floor plans. Single family housing (attached and detached) will at a minimum offer a mix of three and four bedroom units with varying floor plans. The project consists of 4 townhome units. There are two unique floor plans. All units have been**

designed to provide flexibility to the townhome owners. The floor plan allows for the third bedroom to be alternately utilized as a study, exercise room or den. Due to square footage size limitations of these units it is impractical to have significantly varying floor plan layouts.

- (f) **The development is designed to preserve and enhance existing natural areas and/or water bodies. Where no such areas exist, new areas which provide open space and native habitat are created and incorporated into the project. Each of the 4 units will have private landscaped areas and rear patios.**
- (g) **The project provides a convenient and extensive bicycle/pedestrian network, and access to available transit. The project is providing for construction of a five foot sidewalk along Oceanview Avenue. In addition, this parcel is one block from Gulfstream Boulevard which serves a major bus route.**

In conclusion, a finding of compliance can be made with respect to each of standards (a), (b), (c), (d), (e), (f) and (g). As substantial compliance with the Performance Standards has been met, the proposed density of twelve units per acre can be supported and meets the requirements for a small infill project.

REVIEW BY OTHERS

The development proposal is not located in an area which requires review by the Downtown Development Authority (DDA), Pineapple Grove Main Street (PGMS) or West Atlantic Redevelopment Coalition (WARC).

Community Redevelopment Area (CRA):

At its meeting of January 8, 2015, the Community Redevelopment Agency (CRA) reviewed the development proposal and unanimously recommended approval.

Courtesy Notices:

Courtesy notices have been provided to the following homeowner's associations, adjacent property owners and/or civic groups:

- Delray Citizens Coalition
- Seacrest HOA

Public Notices: Formal public notice is not required for site plan modifications. Letters of objection and/or support, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

ASSESSMENT AND CONCLUSION

The subject property is a 16,874 sq. ft. (0.39 acre) vacant parcel. The Oceanview Townhomes development proposes four townhome units with three bedrooms, two bathrooms and a rear patio. It meets all LDR requirements relative to development standards, performance standards and required findings. No waivers are associated with this request. The modern architectural

style of the multi-family building will be aesthetically pleasing and a visual asset to the community. Provision of three bedroom units addresses housing needs for families in the Delray Beach area. The proposed one-story 4-unit townhome development is compatible with adjacent properties. Therefore, staff recommends approval with the conditions as indicated in the staff report.

ALTERNATIVE ACTIONS

- A. Move **postponement** of the Class V Site Plan, Landscape Plan and Architectural Elevations for *Oceanview Townhomes*, by electing to continue with direction.
- B. Move **approval** of the Class V Site Plan, Landscape Plan and Architectural Elevations for *Oceanview Townhomes*, by adopting the findings of fact and law contained in the staff report, and finding that the request is *consistent* with and meets criteria set forth in LDR Sections 2.4.5(F)(5), 3.1.1 (Required Findings), 4.6.16 (Landscaping) and 4.6.18 (Architectural Elevations).
- C. Move **denial** of the Class V Site Plan for *Oceanview Townhomes*, by adopting the findings of fact and law contained in the staff report, and finding that the request is *inconsistent* with and does not meet criteria set forth in LDR Sections 2.4.5(F)(5), 3.1.1 (Required Findings), 4.6.16 (Landscaping) and 4.6.18 (Architectural Elevations).

STAFF RECOMMENDATION

By Separate Motions:

Site Plan:

Move **approval** of the Class V Site Plan for *Oceanview Townhomes*, by adopting the findings of fact and law contained in the staff report, and finding that the request is *consistent* with and meets criteria set forth in LDR Sections 2.4.5(F)(5) and 3.1.1 (Required Findings), subject to the following conditions:

1. Satisfactorily address the technical comments from the City Engineering Department provided in the attached "Appendix A". This is required prior to site plan certification.
2. The site plan, landscape plan and civil plans shall graphically indicate the location of the proposed 6' drainage easement which runs along the rear of all four townhome lots, to reflect consistency with the plat requirements.

Landscape Plan:

Move **approval** of the Landscape Plan for *Oceanview Townhomes*, 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 of the Land Development Regulations.

Architectural Elevations:

Move **approval** of the Architectural Elevations for *Oceanview Townhomes*, 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.

Staff Report Prepared By: Candi N. Jefferson, Senior Planner

Attachments: Appendix A, Appendix B, Appendix C, Project Plans

APPENDIX "A"
PRELIMINARY ENGINEERING TECHNICAL COMMENTS

Plat Comments:

1. Submit plat for review in accordance with the applicable sections of LDR Section 2.4.3 (A), (B), (H), (J), (K), (L); and Section 5.2.2.
2. Additional comments to follow after review of plat.

Preliminary Engineering Technical Comments:

1. **Provide a response letter with a detailed description of how each of these comments has been addressed and reference plans sheet number for accurate review.**
2. Confirm whether an FPL easement will be required for overhead power lines and whether an exfiltration trench can occupy the same trench.
3. Provide a Composite Utility Plan signed by a representative of each utility provider attesting to the fact that services (water, sewer, drainage, gas, power, telephone and cable) can be accommodated as shown on the Composite Utility Plan. The Composite Utility Plan needs to address the responsibility for relocation of existing services and installation of new services in accordance with LDR Section 2.4.3 (F) (4). Composite Utility Plan is also used to ensure physical features do not conflict with each other and existing or proposed utility services.
4. **Please Resubmit Through The Planning and Zoning Department; and Clearly Indicate Which Documents Are For The Engineering Division. Also, Ensure A Complete Set Of Plans Is Provided For The Engineering Division.**
5. Additional comments may follow after review of revised plans.

APPENDIX "B"

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 is available via an 8" water main within the Oceanview Avenue right-of-way parallel to the east side of the road.
- Sewer is available via an 8" sewer main within the Ocean View Avenue right-of-way parallel to the center line of the road.

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 at build-out. Based upon the above, positive findings can be made with respect to this level of service standard.

Traffic:

The traffic study indicates the development proposal will generate 4 AM and 4 PM peak hour trips. This will result in 27 ADT (Average Daily Trips) which will not negatively impact the surrounding neighborhood. The Palm Beach County Traffic Division has provided a letter approving the development for compliance with the adopted Performance Standards for Traffic Concurrency.

Parks and Recreation:

Pursuant to LDR Section 5.3.2, a park impact fee of \$500.00 per dwelling unit will be collected prior to issuance of a building permit for each unit for parks and recreation purposes. For four townhome units, the applicant shall pay \$2,000 prior to building permit issuance.

Solid Waste:

Based upon the Solid Waste Authority's typical waste generation rates, four townhome units will generate 3.2 tons of waste annually (4 x 0.8 tons). The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals until the year 2047.

Schools:

The Palm Beach County School District has provided a letter approving the development for compliance with the adopted Level of Service for School Concurrency.

Drainage:

Drainage will be accommodated via a 3.5' x 3.5' exfiltration trench running parallel to the rear property line serving all four lots. There are no problems anticipated in retaining drainage on site and obtaining any necessary permits.

APPENDIX "C"
STANDARDS FOR SITE PLAN ACTIONS

- A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.**

Not applicable _____

Meets intent of standard _____

 X

Does not meet intent _____

- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.**

Not applicable _____

Meets intent of standard _____

 X

Does not meet intent _____

- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.**

Not applicable _____

 X

Meets intent of standard _____

Does not meet intent _____

- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.**

Not applicable _____

Meets intent of standard _____

 X

Does not meet intent _____

- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.**

Not applicable _____

Meets intent of standard _____

 X

Does not meet intent _____

- F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.**

Not applicable _____

Meets intent of standard _____

 X

Does not meet intent _____

- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.**

Not applicable _____

Meets intent of standard X

Does not meet intent _____

- H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.**

Not applicable _____

Meets intent of standard X

Does not meet intent _____

- I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.**

Not applicable _____

Meets intent of standard X

Does not meet intent _____

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

Not applicable X

Meets intent of standard _____

Does not meet intent _____

Gulfstream Blvd

Gulfstream Blvd

Oceanview Ave

Gulfstream Dr

Webb Ave

Seacrest Ln

De Carie St

Old Dixie Hwy

N Federal Hwy

NE 22nd Ln

W Pineridge Ct

E Pineridge Ct

NE 22nd St

NE 21st St

NE 20th St

N Seacrest Cir

Seacrest Cir

S Seacrest Cir

Northridge Rd

NE 3rd Ave

NE 22nd Ln



PLANNING & ZONING
DEPARTMENT

Oceanview Townhomes

LOCATION MAP



Subject Property

[illegible]

Scale As indicated



A4002586

007:15 09:32-36

This document is the property of
 PLEXUS DESIGN LLC
 and shall not be reproduced without the written
 consent of PLEXUS DESIGN LLC.
 COPYRIGHT 2014

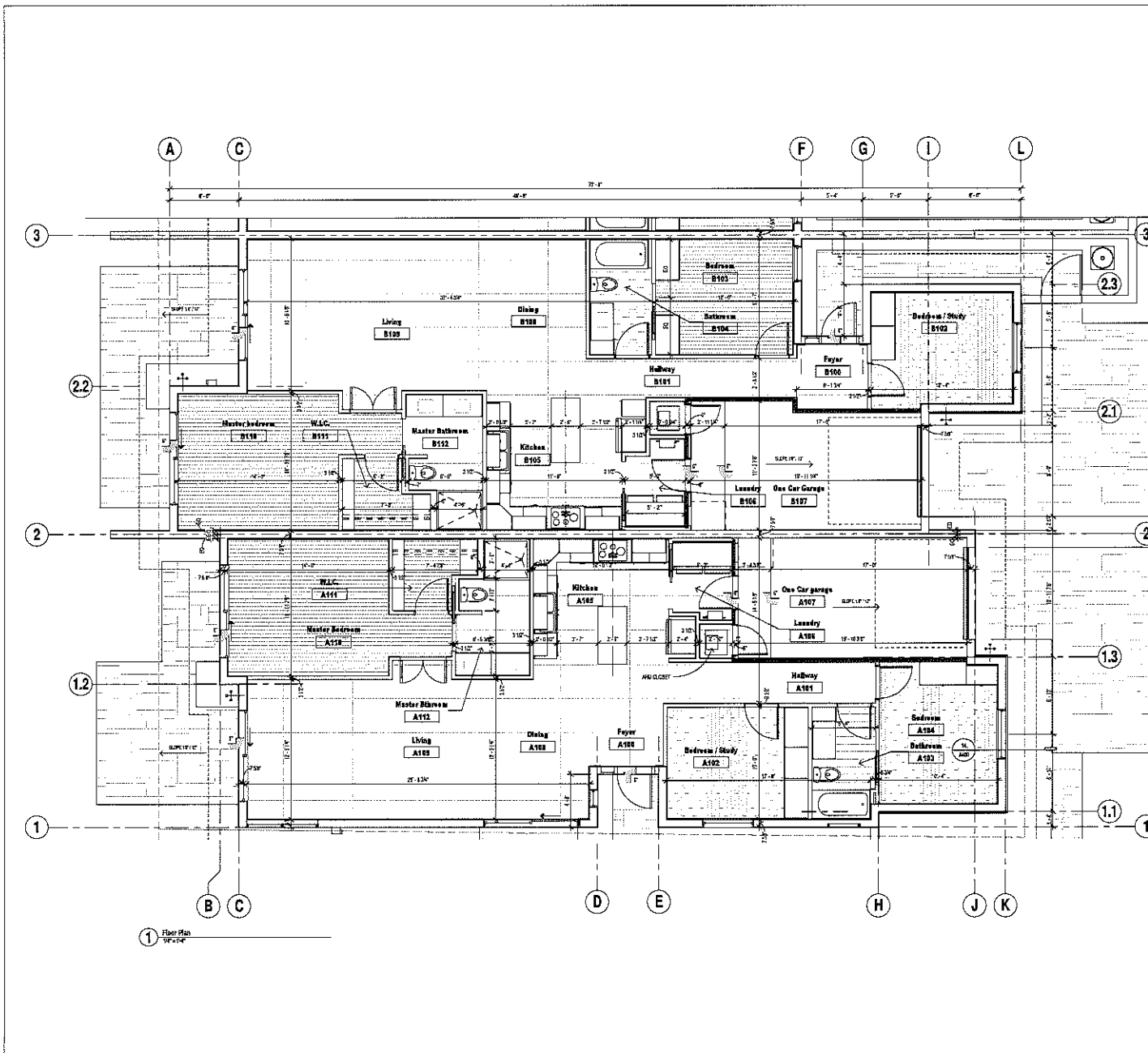
Revision Schedule		
No.	Description	Date
1	Revision 1	09-22-2015

THIS CLAIMING HAS BEEN RECALLED FOR GOVERNMENT REVIEW AND OR PAYING, AND SHALL BE SUSPENDED UNTIL DATE REVIEW COMPLETION.

2521 Oceanview Avenue, Delray Beach, Florida

Client Name	Dunbar
Project number	Project Number
Project Status	Project Status
Sheet Issued Date	11-05-2013

Scale	1" = 100'
-------	-----------



Perez Design LLC

111 SE Second Street
 Suite 100
 Delray Beach, FL 33444
 Tel: 561-279-2288
 Fax: 561-279-2289
 www.perezdesignllc.com

AA002086

[Signature]

12/15/2014

SEAL

This document is the property of
 PEREZ DESIGN LLC
 and shall not be reproduced without the written
 consent of PEREZ DESIGN LLC
 COPYRIGHT 2014

Revision Schedule

No.	Description	Date

PERMIT SET

THIS DRAWING HAS BEEN SUBMITTED FOR CONSIDERATION
 FOR A PERMIT AND SHALL BE REPRODUCED BY
 PEREZ DESIGN LLC

Oceanview Townhomes



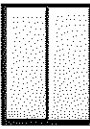

5501 Oceanview Avenue, Delray Beach, Florida



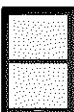
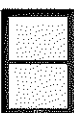
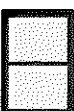
Units Floor Plan

Client Name	Owner
Project Number	Project Number
Project Name	Project Name
Sheet Issue Date	04-05-2014

A211

Scale 1/8" = 1'-0"

Exterior Door Schedule														
Type / Mark	Image	Description	Door Style	Operation	Manufacturer	Model	Dimensions Width Height		Leaf Material	Glass Type	Leaf Finish	Frame Material	Finish	Comments
A		Entry Door System	Swing Door with Slide		Therma-Tu	Pura	8' - 0"	8' - 0"	Flangeless	Therma-Tu insulated clear glass	Stainless Chrome	Flangeless	Stainless Chrome	Impact Resistance with Entrance Entry Door Pict push Square Long Handle 20K stainless steel Mount
B		Garage Door	Overhead - Sectional		Brother Garage Door Series	Signature Series - Kit West	8' - 0"	8' - 0"	White polystyrene		Painted Bronze	N/A	N/A	Impact resistance - R-Value 18.4
C		Patio Door	Sliding - 2 Panels Stacked		PGT Corporation - WinGuard	Series 900770	8' - 0"	8' - 0"	Aluminum	Gray	ESP - Bronze	Aluminum	ESP - Bronze	Impact Resistance
D		Gate	Single hunged Swing		Custom Metal Supply	Unbranded	3' - 0"	4' - 2 1/2"	Aluminum		ESP - Bronze	N/A	N/A	Impact Resistance

Window Schedule											
Type Mark	Image	Count	Operation	Dimensions Width	Dimensions Height	Manufacturer	Model	Material	Finish	Glass Tint	Comments
W101		4	Picture View	5' - 0"	8' - 0"	PGT Industries - WinGuard 700 Series	PW700	Aluminum	ESP - Bronze	Gray	
W102		2	Picture View	2' - 0"	2' - 0"	PGT Industries - WinGuard 700 Series	PW700	Aluminum	ESP - Bronze	Gray	
W103		2	Single Hung	1' - 7 1/8"	8' - 4"	PGT Industries - WinGuard 700 Series	18	Aluminum	ESP - Bronze	Gray	
W104		2	Single Hung	3' - 1"	6' - 4"	PGT Industries - WinGuard 700 Series	26	Aluminum	ESP - Bronze	Gray	Eggsize Window
W105		8	Single Hung	4' - 5 1/4"	6' - 4"	PGT Industries - WinGuard 700 Series	26	Aluminum	ESP - Bronze	Gray	Eggsize Window

Shell Wall System Type Schedule							
Type Mark	Function	Type	Width	Description	Wall Thermal Insulation (R)	Wall Insulation Barrier	Wall Type Comments
Bearing							
W1	Exterior	Masonry Wall System	8' - 8 1/4"	7-5/8" CMU with 5/8" (Min. Thickness) Smooth Stucco Finish on exterior side.	Radiant Heat Barrier - R-Value 10.0 per Sheet A200 Thermal Notes	Waterproofing Membrane Barrier - Vapor Retarder	See Sheet A201 - General Notes - 4 - Masonry
W2	Interior	Masonry Wall System	8' - 7 5/8"	7-5/8" CMU			See Sheet A201 - General Notes - 4 - Masonry and - 8 - Finishes - Note 13
Non-Bearing							
W3	Exterior	Masonry Wall System	8' - 8 1/4"	7-5/8" CMU with 5/8" (Min. Thickness) Smooth Stucco Finish on exterior side.	Radiant Heat Barrier - R-Value 10.0 per Sheet A200 Thermal Notes	Waterproofing Membrane Barrier - Vapor Retarder	See Sheet A201 - General Notes - 4 - Masonry
W4	Exterior	Masonry Wall System	8' - 8 1/4"	7-5/8" CMU with 5/8" (Min. Thickness) Smooth Stucco Finish on exterior side, and one side of 5/8" thick GWS over 5/8" IT wood framing @	N/A	N/A	See Sheet A201 - General Notes - 4 - Masonry

Electrical Equipment Schedule				
Type Mark	Description	Manufacturer	Model	Comments
E1	Main Disconnect			
E2	Power meter			

Mechanical Equipment Schedule					
Type Mark	Count	Description	Manufacturer	Model	Comments
M1	4	Condensing Unit	Tane	XV15 Air Conditioner	XL124 Connected Control

Plumbing Fixture Schedule					
Type Mark	Count	Description	Manufacturer	Model	Comments
P1	5	Hand Bidet			

Room Finish Schedule							
Finish Number	Room Name	Area	Floor	Base	Wall	Ceiling	Comments
Unit A							
A100	Foyer	38 SF					
A101	Hallway	21 SF					
A102	Bedroom / Study	122 SF					
A103	Bedroom	52 SF					
A104	Bedroom	136 SF					
A105	Kitchen	121 SF					
A106	Laundry	33 SF					
A107	One Car garage	282 SF					
A108	Dining	153 SF					
A109	Living	259 SF					
A110	Master Bedroom	184 SF					
A111	W.I.C.	38 SF					
Unit B							
B100	Master Bedroom	65 SF					
B101	Foyer	38 SF					
B102	Hallway	42 SF					
B103	Bedroom / Study	122 SF					
B104	Bedroom	122 SF					
B105	Bedroom	63 SF					
B106	Kitchen	142 SF					
B107	Laundry	36 SF					
B108	One Car Garage	213 SF					
B109	Dining	124 SF					
B110	Living	241 SF					
B111	Master Bedroom	184 SF					
B112	W.I.C.	38 SF					
B113	Master Bedroom	68 SF					



Peretz Design LLC
architects/planners/designers

111 Second Street
Suite 102
Dunedin, FL 34648
PH: 561-291-0000
info@peretzdesign.com

AA902004



SEAL

This document is the property of PERETZ DESIGN LLC and shall not be reproduced without the written consent of PERETZ DESIGN LLC. COPYRIGHT 2014

Revision Schedule		
No.	Description	Date

PERMIT SET

THIS DOCUMENT IS A PRELIMINARY DOCUMENT AND NOT BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DOCUMENT SHALL BE SUBMITTED TO PERETZ DESIGN LLC FOR REVIEW AND APPROVAL.

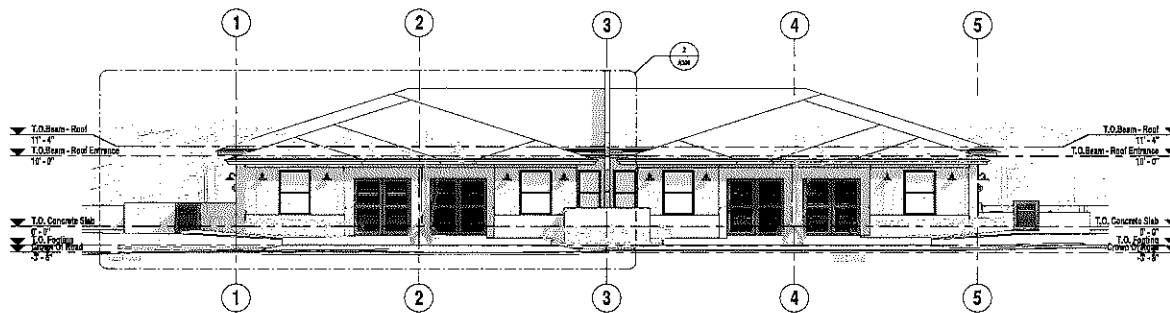
Oceanview Townhomes

2524 Oceanview Avenue, Dunedin Beach, Florida

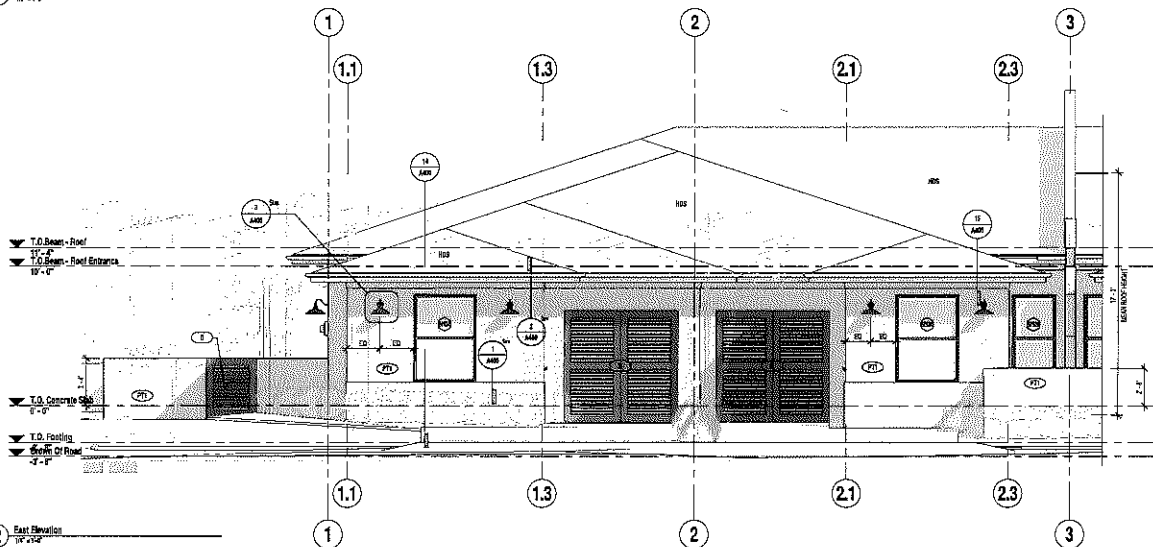
Schedules

Client Name	Owner
Project Number	Project Number
Project Status	Project Status
Drawn Date	Project Status
A270	

Scale



1 East Elevation
1/4" = 1'-0"




2 East Elevation
1/4" = 3'-0"

P
Perez Design LLC
creative • strategic • sustainable design

111 SE Second Street
Suite 102
Day Beach, FL 32644
tel: 381-274-5081
<http://www.perezdesignllc.com>

AA002886



SEAL

This document is the property of
PEREZ DESIGN LLC
and shall not be reproduced without the written
consent of PEREZ DESIGN LLC
COPYRIGHT 2014

Revision Schedule

[illegible]

PERMIT SET

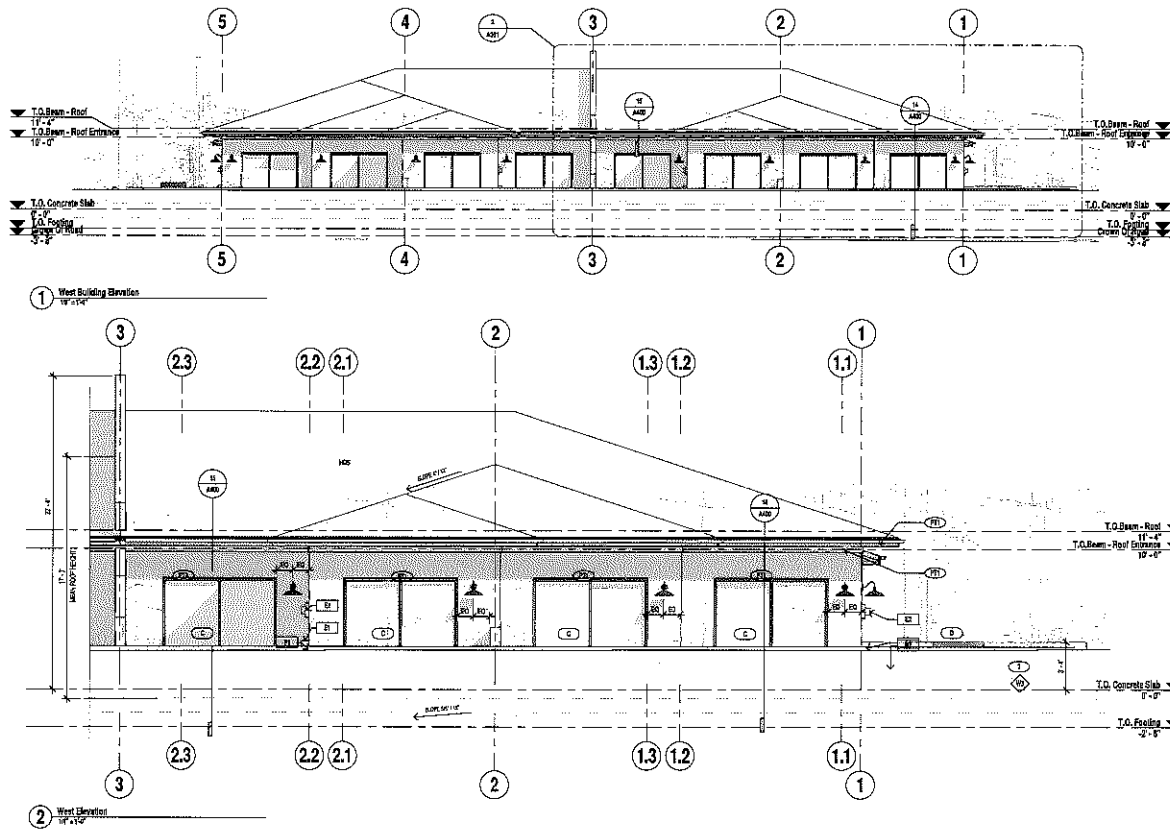
THIS DRAWING HAS BEEN REVIEWED FOR DIFFERENTIAL,
PERMIT AND/OR PRICING, AND SHALL BE SUPERSEDED BY
BIDS OF PERMIT COMMENTS.

Oceanview Townhomes

Exterior Elevations

Client Name	Client
Project number	Project Number
Project Status	Project Status
Sheet Issued Date	04-05-2019

A300



Exterior Finishes and Color Legend			
Mark	Color	Material	Comments
FT-1	Stucco/Block SW 7000 - Extra White	Stucco/Block	Walls, Siding, Privacy Wall, Screen Acacia Stucco Columns
FT-2	Stucco/Block SW 7000 - Extra White	Wood	Exterior Wood Deck
FT-3	Textured Concrete Panels Other New	Stone	Driveway Side walls Patio

NOTES: EXTERIOR FLOOR PATTERNS SHALL BE:
French Style Composite, stamped with 18"x24", 18"x36", and 24"x36" patterns, covering 18 square feet.



11250 General Street
Suite 100
Delray Beach, FL 33444
Tel: 561-279-2000
http://www.perezdesignllc.com

SEAL

This document is the property of
PEREZ DESIGN LLC
and shall not be reproduced without the written
consent of PEREZ DESIGN LLC
COPYRIGHT 2014

Revision Schedule

No.	Description	Date

PERMIT SET

THE DRAWINGS AND EXISTING CONDITIONS
SHOWN AND NOTED HEREON ARE SHOWN AS SHOWN
BY THE CITY OF DELRAY BEACH, FLORIDA

Oceanview Townhomes

2321 Oceanview Avenue, Delray Beach, Florida

Exterior Elevations

Client Name	Owner
Project Number	Project Number
Project Status	Project Status
Sheet Number	24-00-001

A301

Scale As indicated



NOTE: EXTERIOR FLOOR PATTERN SHALL BE
French Style Compacube, arranged with 16"x24", 14"x18", 12"x24", and 4"x8" pavers, covering 66 square feet.

AA002186 111 SE Second Street
Suite 102
Oakley Beach, FL 33464
ph: 561-275-2006
<http://www.oakbeachjazz.com>

This document is the property of
PAPER DIRECT LLC
and should be reproduced without the written
consent of PAPER DIRECT LLC
COPYRIGHT 2014

Revision Schedule		
No.	Description	Date

PERMIT SET

Oceanview Townhomes

2521 Oceanview Avenue, Delray Beach, Florida

Exterior Elevations

Client Name	Client
Project number	Project Number
Project Status	Project Status
Sheet Issue Date	14-05-2014

A302

Rechtsanwalt Dr. Gert Grottel, 10557 Berlin, Unter den Eichen 10, Tel. 030 206 10 10, Fax 030 206 10 10 99

