



**PROJECT NARRATIVE
CLASS V SITE PLAN
318 SE 5th Avenue**

Initial Submittal: October 1, 2021

Resubmittal: April 7, 2022, July 1, 2022

Resubmittal: October 27, 2022

1. REQUEST

On behalf of the Applicant, 318 SE 5th LLC, WGI is requesting approval for the subject site of the following:

- 1) **Class V Site Plan** approval to allow for the development of a 4 story-mixed-use building with 26 multifamily units and 4,479 square feet of ground floor retail.

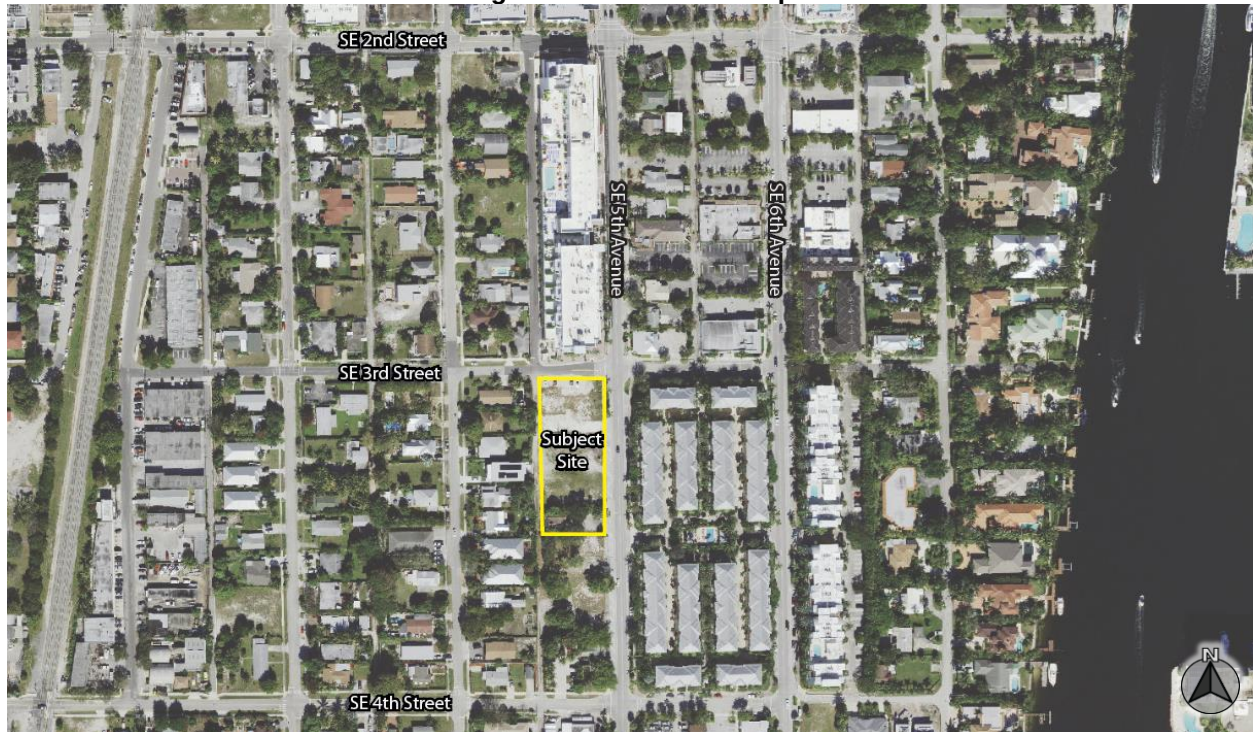
2. SITE CHARACTERISTICS

The property located at 318 SE 5th Avenue, herein referred to as the “subject site”, is located at the southwest corner of the intersection between SE 5th Avenue and SE 3rd Street within the jurisdictional boundaries of the City of Delray Beach, Florida. The subject site has a Future Land Use designation of Commercial Core (CC) and a Zoning designation of Central Business District (CBD). The subject site is 0.880 acres (38,323 SF) in size and is comprised of four separate parcels. The addresses for the subject site include 302, 318, 338, and 346 SE 5th Avenue. The Parcel Control Numbers (PCNs) and the last previous sale/modification date for all four parcels are detailed below:

PCNs	Date	Parties	O.R.B. / P.G.
12-43-46-21-01-104-0010; -0030; -0050; - 0060	March 16, 2021	Shovel Ready Projects, LLC transferred to 318 SE 5 th LLC	32307 / 1835

A location map of the subject site and generally its surrounding uses is shown below in Figure 2.1.

Figure 2.1 – Location Map





Based on site photos and aerial imagery of the subject site, the three parcels are currently vacant while the southernmost parcel is improved with a one-story single-family home with a concrete parking pad. The subject site's existing conditions are shown in the site photos exhibit and Figures 2.2 and 2.3 below.

Figure 2.2 – Aerial of Subject Site (Looking North)



Figure 2.3 – Aerial of Subject Site (Looking West)



3. DEVELOPMENT HISTORY

The subject site has historically been improved with two one-story duplexes, one one-story multifamily building, and one one-story single-family residence since 1965 as shown in Figure 3.1 below. Per historical aerials, these residential buildings remained in the same configuration until their demolition in 2002 and

2021, as outlined below. The one-story single-family residence building remains on the southernmost parcel of the subject site.

Figure 3.1 – Aerial of Subject Site in 1965



Per a records search with the City of Delray Beach's Building Department, demolition permits were issued for the structures on the northern three parcels in 2002 and 2021. The permit history is detailed in Table 3.1 below.

Table 3.1 – Demolition Permit History			
Property Address	Application Number	Permit Status	Date
302 SE 5 th Ave	18-00180585	C.O. Issued	3/16/21
318 SE 5 th Ave	18-00180584	C.O. Issued	3/16/21
338 SE 5 th Ave	02-00079788	C.O. Issued	11/8/02

4. SURROUNDING PROPERTIES

The proposed development appears to be compatible with the surrounding use, based on the mixed-use character of the area. A summary of the surrounding uses is provided in Table 3.1. Maps representing the Future Land Use and Zoning on and around the subject site are provided in Figures 3.1 and Figure 3.2.

Table 3.1 Summary of Surrounding Uses			
Location	FLU Designation	Zoning District	Existing Use
Northwest	Low Density (LD)	Single Family Residential (R-1-A)	Single Family Residential
North	Commercial Core (CC)	Central Business District (CBD)	Mixed-Use Retail, Hotel, and Condos
Northeast	Commercial Core (CC)	Central Business District (CBD)	Medical Office
Southwest	Low Density (LD)	Single Family Residential (R-1-A)	Single Family Residential
South	Commercial Core (CC)	Central Business District (CBD)	Vacant / Single Family Residential

East	Commercial Core (CC)	Central Business District (CBD)	Townhouses (Mallory Square)
West	Low Density (LD)	Single Family Residential (R-1-A)	Single Family Residential

NORTH: Immediately to the north is a four-story mixed-use building containing a 122-room hotel (Aloft Hotel) with a restaurant, lounge, and meeting rooms, 35 condominium units, 6,280 square feet of retail space, and structured parking. The mixed-use development is situated on a 1.788-acre parcel, thus equating to a similar density of 20 dwelling units per acre for the condominium units. The Aloft Hotel development retains a FLU designation of CC and a Zoning classification of CBD.

To the northwest are existing single-family residences, which retain a FLU designation of LD and a Zoning classification of R-1-A. To the northeast is a medical office (Pediatrics by the Sea), which retains a FLU designation of CC and a Zoning classification of CBD. Further to the northeast are other professional offices and a gym, which all retain a FLU designation of CC and a Zoning classification of CBD.

SOUTH: Immediately to the south of the subject site is a vacant parcel that has a FLU designation of CC and a Zoning classification of CBD. Further to the south are vacant single-family homes that also have the same FLU designation and Zoning classification. To the southwest is single family residential land which also have a FLU designation of LD and a Zoning classification of R-1-A.

EAST: To the east are 84 three-story townhome units (Mallory Square) on a 3.87-acre parcel, which equates to a density of 21.71 dwelling units per acre. The townhome development has a FLU designation of CC and a Zoning classification of CBD.

WEST: To west are single family residential homes, which also have a FLU of LD and a Zoning classification of R-1-A.

5. DEVELOPMENT PROGRAM

The proposed development program, for the subject site is for a 4-story mixed-use building that includes 26 multifamily units and 4,479 square feet of retail on the first floor. The residential portion of the building is proposed to consist of 16 two-bedroom units that range from 1,438 to 1,552 square feet, and 10 three-bedroom units that range from 1,788 to 2,190 square feet. A first-floor lobby located centrally is in the middle of the building. The proposed development includes a pool deck amenity area on the second floor of the building. The retail component of the proposed development plan includes three retail bays; two are located along SE 5th Avenue and one along SE 3rd Street. Access to the development is via an ingress/egress point along SE 5th Avenue and an ingress/egress point along the western alley. Parking for the development is located on the ground floor. Below are elevations of the proposed 4-story mixed-use building along SE 5th Avenue and rear alley.





6. COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS

The proposed development is in compliance with the City of Delray Beach's Land Development Code as detailed below in the following sections.

Section 4.4.13(A) – Permitted Uses within CBD District

Per Section 4.4.13(A) of the City of Delray Beach's Land Development Code, the proposed multifamily and retail uses are permitted within the CBD Zoning District and helps to further the goals and objectives of the mixed-use intent of the CBD Central Core.

Section 4.413(C)(3)(a)2. – Required Retail Frontage

Per Section 4.413(C)(3)(a)2. of the City of Delray Beach's Land Development Code, requires that properties on designated streets (i.e. SE 5th Avenue and SE 3rd Street) to provide retail use on sidewalk level with a storefront or arcade frontage, and have individual commercial space width not to exceed 75 feet and a depth of 20 feet. As required, the proposed plans show the building with the retail uses on the ground floor with storefront facades, widths averaging 61.5 feet and depths meeting the 20 foot requirement.

Section 4.4.13(D) – Dimensional Requirements by CBD District

The following table indicates that the proposed building complies with the CBD District – Central Core developments standards per Sections 4.4.13(C) of the City of Delray Beach's Land Development Code:

Section 4.4.13(C) CBD Sub-district Dimensional Requirements		
TYPE	Required	Provided
Lot Width	20' min	110 ft.
Lot Area	2,000 SF min	38,323 SF
Building Setbacks:		
Front (first through third story) [SE 5th Avenue]	10 ft. min / 15ft. max.	10 ft.
Front (first through third story) [SE 3rd Street]	10 ft. min / 15ft. max.	10ft.
Front (fourth story)	20 ft. min	20 ft.
Side Interior	0 ft. min	0 ft.
Rear (Abutting Res. District; 1st to 3rd Story) [Alley]	10 ft. min.	21 ft.
Rear (Abutting Res. District; Above 3rd Story) [Alley]	30 ft. min.	30 ft.
Building Frontage Required on Primary Streets	75% min. / 100% max	87% (SE 5 th Ave) 100% (Se 3 rd Street)
Ground Story Height (Mixed-Use Buildings with ground floor commercial uses)	12 ft. min.	16 ft.



Max. Height outside of the Atlantic Avenue Limited Height Area	4 stories & 54 ft.	4 stories & 49 ft.
Density	30 DU/AC (26 units)	30 DU/AC (26 units)
Civic Open Space	5% (18,323 SF) of the area above 20,000 = 852 SF	1,590 SF

Section 4.4.13(E)(2)(a) – Minimum Streetscape Width

Per Section 4.4.13(E)(2)(a) of the City of Delray’s Land Development Code, the proposed project is required to meet the minimum streetscape widths which are detailed in the table below:

Streetscape Standards	Minimum Standard	Proposed Design
Curb Zone	4’	11’ – SE 5 th Avenue 8’ – SE 3 rd Street
Pedestrian Zone	6’	6’
Remaining Front Setback Area	5’	10’
Total Streetscape Width	15’	27’ – SE 5 th Avenue 24’ – SE 3 rd Street

As detailed above, the proposed streetscape provides a total width of 27 feet, thus exceeds the minimum streetscape requirement by 12 feet. All streetscape standards are met or exceeded.

Section 4.4.13(E)(2)(b) – Street Trees

As shown on the Landscape Plans, the proposed development provides street trees along SE 5th Avenue and SE 3rd Street that comply with Section 4.4.14(E)(2)(b) of the City of Delray Beach’s Land Development Code.

Section 4.4.13(E)(3) – Separation Between Entrances

As shown on the Site Plan, the proposed development provides main entrances to the building that can be accessed from the public right-of-way or civic open space. All doors along SE 5th Avenue and SE 3rd Street are within the intervals of 75 feet, thus meeting the requirements of Section 4.4.13(E)(3) of the City of Delray Beach’s Land Development Code.

Section 4.4.13(E)(4)(e) - Storefront and Glazing Area

Per Section 4.4.13(E)(4)(e) of the City of Delray Beach’s Land Development Code, the proposed development is required to have the retail bays meet the storefront and glazing standards which are detailed below:

Storefront	Table 4.4.13(l) - Dimensional Requirements for Storefronts		
Commercial Storefronts	Minimum Required	Maximum Allowed	Proposed
Building Setbacks	10 ft.	15 ft.	10 ft.
Storefront Width	N/A	75 ft.	61.5 ft. average
Storefront Base	9”	3 ft.	9”
Glazing Height	8 ft.	-	10’-6”
Required Openings	80%	-	North Elevation = 86% East Elevation = 80%
Awning Projection	5 ft.	-	5 ft.

Section 4.4.13(F) – Architectural Standards

As shown on the Architectural Floor Plans and Elevations, the proposed development complies with Section 4.4.13(F) of the City of Delray Beach’s Land Development Code by providing the required façade composition, architectural style, walls, openings, roofs, and architectural elements. The proposed design



for the project complements the architectural style of the mixed-use development to the north along SE 5th Avenue.

Section 4.4.13(G) – Civic Open Spaces

Per Section 4.4.13(G)(1) of the City of Delray Beach's Land Development Code, the proposed development is required to provide 852 square feet of civic open space. This required area is calculated by taking five percent of the site's area that is above 20,000 square feet; in this case that would be the remaining 18,323 square feet of the total 38,323 square foot subject site. The proposed development proposes a 1,590 square foot civic area at the northeast corner of the subject site, near the intersection of SE 5th Avenue and SE 3rd Street. Civic open space is in the form of a plaza type and includes landscaping and a water feature.

Section 4.4.13(I)(2). – CBD Parking Requirements

Pursuant to Table 4.4.13(L), the parking requirements for the proposed mixed-use development is detailed below:

Unit Type	Parking Requirements per Bedroom	Required Parking
Commercial/Retail	0.5 spaces per 500 SF	9 Parking Spaces
2-3 Bedroom Units	1.75 spaces per unit	46 Parking Spaces
Guest Parking	First 20 units – 0.5 spaces per unit Units 21-50 – 0.3 spaces per unit	12 Parking Spaces
Total		67 Parking Spaces
Total Required (As Per Shared Parking)		63 Parking Spaces

The proposed development intends to provide 63 parking spaces, wherein 43 parking spaces are provided in the parking garage, and 20 parking spaces along the alley. Out of the 63 parking spaces, 44 parking spaces are regular parking spaces and 19 parking spaces are compact parking spaces, thus meeting the requirement that no more than 30% of the spaces may be of compact spaces. The proposed development meets the shared parking requirement of 63 parking spaces, which is detailed below.

Section 4.6.9.C.8.a. – Shared Parking

Pursuant to Section 4.6.9.C.8.a., the parking requirements for the proposed mixed-use development is detailed below:

Use	Weekday			Weekend	
	Night Midnight to 6:00 AM	Day 9:00 to 4:00 PM	Evening 6:00 PM to Midnight	Day 9:00 to 4:00 PM	Evening 6:00 PM to Midnight
Residential	58 (100%)	45 (60%)	55 (90%)	52 (80%)	48 (70%)
Commercial/Retail	1 (5%)	8 (70%)	8 (90%)	9 (100%)	7 (70%)
Spaces	59	53	63	61	55

As shown above, the proposed development requires a minimum total shared parking requirement of 63 parking spaces. The mixed-use development provides a total of 63 parking spaces, thus meeting the shared parking requirement.

Section 4.4.13(I)(3) – Location and Access to Off-Street Parking

Per Section 4.4.13(I)(3) of the City of Delray Beach's Land Development Code, the proposed development is required to have all parking located to the rear of the building avoiding visual intrusion along a primary street. As shown on the Site Plan, the proposed development locates all parking in the rear of the building and is not located within the front setbacks or side setbacks facing streets. Access to parking is via the 20 foot alley located along the western property line and the 20 foot ingress/egress point along SE 5th Avenue.



Section 4.4.13(I)(4) – Bicycle Parking

Per Section Table 4.4.13(M) of the City of Delray Beach's Land Development Code, the minimum number of bicycle parking spaces are detailed below:

Use	Proposed	Required	Provided
Multifamily	26 units	Type 1 = 1 space per 10 units (3 spaces) Type 2 = 1 space per 6 units (4 spaces)	3 Type 1 spaces min. 4 Type 2 spaces min.
Retail	4,479 SF	Type 1 = 1 space per 2,500 SF (2 spaces)	2 Type 1 spaces min.
Total		Type 1 - 5 spaces Type 2 – 4 spaces	Type 1 – 6 spaces Type 2 – 12 spaces

The proposed development proposes six Type 1 bicycle parking spaces and twelve Type 2 bicycle parking spaces, therefore meets the requirement for bicycle parking.

Section 4.4.13(J)(b) – Streets and Blocks

Per Section 4.4.13(J)(b) of the City of Delray Beach's Land Development Code, the proposed development is required to have any on-street parking spaces located outside of the sight visibility triangle. There are no on-street parking spaces proposed for the development.

Based code requirements and how the proposed project intends to comply with same, the Applicant respectfully requests approval of the Class V Site Plan application and attached information.