



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

POMPEY PARK

Meeting	File No.	Application Type
September 28, 2022	2022-134-SPF-SPR-CL5	Class V Site Plan
Property Owner		Agent
City of Delray Beach		Kevin Mathews, Public Works

Request

Consideration of a Class V Site Plan, Landscape Plan, Landscape Waivers, and Architectural Elevations for a recreation center, aquatic complex, athletic fields, and associated site improvements.

Site Data & Information

Location: 1101 NW 2nd Street

PCN: 12-43-46-17-00-000-3140; -3130; -3160

Property Size: 13.83 acres

LUM: CF (Community Facility)

Zoning: Open Space Recreation (OSR)

Adjacent Zoning:

- **North, South, East, & West:** Single-Family Residential (R-1-A)

Existing Land Use: Municipal Park

Proposed Land Use: Municipal Park

Floor Area Ratio:

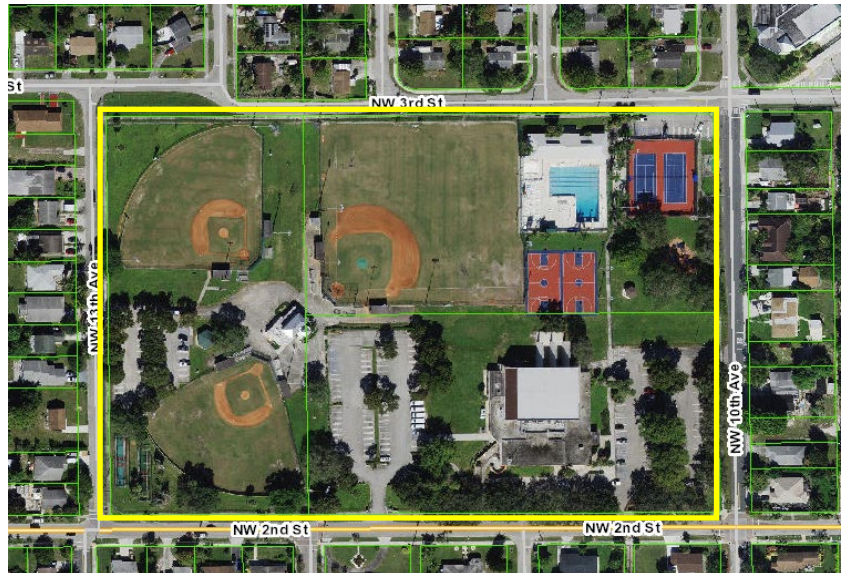
- **Existing:** 0.04
- **Proposed:** 0.065
- **Maximum Allowed:** 1.0

Density:

- **Proposed:** N/A

Redevelopment or Master Plan Area:

- West Atlantic Master Plan



Project Planner:

Julian Gdaniec, Senior Planner; gdaniec@mydelraybeach.com
561-243-7365

Attachments

- Site Plan, Architectural Plans, Civil Plans Landscape Plan, Survey
- Applicant Justification Statement



Background

The site, an integral community landmark and asset, has functioned as a municipal park for a number of years with the existing recreational facility having been constructed in the late 1970s. Community access to the park is provided to the Northwest and Southwest neighborhoods through the adjacent street network. Specially, NW 10th Ave provides signalized bicycle and pedestrian access to residents south of Atlantic Avenue. The park has a swimming pool, athletic fields, and a gymnasium; and there is “multi-generational programming” available for residents of all ages. Renovations and improvements to the building and athletic fields have occurred at various occasion over the years, however the park is due for significant improvements so that the recreational needs of the community are adequately met with a quality facility and site.

The West Atlantic Master Plan, adopted in 2020, speaks to the community importance of Pompey Park. Noting specifically that the park serves as a valued meeting place for residents of the West Atlantic neighborhoods. Pompey Park with its multi-generational programing is well loved and utilized by community residents.

The redevelopment of the park will occur under the supervision of the Public Works department and will continue to be managed by the Parks and Recreation Department upon completion of the improvements. The facility will remain a municipal park open to the public. There has been extensive public involvement as the project has taken shape conceptually. The final proposed iteration considers the feedback received with respect to the building design and site programing during the charette proces

COMMUNITY GATHERING PLACES

Residents of the neighborhoods meet their neighbors on a formal and informal basis throughout the community. Pompey Park offers senior, children and teen programs. Most every family is or has been involved in Pompey Park. Many stakeholder suggested that Pompey Park be utilized as a site to distribute community information.





Description of Proposal

The request is for the construction of a new 39,000+/- square foot recreational facility with gymnasium, multi-purpose programming space, recreation rooms, and an aquatic center. The proposal also includes renovations to the athletic fields and improvements to the overall site including an expanded parking area, new landscaping, a new playground, and other park amenities.



The request includes four waivers associated with requirements relative to landscaping:

- LDR Section 4.6.16(E)(5) – requesting that 39 of the 96 trees proposed on site be planted at a height and canopy spread less than the minimum required.
- LDR Section 4.6.16(H)(3)(a) – requesting the omission of hedges or a wall along the required landscape strip between off street parking and the property line along NW 2nd street and NW 10th Ave.
- LDR Section 4.6.16(H)(3)(i) – requesting the ability to provide 16 consecutive standard parking stalls in a row between landscape islands, wherein the maximum is 15 consecutive parking spaces.
- LDR Section 4.6.16(H)(3)(k) – requesting that abutting rows of parking be permitted with a zero-foot separation for one area of the parking lot wherein a minimum of five feet is typically required.

Review & Analysis: Site Plan and Zoning

LDR Section 2.4.5(F)(5), Class V Site Plan

A Class V Site Plan is an application for new development of vacant land, and which requires full review of Performance Standards found in Section 3.1.1. In addition to provisions of Chapter 3, the approving body must make a finding that development of the property as represented by the Class V site plan or MDP 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.

LDR Section 3.1.1 Required Findings, prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, 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.

A complete review and analysis of the request based on the Required Findings of LDR Section 3.1.1 are provided throughout the following report sections.

3.1.1(A), Land Use Map

The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.

The subject property has a Land Use Map designation of CF, and a zoning designation of OSR, which is a zoning district compatible with the CF land use designation per the Always Delray Comprehensive Plan. Pursuant to LDR Section 4.4.26(B), public parks are a permitted use within the OSR zoning district.

**3.1.1(B), Concurrency**

Concurrency as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE-2, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.

Potable Water and Sewer: Water and sewer services are existing on-site. Pursuant to the Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South-Central County Wastewater Treatment Plant for the City at build-out.

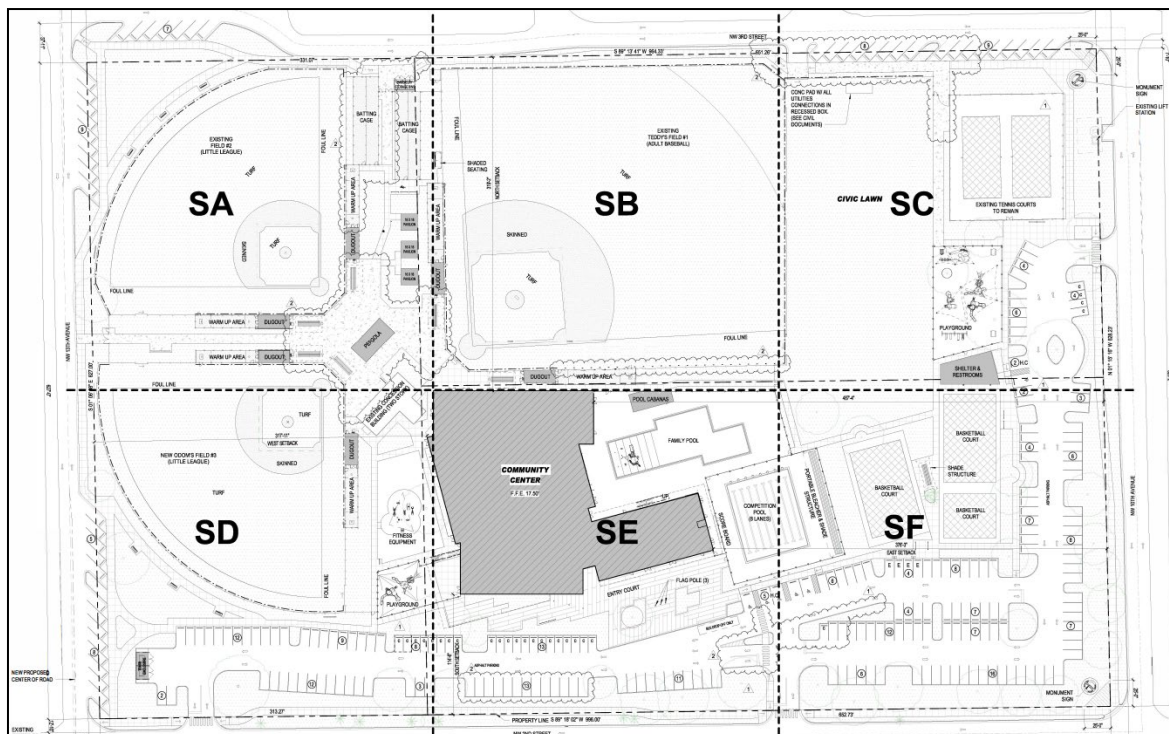
Drainage: Drainage and water run-off will be addressed through on-site retention, which should not impact the level of service standard.

Transportation: A Traffic Performance Standards (TPS) letter has been provided by Palm Beach County indicating the project meets the requirements Palm Beach County Traffic Performance Standards As such, the proposed project meets the requirements of traffic concurrency. The provided traffic impact analysis estimates 137 new peak-hour trips.

Parks and Open Space: Not Applicable

Solid Waste: The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2054.

Schools: Not Applicable.

**3.1.1(C), Consistency**

A finding of overall consistency may be made even though the action may be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.

The applicable subsections of Article 3.2, Performance Standards, are Section 3.2.1, which requires a determination of consistency



with the Comprehensive Plan, and Section 3.2.3, which provides standards for site plan actions and is provided as Appendix A. The proposed development generally meets the applicable standards.

Comprehensive Plan

Overall, the proposed modifications are consistent with any applicable Goals, Objectives, or Policies of the Comprehensive Plan, particularly those of the Open Space, Parks, and Recreation Element. The proposal includes the redevelopment of an existing park and recreational facility in a manner that preserves existing open space and simultaneously introduces many of the objectives and policies that promote a more sustainable and accessible means to quality recreational amenities.

The Always Delray Comprehensive Plan states that *Open space, parks, and recreation are interconnected to other elements of the Comprehensive Plan. Beyond the provision of leisure and recreational activities, quality parks and recreation programs foster economic benefits by promoting tourism, and revitalizing communities*

by creating safer, more desirable neighborhoods. Community open spaces expand cultural ties through the provision of public art and the celebration of historic venues by providing a unique sense of place for the community. All of which promotes civic pride and engagement. Parks and open space support sustainability efforts through the protection and preservation of natural resources. Recreational opportunities promote healthier lifestyles and improve the mental and physical wellbeing of the residents and visitors.

PROVIDE EXEMPLARY OPEN SPACES, PARKS, AND RECREATIONAL FACILITIES THAT ENHANCE QUALITY OF LIFE, PROVIDE RECREATIONAL OPPORTUNITIES, ENRICH INTERACTION WITH OTHERS, AND PROMOTE PHYSICAL AND MENTAL WELLBEING FOR RESIDENTS AND VISITORS OF THE CITY.

Performance Measures: Success in addressing Objectives and Policies of **Goal OPR 1** shall be measured utilizing the following performance indicators:

- Implementation of and adherence to the adopted Local Level of Service Guideline criteria;
- Amount of land acquired and/or retained for parks and open space;
- Improved and increased provision of facilities and programs which meet community needs; and,
- Provision of parks and recreational facilities by private development.

It is important to preserve existing facilities while enhancing the quality of infrastructure and amenities provided so that their presence within the built environment remains well into the future.

3.1.1(D), Compliance with the LDRs:

Whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.

Section 4.4.27, Open Space and Recreation

All standards for the development and/or use of property zoned OSR shall be established pursuant to the site and development plan.

Pursuant to the requirements of the zoning district, there are no specific development regulations (height, setbacks, floor area, etc.) by which the project must abide. Instead, the specific development regulations applied to any development proposed within an OSR district is subject to a site plan approval by the Site Plan Review and Appearance Board. That being said, the CF Land Use Designation has a maximum FAR of 1.0, which dictates intensity and influences massing; the proposed project is well below the maximum with an approximate FAR of 0.06.

Parking, LDR Section 4.6.9(C)(6)(q)

Parks shall have the parking needs assessed and determined by the City Manager or designee.

Analysis of the parking needs has been made based on parking requirements of similar uses as stated within the City of Delray Beach Parking requirements as well as other municipalities, and this has been combined with the operational knowledge of the Parks and Recreation department to determine an adequate number of parking spaces for the proposed mix of uses. The project proposes 256 permanent spaces with the ability to accommodate an additional 120 spaces as overflow parking within the civic lawn that can be utilized during periods of high activity such as sports tournaments or special events. The proposed number of permanent spaces would provide an additional 65 spaces more than is currently existing on site. The proposed parking balances the need to provide adequate parking during peak periods of activity while also maintaining sufficient space for landscaping, preserving the mature tree canopy, and providing sufficient area for active use areas (fields, courts, facilities, etc.).

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

**Review & Analysis: Landscape Plan****LDR Section 2.4.5(H)(5), Findings**

At the time of action on a landscape plan, the approving body shall make finding with respect to the proposed plan's relationship to the following:

- (a) Objectives of landscaping regulations Section 4.6.16.;*
- (b) Site and landscape design standards pursuant to Section 4.6.16.*

An overall determination of consistency with respect to the above items is required in order for a landscaping plan to be approved.

The proposed project includes substantial landscaping improvement to the entire site, but perhaps more importantly, the project proposes to maintain the mature tree canopy that exists along the perimeter of the site adjacent to NW 2nd Street and NW 10th Avenue. The landscape plan has been deemed technically compliant by the Senior Landscape Planner with the exception of the waivers requested.

Waivers

Pursuant to **LDR Section 2.4.7(B)(5), Waiver: Findings**, prior to granting a waiver, the granting body shall make findings that granting of a waiver:

- a. *Shall not adversely affect the neighboring area.*
- b. *Shall not significantly diminish the provision of public facilities.*
- c. *Shall not create an unsafe situation.*
- d. *Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.*

Pursuant to **LDR Section 4.6.16 (E)(5)**, *Tree species shall be a minimum of 16 feet in overall height at the time of planting, with a minimum of six feet of single straight trunk with eight feet of clear trunk, and a seven-foot spread of canopy.*

A waiver has been requested that would allow 39 of the 96 trees proposed on site be planted at a height and canopy spread less than the minimum required. If approved, the waiver is not anticipated to adversely affect the neighboring area or create an unsafe situation, nor will the waiver diminish the provision of public facilities. The waiver would not grant a special privilege as all trees required for mitigation are planted at specifications that meet minimum requirements. Likewise, the rationale for the request based on the applicant's justification statement is such that the need for the waiver is a result of limitations of the existing site conditions (presence of overhead utility lines) and an inability to procure the necessary number of trees at mature height within budget. This is a direct correlation to the size of the project and the amount of the project that is comprised of open space. Most development projects are providing fewer total trees in relation to building square footage constructed. The increased overall number of required trees is predicated on the significant size of the property.

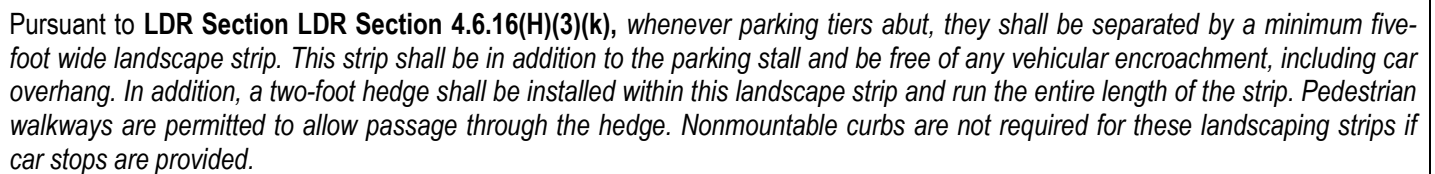
Pursuant to **LDR Section 4.6.16 (H)(3)(a)**, *a strip of land at least five feet in depth located between the off-street parking area or other vehicular use area and the right-of-way shall be landscaped, provided, however, that should the zoning code of the Delray Code of Ordinances require additional perimeter depths, that the provisions of the zoning code shall prevail. This landscape strip shall be free of any vehicular encroachment, including car overhang. The landscaping shall consist of at least one tree for each 30 linear feet or fraction thereof. The trees shall be located between the right-of-way line and the off-street parking or vehicular use area. Where the depth of the perimeter landscape strip adjacent to the right-of-way exceeds 15 feet, shade trees may be planted in clusters, but the maximum spacing shall not exceed 50 feet. The remainder of the landscape area shall be landscaped with grass, ground cover, or other landscape treatment excluding pavement.*

Additionally, a hedge, wall or other durable landscape area shall be placed along the interior perimeter of the landscape strip. If a hedge is used, it must be a minimum of two feet in height at the time of planting and attain a minimum height of three feet above the finished grade of the adjacent vehicular use or off-street parking area within one year of planting.

A waiver has been requested that would allow the omission of hedges or a wall along the required landscape strip between off street parking and the property line along NW 2nd street and NW 10th Ave. If approved, the waiver is not anticipated to adversely affect the neighboring area or create an unsafe situation, nor will the waiver diminish the provision of public facilities. The waiver would not grant a special privilege as the omission of the wall/hedges is to accommodate sufficient space for the existing mature tree canopy.



A waiver has been requested that would allow 16 consecutive standard parking stalls in a row between landscape islands, wherein the maximum is 15. If approved, the waiver is not anticipated to adversely affect the neighboring area or create an unsafe situation, nor will the waiver diminish the provision of public facilities. The waiver would not grant a special privilege as the placement of the landscape islands adjacent to NW 2nd Street is dictated in part by the location of existing canopy trees. Providing the landscape island at a different location would necessitate either the removal of a crucial parking space or require the demolition of an existing tree.



A waiver has been requested to allow abutting rows of parking be permitted with a zero-foot separation in one area of the parking lot wherein a minimum of five feet is typically required. If approved, the waiver is not anticipated to adversely affect the neighboring area or create an unsafe situation, nor will the waiver diminish the provision of public facilities. The waiver would not grant a special privilege as the reduction in separation between rows is necessary to maintain the proposed number of parking spaces without requiring the removal of existing mature canopy trees.



**Review & Analysis: Architectural Elevations****LDR Section 2.4.5(l)(5), Architectural (appearance) elevations: Findings**

At the time of action on architectural elevations the approving Board shall make findings with respect to the objectives and standards as contained in the architectural regulations, Section 4.6.18. An overall determination of consistency with respect to the above is required in order for an architectural plan to be approved.

LDR Section 4.6.18, Architectural Elevations and Aesthetics**(A) Minimum Requirements**

- The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.*
- It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.*

The proposed elevations provided below have been reviewed for compliance with Section 4.6.18 and have been deemed to comply with minimum standards.

**(E) Criteria for Board Action**

The following criteria shall be considered by the Site Plan Review and Appearance Board in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

- 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.*
- 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.*
- 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 redevelopment of Pompey Park has been long anticipated by the Community. The proposal strives to update the site not only through the construction of a new building, but by increasing the services and amenities provided while maintaining aspects of the existing site conditions that are worth preserving (tree canopy). The development standards for the CF zoning district are prescribed in a manner that allows for flexibility in design, which is ultimately intended to result in standalone civic buildings of significance and architectural interest that contribute to the overall neighborhood.

The building will contribute to the image and legacy of the adjacent neighborhoods and provide a prominent community focal point wherein area residents can access recreational and civic programming. The overall design language conveys uniqueness, significance, and modernity. The integration of the existing mature trees will assist in achieving harmony with the surrounding area, whereas their removal would cause a more stark transitional impact upon new construction.

**Board Consideration**

The Board should consider the following in review of the request:

1. Whether the waivers requested result in a net benefit and enhance the overall quality of the project.
2. Whether the redevelopment of the park meets the goals and objectives of the Comprehensive Plan
3. Whether the architectural elevations are of sufficient quality to meet the minimum standards of 4.6.18.

Review by Others

The **Community Redevelopment Agency (CRA)** received notice of the proposed project.

Optional Board Motions

- A. Move **approval** of the Class V Site Plan (2022-134), Landscape Plan, Architectural Elevations and Waivers for **Pompey Park** a recreation center, aquatic complex, athletic fields, and associated site improvements., located at **1101 NW 2nd Street**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- B. Move **approval, as amended**, of the Class V Site Plan (2022-134), Landscape Plan, Architectural Elevations and Waivers for **Pompey Park**, a recreation center, aquatic complex, athletic fields, and associated site improvements., located at **1101 NW 2nd Street**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- C. Move **denial** of the Class V Site Plan (2022-134), Landscape Plan, Architectural Elevations and Waivers for **Pompey Park**, a recreation center, aquatic complex, athletic fields, and associated site improvements., located at **1101 NW 2nd Street**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.
- D. **Move to continue with direction.**

Technical Notes

1. Submit separate application for review and approval of signage; not included with the subject request per LDR.

Courtesy Notices

X Courtesy Notices were sent to:

- Jefferson Manors
- Poinciana Heights
- Carver Memorial Park
- Gateway
- West Side Heights
- Paradise heights



Appendix A:
Section 3.2.3, Standards for site plan and/or plat 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
☐ Does not meet intent
- B. All development shall provide pedestrian, bicycle, and vehicular interconnections to adjacent properties, where possible, and include accessible routes from the entry points of publicly accessible buildings to the sidewalk network in accordance with the Americans with Disabilities Act (ADA).
☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- C. Open space enhancements and recreational amenities shall be provided to meet Objective OPR 1.4 and other requirements of the Goals, Objectives, and Policies, as applicable, of both the Open Space, Parks, and Recreation Element and Conservation Element.
☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- D. Any proposed street widening or modification to traffic circulation shall be evaluated by the City, and if found to have a detrimental impact upon or result in the degradation of an existing neighborhood, the request shall be modified or denied.
☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- E. Remaining infill lots within the Coastal High Hazard Area of the Coastal Planning Area shall be developed using zoning which is identical or similar to the zoning of adjacent properties or that results in less intense development.
☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- F. Property shall be developed or redeveloped in a manner so that the use, intensity, and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.
☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- G. Development shall provide a variety of housing types that accommodates the City's growing and socio-economically diverse population to meet the Goals, Objectives, and Policies the Housing Element.
☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- H. Consideration shall be given to the effect a development will have on the safety, livability, and stability of surrounding neighborhoods and residential areas. Factors such as but not limited to, noise, odors, dust, and traffic volumes and circulation patterns shall be reviewed and if found to result in a degradation of the surrounding areas, the project shall be modified accordingly or denied.
☐ Not applicable
☒ Meets intent of standard
☐ 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
☐ Does not meet intent
- J. Tot lots and recreational areas, serving children, teens, and adults 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
☐ Meets intent of standard
☐ Does not meet intent
- K. Development shall not exceed the maximum limits established in the Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts, of the Neighborhoods, Districts, and Corridors Element or specific standards established in the zoning districts that limit density (dwelling units per acre) or intensity (floor area ratio) and must adhere to whichever limit is lower. Development in areas included in density or incentive programs (i.e., workforce housing programs specified in Article 4.7-Family/Workforce Housing) may exceed the Standard density limit, up to the specified Revitalization/Incentive density established for the program; development in all other areas shall not exceed the Standard density.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent