



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

318 SE 5th Avenue

Meeting	File No.	Application Type
March 22, 2023	2022-013-SPF-SPR-CLV	Class V Site Plan
Property Owner	Agent	
318 SE 5 th LLC	Jerrod Purser, WGI	

Request

Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevations for the construction of a four-story, mixed-use development located at the properties currently addressed as 302, 318, 338, and 346 SE 5th Avenue.

Site Data & Information

Location: 302, 318, 338, and 346 SE 5th Avenue ("The Property")

PCNs: 12-43-46-21-01-104-0010; 12-43-46-21-01-104-0030; 12-43-46-21-01-104-0050; and 12-43-46-21-01-104-0060

Property Size: 0.88 acres

LUM: CC (Commercial Core)

Zoning: Central Business District (CBD), Central Core Sub-district

Adjacent Zoning:

- **North, East, South:** CBD, Central Core Sub-district
- **West:** Single Family Residential (R-1-A)

Existing Land Use: Vacant (302-338 SE 5th Ave), and Office (346 SE 5th Ave)

Proposed Land Use: Four-story, mixed-use development – 4,479 square feet of retail and 26 multi-family units

Floor Area Ratio:

- **Existing:** 0.02
- **Proposed:** 2.08
- **Maximum Allowed:** 3.0

Density:

- **Proposed:** 30 du/ac (26 units)
- **Maximum Allowed:** 30 du/ac

CBD Central Core Sub-district

- **SE 5th Avenue:** Primary Street
- **SE 3rd Street:** Primary Street



Project Planner:

Alexis Rosenberg, Senior Planner; rosenberg@mydelraybeach.com
561-243-7226

Attachments

1. Site Plan, Architectural Plans, Survey
2. Landscape Plan, Arborist Report
3. Photometric Plan
4. TPS Letter
5. Traffic Impact Statement
6. Applicant Justification Statement



Background

The development site, totaling 0.88 acres, is comprised of four parcels located on the west side of SE 5th Avenue (South Federal Highway) between SE 3rd Street and SE 4th Street. The Property is currently vacant with the exception of an 800 square foot commercial structure on the south end of the site. The Property has frontage along SE 5th Avenue and SE 3rd Street, which are both primary streets in the CBD. To the north of The Property is a four-story mixed-use hotel, to the west are single family residences, to the south is vacant property, and to the east are multi-family townhomes. The vacant southern parcel is currently under review for a Class V Site Plan application associated with the construction of a three-story building containing eight townhomes. The Property is also located within the Osceola Park Neighborhood and is included in the 2019 Osceola Park Neighborhood Redevelopment Plan Update.

Below is an outline of The Property's development history:

- 302 SE 5th Avenue (Lot 1 and 2)
 - 1948 – A 1,222 square foot duplex was constructed on the site.
 - 2018 – The duplex was demolished.
 - Current – The lot remains vacant.
- 318 SE 5th Avenue (Lot 3 and 4)
 - 1952 – A 1,880 square foot multi-family building was constructed and comprised of four residential units.
 - 2018 – The multi-family building was demolished.
 - Current – The property remains vacant.
- 338 SE 5th Avenue (Lot 5)
 - 1953 – A 952 square foot residence was constructed on the property.
 - 1955 – A 100 square foot utility room was added to the residence.
 - 1960 – A 96 square foot addition was added to the residence.
 - 2002 – The residence was demolished.
 - Current - The property remains vacant.
- 346 SE 5th Avenue (Lot 6)
 - 1912 – A 640 square foot residence with an 800 square foot wood working plant was constructed on the property.
 - 1941 – The house was remodeled with the addition of a 180 square foot carport.
 - 1971 – The 640 square foot residence and 180 square foot carport was demolished.
 - Current – The 800 square foot commercial structure remains on the property and is associated with an active business license for “4th Quarter Services,” which is an on-call home care service business.

On February 8, 2023, the Board considered the Class V Site Plan request and voted 7-0 to postpone the item due to concerns identified during the Board's discussion, which included the quality of the architecture, execution of the Masonry Modern architectural style, and impact on the single-family residences to the west. The rendering of the previous request is at right.





Description of Proposal

The proposal includes a new Masonry Modern, four-story, mixed-use development, containing 4,479 square feet of ground floor commercial space and 26 multi-family units. The units are a mix of two-bedroom and three-bedroom units, ranging from 1,438 square feet to 2,190 square feet. The development provides interior clubhouse space, a fitness studio, and a second-floor rooftop terrace with a pool and pool deck along the west side of the building.

The development incorporates a tower element facing SE 5th Avenue, which serves as the main entrance to the lobby and elevator. Civic open space in the form of a plaza is provided in the northeast corner of the site, lining a portion of SE 5th Avenue and SE 3rd Street. The ground floor utilizes a Storefront frontage type that runs along SE 5th Avenue and SE 3rd Street. Regarding parking, all spaces are provided in the rear (west). A portion of the parking is located in the ground floor parking garage, while the remaining spaces are partially covered along the alleyway. Additionally, a 10-foot-wide pedestrian pathway is provided immediately south of the northernmost retail space providing pedestrian access from the parking area to the civic open space.

The property owner has provided a four-foot Right-of-Way dedication along the west alley, a 10-foot by 10-foot corner clip Right-of-Way dedication on the northwest corner of the lot, and a 20-foot by 20 foot Right-of-Way dedication on the northeast corner of the lot.

Based on the discussion at the February 8, 2023 Board meeting, the applicant has amended the elevations and landscape plan, including but not limited to:

- Expanding the glazing on the north, west, and east façade;
- Incorporating more wood detailing throughout the building;
- Revising the tower by increasing the width of the tower, removing the butterfly roof accent, and adjusting the glazing proportions and finishing the tower in all wood veneer;
- Adding a green wall at the northeast corner, overlooking the civic open space;
- Installing additional landscaping and greenery on the second floor terrace and along portions of the fourth floor balcony;
- Installing pergolas on the second floor terrace.

The rendering below reflects the modifications.



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 property has a Land Use Map designation of CC, and a zoning designation of CBD, which, pursuant to Table NDC-1 of the Always Delray Comprehensive Plan, is the preferred zoning district to implement the CC land use designation. Pursuant to LDR Table 4.4.13(A), multi-family residential and various commercial uses are permitted in the Central Core Sub-district of the CBD. Therefore, the resulting use of land is compatible with the underlying land use.

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 will be provided on site. Pursuant to the Always Delray 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. As the project is adjacent to Florida Department of Transportation's (FDOT) roadway, prior to the issuance of a building permit, a Hold Harmless Agreement with FDOT will be required to make any water or sewer connections in the FDOT Right-of-Way.

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, dated January 11, 2023, indicating that the project will result in 136 new daily trips and nine new peak hour trips. The letter also states that the proposed development meets the TPS of Palm Beach County. Further, the Traffic Impact Statement, performed by JFO Group Inc. and updated on December 27, 2022, also states that the proposed development will generate approximately 136 new daily trips. Based on the TPS of Palm Beach County, turn lanes will not be required at the project driveways.

Parks and Open Space: The required civic open space is provided in the form of a 1,590 square foot plaza at the northeast corner of the site. Additionally, 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.

Solid Waste: Based on the Waste Generation Rates for Palm Beach County, the proposed development will generate approximately 36.36 tons (22.84 tons + 13.52 tons) of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2054.

Schools: The applicant has submitted a School Capacity Availability Determination application with the Palm Beach County School District. The School District stated that based on the findings and evaluation of the proposed development, there will be no negative impact on the School District of Palm Beach County public school system.

**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. The Standards strive to ensure that new development will not have a negative impact on the surrounding area, provide any requisite amenities to enhance the quality of life for its residents when residential units are provided, provide appropriate mobility connections and open space and recreational improvements, and comply with the maximum intensity and density allowed for the land use designation and zoning district. The proposed development generally meets the applicable standards, as there are no identified concerns related to the overall consistency with Article 3.2.

Comprehensive Plan

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

Policy NDC 1.3.3: Apply the density and intensity in mixed-use land use designations to encourage adaptive re-use, development, and redevelopment that advances strategic, policy-driven goals, such as diverse residential housing opportunities, sustainable building practices, historic preservation, public parking, civic open space, or economic development strategies.

Policy HOU 3.1.2: Protect existing established residential neighborhoods from the encroachment of nonresidential uses, except for strategic locations where such transition is planned in support of multimodal improvements, mixed-use development, or an adopted neighborhood plan.

Policy HOU 3.1.4: Encourage development of vacant or underdeveloped land for housing and mixed-uses, and promote rehabilitation of underutilized housing into desirable places to live.

Policy HOU 4.1.7: Support innovative use of higher density in detached and attached housing which maintains usable open space, while providing larger living spaces.

Policy HOU 1.1.6: Promote good design in new housing construction and rehabilitation that highlights beauty, flexibility, and innovation, and respects existing neighborhood character.

Policy MBL 2.6.1: The City shall not abandon alley rights-of-way, and recognizes the important functions alleys provide by dispersing traffic, diversifying access points to properties, providing for multimodal access, and facilitating local trips.

Policy MBL 2.6.2: The City shall maintain the existing network of alleys in the downtown, which provide multiple benefits that enhance the quality of the area:

- Providing access for sanitation collection
- Providing locations for utilities
- Minimizing commercial deliveries from occurring in the primary street network
- Reducing pedestrian-vehicular conflict points on the sidewalk

Overall, the proposed development is consistent with the applicable Goals, Objectives, and Policies of the Always Delray Comprehensive Plan, particularly those of the Neighborhood, Districts, and Corridors Element, the Housing Element, and the Mobility Element. The Plan speaks to the provision of diverse housing types throughout the City, high-density development that promotes larger living spaces and civic open spaces, and the utilization of alleys to disperse traffic and access to properties. The proposal for the redevelopment of vacant/underutilized property is within the parameters of the CBD form-based regulations that encourage developments at a scale consistent with the development pattern found along the border of the Osceola Park Neighborhood and throughout the downtown area.

2019 Osceola Park Neighborhood Redevelopment Plan Update

The Property is within the Osceola Park Neighborhood Redevelopment area. Pursuant to the Redevelopment Plan, updated in July of 2019, the core of the neighborhood is comprised of single-family residences, while non-residential uses and new multi-family



development line the edges of the neighborhood.

Priority 2 of the Plan encourages *adaptive reuse and infill development within and around the neighborhood while respecting the single-family character in the heart of the community*. Strategy 2.1 specifically encourages redevelopment and adaptive reuse of existing properties in the commercial districts. Additionally, Strategy 3.2 emphasizes the importance of promoting neighborhood business uses (e.g. restaurants, pubs, and grocery stores) within walking distance of the neighborhood. The proposed four-story mixed-use development serves as an infill project on a prominent corner of the neighborhood, consistent with the anticipated development pattern in this area. The development also includes ground floor retail that will provide services and/or entertainment within walking distance from the residential core of the neighborhood.

To the west of the site, across the alley, are single-family residences, most of which are single-story. To further meet the intent of Priority 2 of the Neighborhood Plan, the LDR provides regulations to help mitigate impacts of larger development on the single-family neighborhood, including the provision of a 30 foot rear setback above the third floor and additional screening requirements along rooftop terraces facing residential districts. These additional setbacks and mitigation measures are visible in the recent mixed-use development to the north, as depicted in the aerial. In addition to the required setback and screening, the proposed development incorporates a mix of trees and shrubs along the west perimeter of the second floor terrace and shrubs and vines on a portion of the roof overlooking the terrace so as to soften the façade and further buffer the building from the single family residences.



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 4.4.13, Central Business District

Standard/Regulation	Review
Height Table 4.4.13(C)	Maximum: 54 feet, 4 stories Proposed: 49 feet, 4 stories to top of roof; 56 feet and 4 inches to top of parapet* *Parapets for roof screening may exceed up to 4 feet above the maximum height allowance.
Setbacks	Required: Front: 10-15 feet Front Above 3rd Story: 20 feet Side: 0-5 feet Rear: 10 feet Side/Rear Abutting Residential District Above 3rd Story: 30 feet Proposed: Front: 10 feet Front Above 3rd Story: 20 feet Side: 0 feet Rear: 10 feet Side/Rear Abutting Residential District Above 3rd Story: 30 feet



Dwelling Unit Standards, Diverse Unit Types 4.4.13(D)(1)(d)1.	Residential development with less than 12 units are not required to provide a mix of units type, <i>“however, a mix of unit types and sizes is encouraged.”</i> The request includes 16 two-bedroom units ranging from 1,438 to 1,552 square feet, and 10 three-bedroom units ranging from 1,788 to 2,190 square feet.
Streetscape Standards 4.4.13(E)(2)	The project complies with the minimum requirements of the CBD streetscape standards.
Minimum Streetscape Width	<p>Required: 15 feet Curb Zone: 4 feet (min.) Ped. Clear Zone: 6 feet (min.) Front Setback Area: up to 15 feet</p> <p>Provided SE 5th Avenue: 27 feet (total) Curb Zone: 11 feet Ped. Clear Zone: 6 feet Front Setback Area: 10 feet</p> <p>Provided SE 3rd Street: 24 feet (total) Curb Zone: 8 feet Ped. Clear Zone: 6 feet Front Setback Area: 10 feet</p> <p>The project provides an 11-foot curb zone along SE 5th Avenue and an eight-foot curb zone along SE 3rd Street where the required street trees (type) are provided. A six-foot pedestrian clear zone is provided leading up to the 10-foot remaining setback area.</p>
Remaining Front Setback Area 4.4.13(E)(2)(a)3.	<p>Required: Hardscape or Landscaping comprised of plants in removable planters, palms and/or ground planting may be installed adjacent to the building provided views into storefront windows are not obstructed.</p> <p>Proposed: The remaining front setback area contains hardscape mixed with plating areas containing ground plantings and Alexander Palms.</p>
Frontage Type: Storefront 4.4.13(E)(4)(e)	<p>Required: A Storefront runs along the sidewalk level of the ground story, typically associated with commercial uses and shaded by awnings or arcades. The dimensional requirements for a Storefront is as follows: Building Setback: 10 to 15 feet Storefront Base: 9 inches to 3 feet Glazing Height: minimum 8 feet Required Openings: minimum 80% Awning Projection: minimum 5-feet</p> <p>Proposed: A Storefront is proposed along SE 5th Avenue and NE 3rd Street as follows: Building Setback: 10 feet, one inch Storefront Base: 9 inches Glazing Height: 8 feet Required Openings: 80% Awning Projection: 5 feet</p>
Architectural Elevations 4.4.13(F)	A review of the CBD architectural requirements is provided under the Architectural Elevations section of the report.



Civic Open Space LDR Section 4.4.13(G)	Required: 852 square feet Proposed Type: Plaza, northeast corner of property Size: 1,590 square feet Elements: 6 shade trees (Live Oaks), bike racks, two benches, water feature, water fountain/pet water fountain, trash receptacle, and a pet clean up station.	
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Other Requirements

Standard/Regulation	Review
Lighting (Photometric Plan) 4.6.8(A)(3), Illumination Standards: Table 2	Illumination spillover is limited to the maximum degree feasible given the minimum illumination requirements for street lighting, off-street parking illumination, and lighting at the building entrance.
Off-Street Parking	Required: 67 parking spaces. The application of the reduced shared parking calculations reduce the requirement to a minimum of 63 parking spaces. Provided: All 63 parking spaces are provided on site, with 43 spaces provided in the ground floor parking garage, and 20 spaces provided off the alley. Of the 63 parking spaces provided, 19 spaces are compact spaces and two spaces are for electric vehicles.
Bicycle Parking LDR Table 4.4.13(M)	Required: 5 Type 1 Spaces, 4 Type 2 Spaces Provided: 6 Type 1 Spaces, 12 Type 2 Spaces

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 project includes substantial landscape improvements to the site, as the site is predominantly empty aside from the southern most parcel, containing 14 trees proposed for removal. The required street trees (Live Oaks) are provided along both SE 5th Avenue and SE 3rd Street. In addition, there are planters within the front setback area along SE 5th Avenue that provide a mixture of Alexander Palms and Gold Mond Duranta. Live Oaks are located in the civic open space as well, and Japanese Blueberry trees are provided on each side of the driveway off of SE 5th Avenue going into the parking garage. Landscape islands are not required in the rear parking area as the parking spaces are either fully covered or partially covered by a structure, making landscaping in that area unfeasible. However, Green Island Ficus and Alexander Palms are provided to the north of the parking in the rear. Additionally, Christmas Palms and Wild Date Palms line the west perimeter of the second floor terrace with a Crape Myrtle on either end of the terrace.

A decorative green wall is proposed on the north and east façade facing the civic open space. The green wall is comprised of a



variety of groundcover and low shrubs/trees such as Corkscrew Croton, Rubber Tree, Wart Fern, Minima Asiatic Jasmine, and Sprenger Asparagus Fern. Irrigation for the green wall is integrated into the wall behind the greenery to ensure their viability with proper irrigation. The landscape and irrigation plans have been deemed technically compliant by the Senior Landscape Planner with the requirement of a landscape maintenance agreement between the property owner and the City, requiring the property owner to maintain any tree grates, irrigation, and landscaping of street trees.

Regarding tree mitigation, the arborist's report states that as 159 DBH inches are proposed to be removed and a total of 50 replacement DBH inches are proposed. Therefore, the total proposed in-lieu fee is \$26,300.00 to provide mitigation for the removed trees that are in excess of the proposed 50 replacement trees. The arborist's report analyzing the existing trees on-site is provided as an attachment.

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.*

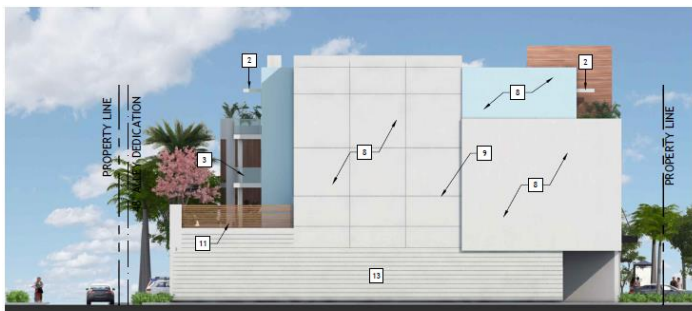


LDR Section 4.6.18, Architectural Elevations and Aesthetics

(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 front elevations provided below have been reviewed for compliance with both Section 4.6.8 and the architectural standards in 4.4.13.



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION (Facing Osceola Park single family residences)



EAST ELEVATION

(B) Building and structure requirements.

The minimum aesthetic standards of this Section have generally been met by the proposed architectural design. The architectural style of Masonry Modern is an anticipated design in the CBD and commonly found in new construction throughout the CBD. Pursuant to the Delray Beach CBD Architectural Design Guidelines, stone and wood details are often used to soften the stark modern forms of the building mass. Further, exterior finishes in the Masonry Modern language are typically stucco, and the color palette in Florida for this style is typically comprised of whites and creams with sea greens and blues highlighting details. The project utilizes color, glazing patterns, and setbacks that differentiate the base from the middle and the top. The base is emphasized with glass, the middle portion of the building is more solid with batten wood screening, and the top is setback with a parapet above the fourth floor to screen the mechanical equipment. The top is also accented with the color “Wonderous Blue”.

(E) Criteria for Board Action

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

- 1. The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.*
- 2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.*
- 3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.*

The proposed development is generally in conformity with good taste and good design as it incorporates many elements of the Masonry Modern architectural style outlined in the Delray Beach CBD Architectural Guidelines. The overall design and quality appearance is not anticipated to “materially depreciate” the adjacent neighborhood or other properties in the vicinity. In support of the Osceola Park Neighborhood Redevelopment Plan, the infill project is on the periphery of the neighborhood and strives to respect the single-family character, while providing additional housing options and business opportunities within walking distance of the neighborhood.

While the development complies with the minimum requirements to mitigate impacts on the adjacent neighborhood (additional upper-story setbacks, rooftop terrace screening, landscaping), the agglomeration of the lots allows for the construction of a single building. There are no specific design elements that are not in keeping with the architectural style or the intent of the Criteria for Board Action.

The applicant has taken into consideration the Board's suggestions and has provided modifications that soften the overall appearance of the building. The modifications include additional landscaping and greenery integrated into the project making the building more visually appealing and adding interesting.

The Board can consider if additional measures should be taken to further protect the residential neighborhood from the larger scale and massing of the building, or if additional architectural detailing would assist in further enhancing the Masonry Modern style.

LDR Section 4.4.13(F), Architectural Standards.

To ensure high quality architecture in the downtown area, the following architectural standards apply to all buildings in the Central Business District Sub-districts and in the OSSHAD with CBD Overlay. In addition to the standards in Section 4.6.18, the following standards apply in all CBD Sub-districts.



Standard/Regulation	Review
Façade Composition Tripartite Composition: Base Middle, Top 4.4.13(F)(2)	The improvements meet the intent of the building composition requirements. For example, there is strategic use of color, glazing patterns, detailing, and setbacks that differentiate the base from the middle and the top. The base is emphasized with glass, the middle portion of the building is more solid with batten wood screening, and the top is accented in the color “Wondrous Blue” and setback with a parapet above the fourth floor.
Appropriate Architectural Styles 4.4.13(F)(3)	Proposed Style: Masonry Modern Style Details Utilized: Use of stucco, incorporation of wood details, ground floor commercial emphasized with glass, use of simple geometrics, roof overhangs, and the use of soft blues to highlight details.
Walls 4.4.13(F)(4)	Required: Maximum two primary material’s appropriate to architectural style Provided: Smooth stucco and horizontal scored stucco
	Required: Maximum four base wall colors Provided: Two base wall colors
Openings 4.4.13(F)(5)	Transparency requirement has been met. Primary entrances are easily identified.
Roofs 4.4.13(F)(6)	Flat roof and rooftop equipment are screened by a parapet appropriate to the Masonry Modern style. Rooftop terraces are not included on the upper floor. A pool deck is proposed on the second floor with full cut-off lighting.
Standard/Regulation	Review
Parking Garages 4.4.13(F)(8)	The development includes a ground floor parking garage with 43 parking spaces and 12 bicycle spaces. Access into and out of the garage is provided off of SE 5 th Avenue, and access from the alleyway in the rear of the property also provides both a vehicular ingress and egress.
Reduction of Urban Heat Islands 4.4.13(F)(9)	The applicant states that 35 percent of the non-roofed area will be shaded after five years of growth from provided shade trees (Live Oaks and Japanese Blueberries). The roofed area will be required to utilize Energy Star roof-compliant, high-reflectance and high emissivity roofing for a minimum of 75 percent of the roof’s surface.
Green Building Practices 4.4.13(F)(10)	<u>Green building certification is required</u> for developments containing 50,000 square feet or greater. As the proposed building has a gross floor area of 79,732 square feet, the building shall, at minimum, be certified as Silver by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED).

Delray Beach Central Business Architectural Design Guidelines

Masonry Modern is defined by its rational load bearing construction technique, its system of punched openings (versus large expansive walls of windows) and its limited ornament. Stucco is the prevalent building finish in the Masonry Modern style. Stone and wood details are used to soften the stark moderns forms of the building mass.

The proposed building design exhibits characteristics of the Masonry Modern style. Pursuant to the Delray Beach CBD Architectural Design Guidelines, stone and wood details are often used to soften the stark modern forms of the building mass. Further, exterior finishes in the Masonry Modern language are typically stucco, and the color palette in Florida for this style is typically comprised of whites and creams with sea greens and blues highlighting details. The proposed building provides a smooth stucco finish with accents of wood veneer and batten wood screening. Additionally, soft blues are incorporated along the top of the building. Basic geometrics are utilized to emphasize the solidity of the mass, and the use of eyebrows, awnings, and terraces are implemented to provide shade for pedestrians and residents.



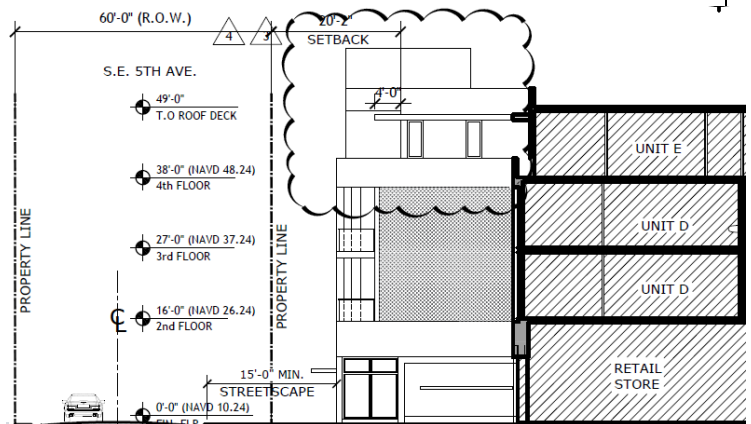
Note that special consideration should be given as to whether the pedestrian passageway meets the intent of the LDR. Specifically, **LDR Section 4.4.13(D)(2)(a)(6)** states that a building with more than 250 feet of street frontage shall provide a pedestrian/bicycle passageway of at least 10 feet wide connecting rear alleys and/or parking to the public sidewalk. The development proposes a 10-foot-wide pedestrian passageway on the north side of the building, connecting the civic open space to the parking in the rear.

Tower Feature

Pursuant to **LDR Section 4.4.13(K)(2)(b)**, SPRAB *may provide relief from the additional setback required above the third story for building entries, lobbies, and vertical circulation areas configured as tower elements consistent with the architectural character of the building.* The applicant is requesting the approval of a tower feature, centrally located on the building, that encroaches into the required 20-foot front setback above the third floor.

The tower, now finished only with wood veneer, emphasizes the entrance to the main lobby on the ground floor and the elevator lobby on the remaining three floors. The base is characterized by vertical glass doors with an overhanging eyebrow. The middle contains stacked aluminum impact windows that go up to the fourth floor. Based on the Delray Beach CBD Architectural Guidelines, the composition of a Masonry Modern building should reflect the solidity of the structural system, using simple geometrics, and include spaces carved from the mass to create entries or terraces.

As part of the tower consideration in providing relief from the additional setback required above the third story, the Board should determine whether the tower is configured as a prominent feature and whether the tower is consistent with the Masonry Modern architectural style of the building, further emphasizing the solidity of the structure.



Board Considerations

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

1. Whether additional measures should be taken to further protect the residential neighborhood from the larger scale and massing of the building, or if additional architectural detailing would assist in further enhancing the Masonry Modern style.
2. Whether the tower element is configured as a prominent tower feature, appropriate to be in the required front setback above the third floor, and whether the tower is consistent with the Masonry Modern architectural style of the building, further emphasizing the solidity of the structure.

Review by Others

The **Community Redevelopment Agency (CRA)** reviewed the Class V Site Plan request in its September 10, 2022 CRA report.



Optional Board Motions

- A. **Move approval** of the Class V (2022-013) Site Plan, Landscape Plan, and Architectural Elevations, including relief for the tower setback encroachment, for **318 SE 5th Avenue**, a four-story mixed-use development located at **302, 318, 338, and 346 SE 5th Avenue**, 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 (2022-013) Site Plan, Landscape Plan, and Architectural Elevations, including relief for the tower setback encroachment, for **318 SE 5th Avenue**, a four-story mixed-use development, located at **302, 318, 338, and 346 SE 5th Avenue**, 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 (2022-013) Site Plan, Landscape Plan, and Architectural Elevations, including relief for the tower setback encroachment, for **318 SE 5th Avenue**, a four-story mixed-use development, located at **302, 318, 338, and 346 SE 5th Avenue**, 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.**

Courtesy Notices

X Courtesy Notices were sent to:

- Osceola Park
- Marina Historic District
- Mallory Square
- Barton Apartments
- Meridian Delray Condominium



Technical Notes

Prior to the issuance of a building permit, the following must be completed:

1. The property owner shall enter into an easement agreement with the City of Delray Beach for access to the on-site bus shelter.
2. Submit a Major Plat application that includes the two-foot dedication, and the plat shall be recorded prior to the issuance of a building permit.
3. The property owner shall enter into a Hold Harmless Agreement with FDOT to make any water or sewer connections in the FDOT Right-of-Way.
4. The property owner shall enter into a landscape maintenance agreement, requiring the property owner to be responsible for and maintain any improvements made or installed by the owner in the right of way.
5. The property owner shall pay the \$26,300.00 tree mitigation in-lieu fee to the City in full.
6. The property owner shall submit documentation to demonstrate that the roofed area is Energy Star roof-compliant, high-reflectance and high emissivity roofing for a minimum of 75 percent of the roof's surface, and indicate on the site plan.
7. Provide a copy of an "Affidavit of Notification" submitted to the Palm Beach County Department of Environmental Resources Management in accordance with LDR Section 4.5.5 (B)(3)(a), as the project site is located in wellfield area zone 4.
8. The property owner shall submit all required documents outlined in LDR Section 4.4.13(F)(10) to ensure that the building, at minimum, is certified as Silver by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED).
9. Correct the upper right image on sheet A-SP1.3B so that the 30-foot setback measurement is taken from the right-of-way dedication line (so that it matches the upper left image).

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