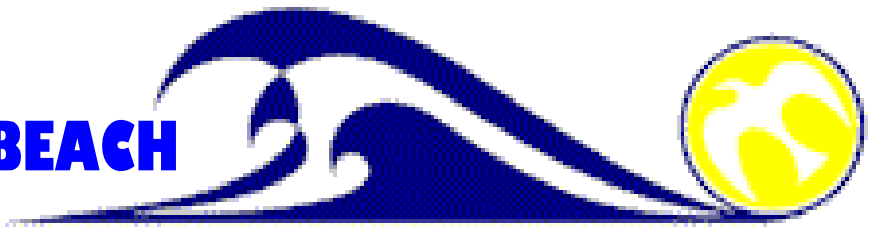


CITY OF DELRAY BEACH



100 N.W 1st AVENUE

DELRAY BEACH, FLORIDA 33444

561/243-7000

January 26, 2017

Ms. Rebecca Miller
285 SE Verada Avenue
Port St. Lucie, FL 34983

Re: Hometown Pest Control - 1201 Georgia Street – Class V Site Plan Application (File #2016-189)

Dear Ms. Miller:

This letter is provided to you as the designated agent for the above referenced project. At its meeting of January 25, 2017, the Site Plan Review and Appearance Board (SPRAB) took the following action regarding the development proposal for **Hometown Pest Control**.

Class V Site Plan:

Approved (7 to 0), the Class V site plan for the **Hometown Pest Control**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(F)(5) and Chapter 3 of the Land Development Regulations, subject to the following conditions:

- 1) That a letter is provided from the Palm Beach County Traffic Division indicating that the project meets the Traffic Performance Standards of Palm Beach County.

Landscape Plan:

Approved (7 to 0) the request for landscape plan approval for the **Hometown Pest Control**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(F)(5), 4.6.16 and Chapter 3 of the Land Development Regulations, subject to the following conditions:

- 1) That the landscape notations be revised to indicate a minimum of sixteen (16) feet in overall height at the time of planting, with a minimum of six (6) feet of single straight trunk with eight (8) feet of clear trunk, and a seven (7) foot spread of canopy pursuant to LDR Section 4.6.16(E)(5).

To: Rebecca Miller

Re: Hometown Pest Control 1201 Georgia Street - Class V Site Plan Application

Architectural Elevations Plan:

Approved (7 to 0), the request for architectural elevations approval for the **Hometown Pest Control**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(F)(5), 4.6.18(B)(14) and Chapter 3 of the Land Development Regulations, subject to the following condition:

- 1) That the building height be revised to comply with LDR Section 4.3.4(J) prior to site plan certification.

Waiver Recommendation to City Commission:

Recommended approval to the City Commission (7 to 0), of the waiver to LDR Section 4.4.19(H)(3) to allow overhead doors to face an adjacent right-of-way (Georgia Street), by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.7(B)(5) of the Land Development Regulations.

The waiver request has been scheduled for the next available City Commission meeting which will be February 21, 2017. You will be contacted if additional information needs to be provided for this final action.

Next Step:

Submittal of Revised Plans

For certification of the site plan, provide five (5) sets of revised plans addressing the conditions of approval.

Please be advised that the Class V site plan approval is valid for 24 months, thus expiring on **January 25, 2019**. Prior to the expiration date, 25% of the cost of all improvements associated with the approved development must be constructed in order for this proposal to be considered established. If the project is not established within that timeframe a request for an extension must be made at least 45 days prior to the expiration date.

If you have any questions please do not hesitate to contact me at (561)243-7040 x 6209.

Sincerely,

Deborah Slaski

Assistant Planner

cc: Project File