

# SITE PLAN REVIEW AND APPEARANCE BOARD

## CITY OF DELRAY BEACH

### ---STAFF REPORT---

**MEETING DATE:** January 25, 2017

**ITEM:** Class V site plan, landscape plan and architectural elevations associated with the construction of a 10,712sq.ft. office and warehouse building.

**RECOMMENDATION:** Approval of the Class V Site Plan for Hometown Pest Control.  
**GENERAL DATA:**

Agent..... Rebecca Miller

Owner/ Applicant..... Say Properties

Property Size..... 0.67 acres

Property Location..... 1201 Georgia Street on the northwest corner of Georgia Street and Lime Lane.

Future Land Use Map..... Commerce (CMR)

Current Zoning..... Mixed Industrial and Commercial (MIC)

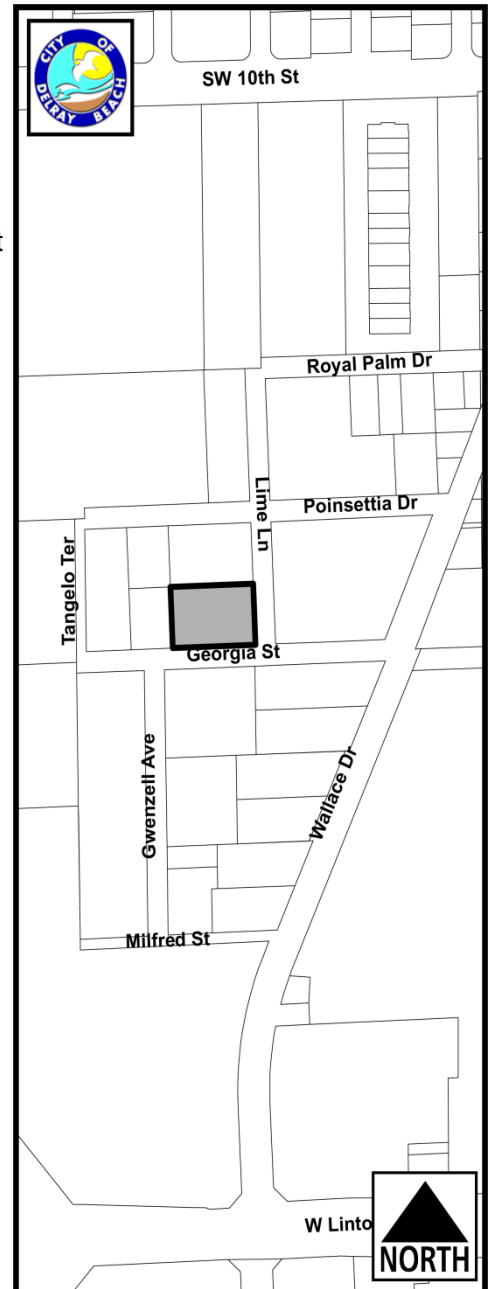
Adjacent Zoning..... North: MIC  
South: MIC  
East: MIC  
West: MIC

Existing Land Use..... Vacant

Proposed Land Use..... Office and warehouse building

Water Service..... Water service will be provided via service lateral connection to a proposed 8" water main within the Lime Lane right-of-way.

Sewer Service..... Sewer service will be provided via service lateral connection to an existing 8" sanitary sewer main located within the Lima Lane right-of-way.



### ITEM BEFORE THE BOARD

The action before the Board is approval of the following aspects of a Class V site plan request for **Hometown Pest Control**, pursuant to Land Development Regulations (LDR) Section 2.4.5(F):

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

The subject property is located at 1201 Georgia Street on the northwest corner of Georgia Street and Lime Lane.

### BACKGROUND

The subject property consists of Lot 6 and 8, in Block "C", of Sunny Acres Subdivision. The property, which consists of 0.67 acres (29,355 sq. ft), is currently vacant.

The subject property is located within the Wallace Drive Industrial Area. The Wallace Drive Industrial Area Redevelopment Plan was adopted by the City Commission on January 6, 2004. The Plan encourages the development of light industrial, limited commercial and office uses in an urban setting. The Plan recommended a Future Land Use Map (FLUM) amendment and rezoning for the subject property from Redevelopment Area #2 (RDA-2) to Commerce (CMR) while the existing zoning of Mixed Industrial and Commercial (MIC) was preserved. The recommended FLUM amendment and zoning were also approved by the City Commission on January 6, 2004.

At its meeting of February 3, 2004, the City Commission approved a text amendment to LDR Section 4.4.26 (Light Industrial zoning district) in accordance with the creation of the Wallace Drive Overlay District associated with the Wallace Drive Industrial Area Redevelopment Plan.

At its meeting of February 22, 2006, the Site Plan Review and Appearance Board (SPRAB) approved a Class V site plan associated with the construction of a 4-unit 10,712 square foot office and warehouse building. At its meeting of February 28, 2008, the SPRAB approved the request to extend the previous site plan approval expiration date to February 22, 2010.

A new Class V site plan application has been submitted with regard to the above referenced property for the construction of a 4-unit 10,712 square foot office and warehouse building. This application is now before the Board for action.

### PROJECT DESCRIPTION

The development proposal consists of the following:

- ☐ Construction of a 10,712 square foot office and warehouse building consisting of 2,186 square feet of office floor area, and 8,526 square feet of warehouse and storage;
- ☐ Construction of 4 bay loading dock on the south side of the proposed structure;
- ☐ Construction of a 20 space parking lot and refuse enclosure; and

- ☐ Installation of associated landscaping.

The site plan application also includes a waiver request to the following section of the LDR:

- ☐ A waiver to allow overhead doors to face an adjacent right-of-way (Georgia Street) [LDR Section 4.4.26(H)(1)].

## 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 – Base District Development Standards:**

#### **Special Regulations:**

Pursuant to LDR Section 4.4.19(H)(2), within the front yard setback, the first ten feet (10') abutting the right-of-way shall be a landscaped area within which no paving shall be allowed except for driveways and walkways leading to structures on the premises. Such driveways and walkways shall be generally perpendicular to the property line. The development proposal has provided the required 10' landscape area. Therefore, the development proposal meets the requirements of the above referenced LDR Section.

#### **Development Standards Matrix:**

Pursuant to LDR Section 4.4.19(F), within the Mixed Industrial and Commercial (MIC) zoning district, the Development Standards depicted in LDR Section 4.3.4(K) shall apply. The following table indicates that the development proposal complies with these above referenced requirements:

		<u>Standard:</u>	<u>Provided:</u>
<i>Building Setbacks (min.):</i>	Front	25'	25'
	Rear	10'	10'-4"
	Side Street	25'	82'-2"
	Side Interior	10'	10'
<i>Top height of parapet:</i>		48'	26'-6"*
<i>Open Space:</i>		25%	31.6%

\* Pursuant to LDR Section 4.3.4(J), the vertical distance of building shall be measured from grade to the highest finished of the flat roof surface. For buildings adjoining more than one street, the grade is established as the average of the mean elevation of the crown of the adjoining streets. The building height shall be revised to comply with LDR Section 4.3.4(J) prior to site plan certification. The building height shown on the plans is measured from the finish floor to the top of the parapet, which is incorrectly illustrated. Therefore, a revision is required to comply with this section; this requirement is listed as a condition of approval.

#### **Refuse Enclosure:**

Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three (3) sides and have vision obscuring gates on the fourth side, unless such areas are not visible from a public right-of-way. The proposed refuse facility is located along Georgia Street, immediately east of the proposed driveway. The enclosure will be constructed of masonry block, stuccoed and painted to match the principal building. The

enclosure gate, which will face the interior of the property, will consist of a pair of 6'-0" plastic lumber fence gate. Therefore, the development proposal meets the requirements of the above referenced LDR Section.

#### **Lighting:**

Pursuant to LDR Section 4.6.8, on-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. For commercial areas, the minimum foot candle allowance is 1.0 and the maximum is 10.0 for a building entry way, and the minimum foot candle allowance is 1.0 and the maximum is 12.0 for a parking lots. The chart below demonstrates compliance with the minimum acceptable standards for lighting of building entrance and parking lot pursuant to LDR Section 4.6.8(B)(3)(c):

<b>Photometric Plan</b>	<b>Maximum (fc)</b>	<b>Minimum (fc)</b>
Building Entrance	4.2	1.3
Parking Lot	4.2	1.0

#### **Off-Street Parking:**

Pursuant to LDR Section 4.6.9(C)(5)(a), general industrial uses (manufacturing, assembly, and attendant offices) shall provide parking at the rate of 3 spaces per 1,000 square feet of floor area devoted to such uses. In addition, one space shall be provided for each 1,000 square feet of floor area devoted to storage and warehouse use. The development proposal consists of 2,186 square feet of attendant offices and 8,526 square feet of storage/warehouse floor area. The chart bellows demonstrates the parking space requirement per use:

<b>Use</b>	<b>Rate</b>	<b>Proposed Use sq.ft.</b>	<b>Parking Spaces Required</b>
General Industrial Use	3/1,000	2,186	6.55
Storage/ Warehouse	1/1,000	8,526	8.52

Based upon the above, of 15 parking spaces are required ( $6.55+8.52 = 15.07$  rounded down to 15) and 20 parking spaces are provided. Thus, the development proposal complies with the requirements of LDR Section 4.6.9 with regard to the provision of adequate off-street parking.

#### **Visibility at Intersections:**

Pursuant to LDR Section 4.6.14(A), a 20' sight visibility triangle is required where an accessway intersects a right-of-way and a 40' sight visibility triangle is required where two or more rights-of-way intersect. The development proposal consists of accessways at Georgia Street and Lime Street, both of which provide the required 20' sight visibility triangle. The required 40' sight visibility triangle where Georgia Street intersects Lime Lane Street has also been provided. Thus, compliance with the above referenced LDR Section has been achieved.

#### **OTHER ISSUES:**

##### **Right-of-Way Dedication:**

Pursuant to Table T-1 of the Transportation Element of the Comprehensive Plan and LDR Section 5.3.1(D), the required right-of-way width for Lime Lane and Georgia Street is 60' and currently only 50' of right-of-way exists. The Development Services Management Group (DSMG) supported a right-of-way reduction to 50' for both Georgia Street and Lime Lane at their meeting of February 16, 2006.

**Sidewalks:**

Pursuant to LDR Section 6.1.3(A)(2), five foot wide sidewalks shall be constructed within the right-of-way and adjacent to the right-of-way line. The development proposal includes the construction of new sidewalks along Georgia Street and Lime Lane in a manner generally consistent with the above statement. Thus, compliance with the above referenced LDR Section has been achieved.

**Undergrounding of Utilities:**

Pursuant to LDR Section 6.1.8, utility facilities serving the development shall be located underground throughout the development. All utilities lines that will serve the subject development shall be placed underground. A note to this effect is placed on the site plan.

<b>WAIVER ANALYSIS</b>
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**LDR Section 4.4.19 – mixed Industrial Commercial (MIC) Zoning District:**

**Special District Regulations:**

Pursuant to LDR Section 4.4.19(H)(3), overhead doors shall be prohibited from facing a public right-of-way. The development proposal includes the installation of four overhead doors along the south building elevation facing the Georgia Street right-of-way. The overhead doors are associated with the development's loading/unloading operations. The applicant has requested that a waiver to this regulation be granted and the following is an analysis of that request:

Waiver Analysis:

Pursuant to LDR Section 2.4.7(B)(5), prior to granting a waiver, the approving body shall make a finding that the granting of the 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; or
- (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.

The applicant has provided the following justification for the waiver request:

*"This property is surrounded on all sides by public right-of-ways. I have tried to screen the overhead doors with landscape material where possible, and none of the doors face the main thoroughfare, Wallace Drive"*

The subject property is adjacent to two individual rights-of-way: Lime Lane to the east and Georgia Street to the south. The only property lines not abutting a right-of-way are the north property line and the west property line, which is also the smallest side of the property and the least conducive for loading/unloading facilities. Georgia Street will have the least amount of traffic of the two adjacent rights-of-way. Therefore, locating the overhead doors facing this right-of-way will generate the least amount of impact. In addition, the proposed overhead doors will be screened with Live Oak, Pigeon Plum, and Florida Royal Palm trees and they will not face the main thoroughfare which is the Wallace Drive. Similar waivers have been approved for other projects within the Wallace Drive Industrial Area, including the House of Floors industrial

development. The requested waiver will not adversely affect the neighboring area, diminish the provision of public facilities, or create an unsafe situation. Further, granting the requested waiver will not result in the grant of a special privilege as the same waiver could be granted elsewhere under similar circumstances. Based upon the above, a positive finding can be made with regard to LDR Section 2.4.7(B)(5) in that the waiver to LDR Section 4.4.19(H)(3) should be granted.

## LANDSCAPE 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 landscape plan has been submitted, evaluated and recommended for approval by the City Senior Landscape Planner. The following analysis highlights the compliance determination for various landscaping aspects of the proposal:

### **Perimeter Landscape Buffer:**

Pursuant to LDR Section 4.6.16(H)(3)(a), a landscape barrier shall be located between the common lot line and the off-street parking area or other vehicular use area in a planting strip of not less than 5' in width. A minimum 5' landscape buffer has been provided around the entire perimeter of the property. Thus, this standard is met.

### **Terminal Landscape Islands:**

Pursuant to LDR Section 4.6.16(H)(3)(i), landscape islands must contain a minimum of 135 sq. ft. of planting area, with a minimum dimension of 9', exclusive of the required curb. A minimum 9' landscape island which meets the 135 sq. ft. of planting area has been provided for all parking rows and parking spaces on-site. Moreover, the applicant has provided two additional landscape islands interior to the parking lot located between the overhead door driveways. These landscape islands are not required and have been provided to screen the proposed overhead doors. Thus, this standard is met.

### **Parking Rows:**

Pursuant to LDR Section 4.6.16(H)(3)(i), parking rows shall be placed at intervals of no less than one landscaped island for every 13 standard parking spaces. The two parking rows to the south have 12 and 8 spaces separated by a landscape island. Thus, this standard is met.

### **Shade Trees:**

Pursuant to LDR Section 4.6.16(E)(5)(i), one shade tree shall be planted in every island with a minimum of 75 square feet of shrubs and groundcovers. At least one shade tree at a minimum of 16' on overall height at the time of planting with a minimum of 6' single straight trunk with 8' of clear trunk and 7' spread of canopy are proposed. The additional landscape islands provided by the applicant are not subject to this requirement as they are not required. Thus, this standard is met.

### **Dumpster Screening:**

Per 4.6.16(H)(3)(o), all air-conditioning units, mechanical equipment, dumpster and refuse areas shall be screened. All equipment and refuse enclosure areas having a height of 5 ft. or less must be screened with shrubbery that is tall enough to fully screen the units from view. Equipment and refuse areas that are 5' to 16' above grade shall be screened with hedge measuring a minimum of 5' in height. The proposed 6' high dumpster enclosure will be screened

with 6' Green Buttonwood hedge and the potential location for a transformer is proposed to be screened with 5' high Jamaica Caper hedge. Thus, this standard is met.

**Foundation Landscaping:**

Per 4.6.16(H)(4), foundation landscaping shall be required around the base of all buildings. This shall incorporate trees, shrubs and groundcovers. Multiple tiers of plant material must be utilized and thoughtfully designed to accomplish the goal of softening the building mass while adding vibrant color and textures. Plans reflect compliance. Thus, this standard is met.

**Species Summary and Location:**

Along the east property line the proposed trees are two Live Oak trees, one Muskogee Crepe Myrtle tree, one Triple Montgomery Palm and one existing Seagrape tree. Along the north property line, where the subject property abuts an existing light industrial development, the perimeter landscaping proposed are 9 Green Buttonwood trees under planted with a Florida Privet hedge.

Along the south property line to screen the overhead doors, 9 Live Oak trees and 4 East Palatka Holly are proposed along with a variety of hedge landscaping such as White Indigo Berry, Bravo Croton, Green Island, Green Buttonwood and Blue Daze. Similar planting materials are proposed along the west property line consisting of Live Oak tree, Triple Montgomery Palm and Tuskegee Crepe Myrtle.

The interior parking landscape areas consist of Double Montgomery Palms, Satin Leaf trees and Jatropha trees are proposed with under planting of Green Island and Variegated Arboricola Trinette hedge. Pursuant to LDR section, each row of parking spaces shall be terminated by landscape islands. Within the two additional landscape islands proposed between the overhead doors driveways, 3 Alexander Palms planted in each landscape island is proposed to provide additional screening for the overhead doors. Based upon the above, the proposed landscape plan complies with the provisions of LDR Section 4.6.16.

**Tree Disposition:**

Of the 9 existing trees, 8 are proposed to be removed as follows: 4 Australian Pines, 2 Carrot Wood Tree, 1 Cabbage Palm, 1 Pithicylobium. 1 Seagrape is proposed to remain. Pursuant to LDR section 4.6.19 (3)(M), Australian Pines and Carrot Wood are classified as invasive exotics that must be removed from all properties proposed for development. LDR Section 4.6.19(D) requires that a written report from a certified arborist documenting all findings including the type of tree, specifications, condition and an explanation outlining the reasons for removal be provided. An arborist's report was provided documenting that 8 out of the 9 existing trees were in poor condition due to storm damage, and it recommends removal of them. The trees proposed to be removed have been evaluated by the Senior Landscape Planner and the proposed action and mitigation plan are recommended and comply with LDR Section 4.6.16.

<b>ARCHITECTURAL ELEVATIONS</b>
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**LDR Section 4.6.18(B) (14) - Criteria for Board Action:** The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

- (a) 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.

- (b) 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.
- (c) 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 architectural elevations are a contemporary industrial style consisting of concrete masonry walls with a smooth stucco finish. As the majority of the building is intended for storage/warehouse use, functional aluminum frame impact resistant windows have only been provided along the south, east, and west elevations of the building. However, rather than provide blank walls for the balance of the structure, stucco bandings and aluminum reveals will be provided along the north elevation. A color palette consisting of Brilliant White, Light Daffodil, Heather Gray and Army Green colors with white aluminum frames and louvers will provide visual interest to the industrial building. Along the south façade, four 12' high by 14' wide overhead doors are proposed.

The development proposal includes the installation of four 12' high by 14' wide overhead doors along the south building elevation facing the Georgia Street right-of-way. The overhead doors are associated with the development's loading/unloading operations. Pursuant to LDR Section 4.4.19(H)(3), overhead doors shall be prohibited from facing a public right-of-way. The applicant has requested that a waiver to this regulation be granted as mentioned in the waiver analysis section of this staff report.

Based upon the above a positive finding can be made with respect to LDR Section 4.6.18(E) as the proposed development is of such clear design and appearance of quality that is in harmony with the existing developments in the general area, and the City as a whole.

## REQUIRED FINDINGS

**Pursuant to 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. These findings relate to the following areas:**

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

The subject property has a Future Land Use Map (FLUM) designation of Commerce (CMR) and a zoning designation of Mixed industrial and commercial (MIC). Pursuant to LDR Section 4.4.19 (B)(2), uses which provide an off-site service but maintain inventory, storage and an office at a central location are permitted in the MIC district. Based upon the above, it is appropriate to make a positive finding with respect to consistency with the FLUM designation.

### **LDR Section 3.1.1(B) - Concurrency:**

As described in Appendix "A", a positive finding of concurrency can be made as it relates to water, sewer, streets and traffic, drainage, parks and recreation, solid waste, and schools.



**LDR Section 3.1.1(C) - Consistency (Standards for Site Plan Actions):** As described in Appendix "B", 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:**

As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDR can be made, when all outstanding items attached as conditions of approval are addressed.

**Comprehensive Plan Policies:**

A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following applicable objectives and/or 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 subject property consists of two vacant lots. The proposed development consists of 2,186 square feet of office floor area, 8,526 square feet of warehouse floor area for the Georgia Lime Commerce Center. There are no special physical or environmental characteristics of the land that would be negatively impacted by the proposed development, and the proposed land use will be compatible with adjacent land uses.

A warehouse/distribution building, which was built in 1998 and is zoned Mixed Industrial and Commercial (MIC), abuts the subject property on the north. An individually owned warehouse and office development built in 2006 abuts the subject property on the east, across Lime Lane. The property to the south consists of an auto repair development built in 1976, and the property to the west is a non-conforming structure (single family residence) built in 1955. The description of the Industrial category of the Industrial Land Use on the Future Land Use Map of the Comprehensive Plan (page FL-43) states that residential and general commercial uses are not appropriate on land designated as industrial. Therefore, based upon the above, no compatibility issues will exist between the proposed development and the surrounding land uses and positive findings can be made with regard to Future Land Use Element Objective A-1.

**Future Land Use Element Policy C-2.3:** The following pertains to the Wallace Drive Industrial Area:

The Wallace Drive Redevelopment Area is bordered by SW 10<sup>th</sup> Street on the north, Milfred Street on the south, SW 9<sup>th</sup> Avenue on the east, and Tangelo Terrace on the west. The area had developed under County jurisdiction into a mix of incompatible land uses with limited public infrastructure and little or no code enforcement. The Redevelopment Plan encourages the development of light industrial, limited commercial and office uses in an urban setting. The Wallace Drive Industrial Area Redevelopment Plan was adopted by the City Commission on January 6, 2004. The Plan establishes proposed land use designations for the Redevelopment Area. Future development must be in accordance with the provisions of the Redevelopment Plan. Aggregation of parcels is encouraged throughout the Redevelopment Area to accommodate unified development.

The Redevelopment Plan states that due to its close proximity to Interstate-95 and the Linton Boulevard interchange, the area is a prime location for uses which need good access for the distribution of goods and services. The MIC (Mixed Industrial and Commercial) and the LI (Light

Industrial) zoning districts are compatible with a variety of industrial uses, including: manufacturing, assembly, storage and distribution facilities. The Redevelopment Plan further identifies the subject property specifically for development as industrial use. The development proposal is consistent with the guidelines for redevelopment of the Wallace Drive Industrial Area; therefore a positive finding can be made with regard to Future Land Use Element Policy C-2.3.

**Transportation Element Policy D-2.2:** Bicycle parking and facilities shall be required on all new development and redevelopment.

The development proposal has accommodated a 5-bike, loop style bicycle rack on the northeast side the property and adjacent to the access drive way from Lime Lane. Thus, compliance with Transportation Element Policy D-2.2 has been met.

**LDR Section 2.4.5(F) (5) - Compatibility (Site Plan Findings):** 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 denotes the zoning districts and land uses of the adjacent properties:

	<u>Zoning District:</u>	<u>Land Use:</u>
<i>North</i>	Mixed Industrial and Commercial (MIC)	Warehouse/Distribution
<i>South</i>	Mixed Industrial and Commercial (MIC)	Auto Repair
<i>East</i>	Mixed Industrial and Commercial (MIC)	Warehouse/Office
<i>West</i>	Mixed Industrial and Commercial (MIC)	Non-conforming Structure (Single Family)

As discussed earlier in this report, compatibility between the proposed development and the surrounding properties is not a concern. Further, there are no potential conflicts between the proposed industrial development and the adjacent developments based upon current language in the Comprehensive Plan.

## REVIEW BY OTHERS

At its meeting of a July 15, 2016, the **Green Implementation Advisory Board** (GIAB) reviewed the development proposal and recommended approval.

The development proposal is not located in an area requiring review by the Community Redevelopment Agency (CRA), Downtown Development Authority (DDA), or other advisory Board.

### Courtesy Notices:

Courtesy notices have been sent to the following homeowner's and/or civic association:

- ☐ Southridge Home Owners Association
- ☐ Grove of Delray
- ☐ La Paloma

Letters of objection or support, if any, will be presented at the Site Plan Review and Appearance Board meeting.

## ASSESSMENT AND CONCLUSION

The development proposal is to construct a 10,712 square foot warehouse and office building consisting of 2,186 square feet of office floor area and 8,526 square feet of warehouse floor area. The proposal also includes a waiver request to LDR Section 4.4.19(H)(3) to allow overhead doors to face the adjacent Georgia Street right-of-way, to which positive findings can be made with respect to LDR Section 2.4.7(B)(5). The development will be consistent with the objectives and policies of the Comprehensive Plan and Chapter 3 of the Land Development Regulations as well as the Wallace Drive Industrial Area Redevelopment Plan provided that the attached conditions of approval are addressed. Positive findings can also be made with respect to LDR Section 2.4.5(F)(5) regarding compatibility of the proposed use with surrounding properties based upon current language in the Comprehensive Plan regarding the desired uses on industrial land use designated land.

## ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the waiver recommendation, Class V site plan, landscape plan and architectural elevations for the **Hometown Pest Control (2016-189)**, 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), 2.4.7(B)(5) and Chapter 3 of the Land Development Regulations, subject to the attached conditions of approval.
- C. Move denial of the waiver recommendation, Class V site plan, landscape plan and architectural elevations for the **Hometown Pest Control (2016-189)**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and do not meet criteria set forth in Sections 2.4.5(F)(5), 2.4.7(B)(5) and Chapter 3 of the Land Development Regulations.

## STAFF RECOMMENDATION

By Separate Motions:

Waiver Request:

Move to recommend approval to the City Commission 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.

Site Plan:

Move approval of the request for 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 condition:

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:

Move approval of 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.

Architectural Elevations:

Move approval of 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.

*Attachments: Appendix "A"; Appendix "B"; Location Map; Site Plan; Floor Plan; Landscape Plan; and Architectural Elevations.*

*Staff Report Prepared by: Debora Slaski, Assistant Planner*

## APPENDIX "A"

### 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 service will be provided via service lateral connection to a proposed 8" water main within the Lime Lane right-of-way. Sewer service will be provided via service lateral connection to an existing 8" sanitary sewer main located within the Lima Lane right-of-way. Fire protection will be provided via an existing fire hydrant at the southwest corner of the intersection of Poinsettia Drive and Lime Lane Street as well as an existing fire hydrant on the south side of Georgia Drive. The Comprehensive Plan states that adequate water and sewer treatment capacity exists to meet the adopted LOS at the City's build-out population based on the current FLUM. The development proposal will have an insignificant impact on these services. Thus, a positive finding with respect to this level of service standard can be made.

Streets and Traffic: The applicant has submitted a traffic statement indicating that the proposed development will generate 54 daily trips, 7 A.M. peak hour trips and 8 P.M. peak hour trips. A copy of the traffic statement has been transmitted to Palm Beach County for acceptance. A letter from the Palm Beach County Traffic Division indicating that the project meets the Traffic Performance Standards of Palm Beach County is required prior to certification.

Parks and Recreation Facilities: Park dedication requirements do not apply for non-residential uses. Thus, the proposed development will not have an impact with respect to this level of service standard.

Solid Waste: The proposed 10,712 square foot industrial development will generate 27.85 tons of solid waste per year ( $10,712 \text{ sq. ft.} \times 5.2 \text{ lbs.} = 55,702.4 \text{ lbs.} / 2,000 = 27.85 \text{ tons}$ ). The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals until the year 2047.

Drainage: Drainage will be accommodated on site via sheet flow into exfiltration trenches located within the parking area. There should be no impact on drainage as it relates to this level of service standard.

Schools: School concurrency findings do not apply for non-residential uses. Thus, the proposed development will not have an impact with respect to this level of service standard.

**APPENDIX "B"**  
**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	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- 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	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- 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	<input checked="" type="checkbox"/>
Meets intent of standard	<input type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- 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	<input checked="" type="checkbox"/>
Meets intent of standard	<input type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- 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	<input checked="" type="checkbox"/>
Meets intent of standard	<input type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- F. Vacant property shall be developed 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	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- 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	<input checked="" type="checkbox"/>
Meets intent of standard	<input type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

**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	