

# PLANNING AND ZONING BOARD

## CITY OF DELRAY BEACH

## ---STAFF REPORT---

**MEETING DATE:** November 27, 2017

**ITEM:** Conditional Use Modification request to allow the expansion of operations of the existing facility for Palm Train South County located at 100 N Congress Ave. (Quasi-Judicial Hearing).

**RECOMMENDATION:** Approval of the Conditional Use Modification Request for Palm Tran South County

### GENERAL DATA:

Owner..... Palm Beach County

Applicant..... Urban Design Kilday Studios

Location..... Northwest corner of Congress Avenue and NW 1<sup>st</sup> Avenue

Property Size..... 10.107 acres

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

Zoning Designation..... CF (Community Facilities) & MIC (Mixed Industrial & Commercial)

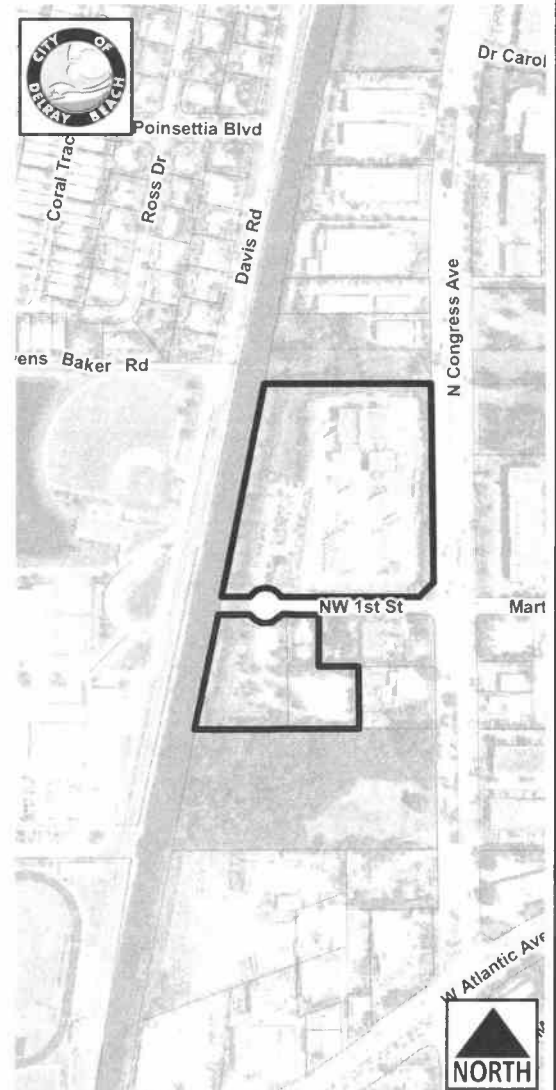
Adjacent Zoning..... North: Mixed Industrial and Commercial (MIC)  
East: MIC  
South: MIC  
West: Rural Residential (RR) and Multiple Family Residential – Medium Density (RM)

Existing Land Use..... Bus Terminal

Proposed Land Use..... Bus Terminal/ Governmental Facility

Water Service..... Existing on site

Sewer Service..... Existing on site





## ITEM BEFORE THE BOARD

The action before the Board is making a recommendation to the City Commission on a request to modify the Conditional Use approval for the **Palm Tran South County Facility** to allow the expansion of the current operations to include additional employees, bus parking and new secured employee parking area.

Pursuant to Section 2.2.2(E)(6) of the Land Development Regulations, the Planning and Zoning Board shall approve or deny a minor modification of a conditional use approval per LDR Section 2.4.5(E)(7).

Per LDR Section 2.4.5 (E)(7), if the modification involves intensity of use or hours of operation, the modification must be approved by The Planning and Zoning Board. If the Board finds that the requested modification is significant, then the modification must be heard as a new Conditional Use application. Any request for a modification may be denied.

## BACKGROUND

The subject property is located at the northwest corner of Congress Avenue and NW 1<sup>st</sup> Avenue, is zoned CF (Community Facilities) and contains approximately 10.30 acres.

On November 8, 1988, the parcel was annexed into the City of Delray Beach with a LI (Light Industrial) zoning designation and Land Use designation. In 1989 the land use designation was changed to (CMR) Commerce with adoption of a new Future Land Use Map and in 1990 the zoning designation was changed to MIC (Mixed Industrial and Commercial) with the adoption of the new Land Development Regulations.

In July of 1994, the City Commission approved a rezoning from MIC to CF and a Conditional Use request for a new bus terminal for the Co-Tran Facility (now known as the Palm Tran Satellite Facility). The Site Plan request was approved by SPRAB (Site Plan Review and Appearance Board) in February of 1995 for the new facility, which consisted of a 6-bay 15,600 sq. ft. maintenance building, 3,653 sq. ft. administration building, 67 bus parking spaces and 115 standard parking spaces.

There have been some minor site plan modifications to the facility since it was constructed. Most recently, on October 12, 2011, the SPRAB approved a Class II Site Plan Modification to modify the existing landscape plan, irrigation plan and site lighting.

A conditional use application has now been submitted to modify the approved Conditional Use to allow the expansion of the current operations to include additional employees, bus parking and new secured employee parking area.

## PROJECT DESCRIPTION

The project proposal is associated with a modification of the approved conditional use for Palm Tran South County to allow the expansion of operations of the existing bus terminal facility to include additional employees, additional bus parking spaces and a new secured employee parking area. Currently, the existing facility consists of a 3,669 sq.ft. administration building, 6-bay 15,600 sq. ft. maintenance building, 3,653 sq. ft. administration building, 67 bus parking spaces and 115 standard parking spaces. The proposal includes an increase in square footage of 29,234 sq.ft. (total of: existing 3,669 sq.ft + proposed 29,234 sq.ft = 32,903 sq.ft) to

accommodate additional employees (administrative and operational), to relocate some of the Palm Tran administrative staff from the West Palm Beach facility to the proposed location, and to add training area for bus operators. The proposed expansion will also accommodate 34 additional bus parking spaces, and new secured employee parking area. The overall operations of the facility and hours of operation will remain as is.

## CONDITIONAL USE ANALYSIS

### **REQUIRED FINDINGS:**

#### **LDR (Chapter 3) PERFORMANCE STANDARDS:**

Pursuant to Section 3.1.1 (Required Findings), prior to approval of Land Use 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 Future Land Use Map, Concurrency, Comprehensive Plan Consistency, and Compliance with the Land Development Regulations.

#### **FUTURE 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 Future Land Use Map.

The subject property has a CMR Future Land Use Map (FLUM) designation and is zoned CF and MIC. The CF zoning district is consistent with the current FLUM designation of CMR. Pursuant to LDR Section 4.4.21(D)(3), bus terminals and other similar transportation park and ride areas are allowed as a conditional use within the CF zoning district. Thus, positive findings can be made regarding consistency with the FLUM and zoning designations.

**CONCURRENCY:** Facilities which are provided by, or through, the City shall be provided to new development concurrent with issuance of a Certificate of Occupancy. These facilities shall be provided pursuant to levels of service established within the Comprehensive Plan.

**Water and Sewer:** Water service is available via an existing 8-inch water main along Congress Avenue. Sewer service is available via an existing 8-inch main along Congress Avenue and NW 1<sup>st</sup> Street. The provision of sewer, water, and fire suppression services will be reviewed as part of the site plan process.

Pursuant to the Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South Central County Waste Water Treatment Plant for the City at build-out. Based upon the above, positive findings can be made with respect to this level of service standard.

**Drainage:** It is noted that the storage capacity of the drainage system will be reviewed as part of the site plan and building permit processes. It is anticipated that a finding of concurrency can

be made during the site plan process. Based upon the above, positive findings 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 a net increase of 1,957 average daily trips. A letter has been submitted from the Palm Beach County Traffic Division that indicates the proposed development is exempt from Transportation Concurrency requirements.

**Parks and Recreation Facilities:** Concurrency with the Parks and Recreation Facilities is not applicable to the development proposal.

**Solid Waste:** The proposed 29,234 square foot addition will generate an additional 2.71 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals till the year 2047, thus a positive finding with respect to this level of service standard can be made.

**CONSISTENCY:** Compliance with performance standards set forth in Chapter 3 and required findings in Section 2.4.5(E)(5) for the Conditional Use request shall be the basis upon which a finding of overall consistency is to be made. Other objectives and policies found in the adopted Comprehensive Plan may be used in making a finding of overall consistency.

A review of the objectives and policies of the adopted Comprehensive Plan was conducted. There are several objectives and policies that address education within the City, which generally apply to public education.

**SECTION 2.4.5(E) REQUIRED FINDINGS: (Conditional Use)**

Pursuant to Section 2.4.5(E)(5) (Findings), in addition to provisions of Chapter 3, the City Commission must make findings that establishing the conditional use will not:

- A. Have a significantly detrimental effect upon the stability of the neighborhood within which it will be located;
- B. Nor that it will hinder development or redevelopment of nearby properties.

The following zoning designations and uses border the property:

Direction	Zoning	Uses
North	MIC	Industrial
South	MIC	Industrial
West	RR (Rural Residential) RM	Residential Atlantic High School
East	MIC	Industrial

The proposed expansion of the Palm Tran will be consistent with the surrounding uses and will not have a detrimental effect on the stability of the neighborhood or hinder redevelopment in the area. The existing Palm Tran facility has occupied the subject property for 23 years with no known adverse impacts on the surrounding neighborhood.

### **COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS:**

Pursuant to LDR Section 2.4.5(E) (7), an approved Conditional Use may be modified. If the modification involves only the implementation or compliance with conditions of approval, the modification may be approved by the Director. If the modification involves intensity of use or hours of operation, the modification must be approved by The Planning and Zoning Board. If the Board finds that the requested modification is significant, then the modification must be heard as a new Conditional Use application. Any request for a modification may be denied.

The Palm Tran facility is a request for expansion which involves a change in the intensity of use, and thus, requires a modification of the existing Conditional Use.

Pursuant to LDR Section 2.4.5(E) (4) a site plan and floor plan submittal for the expansion of the school have been received and reviewed by staff. The plans have been found to be in compliance with the Land Development Regulations.

#### **Parking:**

The parking required for the expanded facility is 191 parking spaces. The proposed conceptual plan complies with this requirement since 203 parking spaces are provided.

#### **Lighting:**

A photometric plan has been provided that indicates compliance with the City's illumination requirements per LDR Section 4.6.8.

<b>REVIEW BY OTHERS</b>
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#### **Public Notice:**

Formal public notice has been provided to property owners within a 500' radius of the subject property. Letters of support and objection, if any, will be presented at the Planning and Zoning Board meeting.

<b>ASSESSMENT AND CONCLUSION</b>
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The proposed Conditional Use modification is to allow an expansion of the Palm Tran facilities. The proposed expansion will have a minimal impact on public facilities and the surrounding neighborhood. Positive findings can be made with respect to Chapter 3 (Performance Standards) and Section 2.4.5(E)(5) (Conditional Use Findings) of the Land Development Regulations, and the Goals, Objectives, and Policies of the Comprehensive Plan and Section 2.4.7(B)(5) Waiver Findings. Therefore, the proposed Conditional Use modification can be recommended for approval based on the findings outlined in this staff report.

<b>ALTERNATIVE ACTIONS</b>
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- A. Continue with direction.

- B. Recommend approval of the Conditional Use modification request to allow for an expansion of **Palm Tran South County Facilities** based upon positive findings with respect to Chapter 3 (Performance Standards), Section 2.4.5(E)(5) (Conditional Use Findings) and the Goals, Objectives and Policies of the Comprehensive.
- C. Recommend denial of the Conditional Use modification request to allow for an expansion of **Palm Tran South County Facilities** based upon a failure to make positive findings with respect to Chapter 3 (Performance Standards), Section 2.4.5(E)(5) (Conditional Use Findings).

<b>RECOMMENDED ACTION</b>
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By Separate Motions:

**Conditional Use:**

Recommend to the City Commission approval of the Conditional Use modification request to allow the expansion of **Palm Tran South County Facilities** based upon positive findings with respect to Chapter 3 (Performance Standards) and Section 2.4.5(E)(5) (Conditional Use Findings) of the Land Development Regulations, and the Goals, Objectives and Policies of the Comprehensive Plan.

Attachments:

- Site Plan
- Floor plan

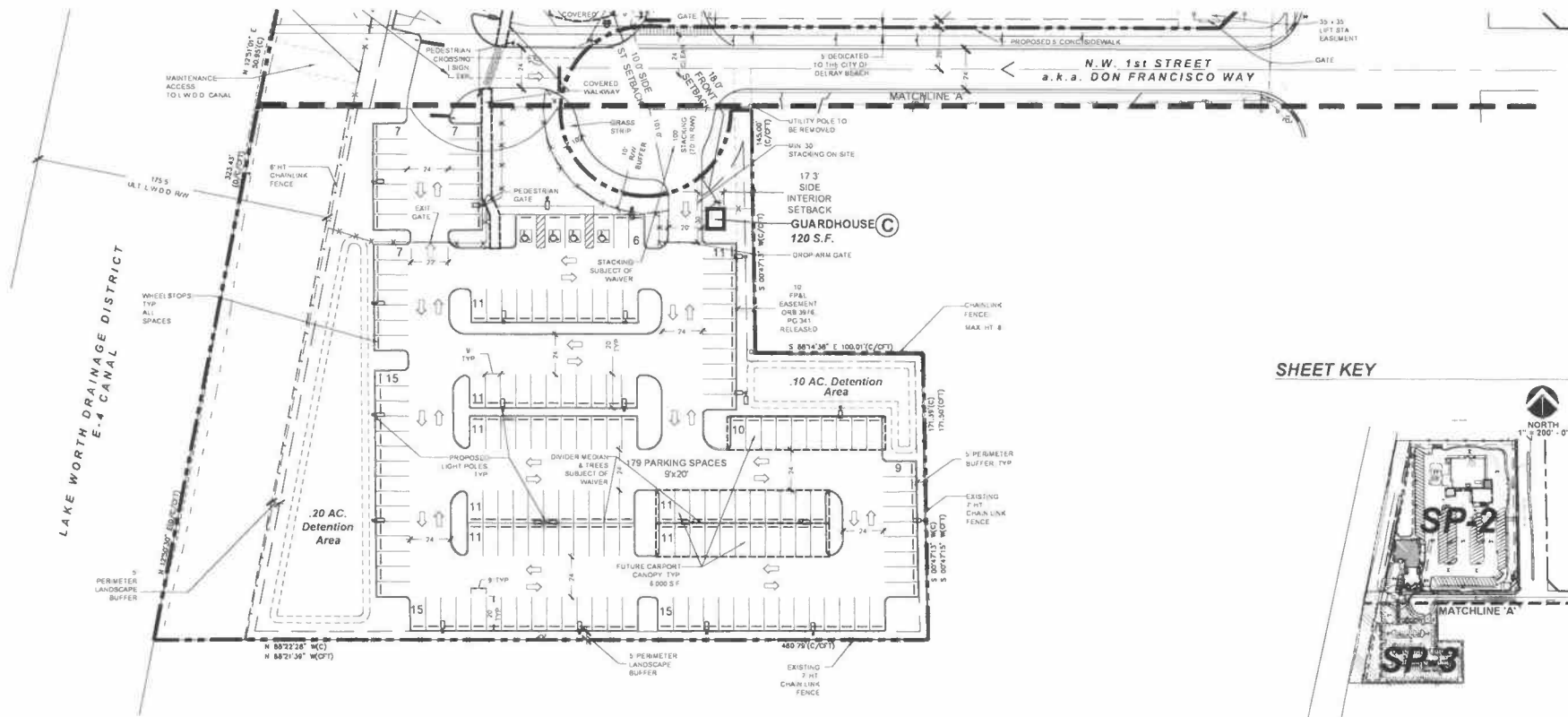
Report prepared by: Scott Pape, Principal Planner



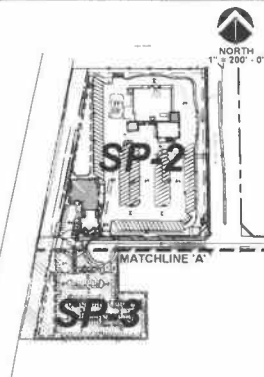
**SP-1**  
of 3







# SHEET KEY



**urban design kil day STUDIOS**  
Urban Planning & Design  
Landscape Architecture  
Communication Graphics  
610 Charlotte Street  
Suite 200  
West Palm Beach, FL 33401  
561.366.1100 / FAX: 561.366.1111  
www.udkstudios.com  
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**Palm Tran South County Expansion**  
Delray Beach, Florida  
Site Plan - South Parcel & Site Details

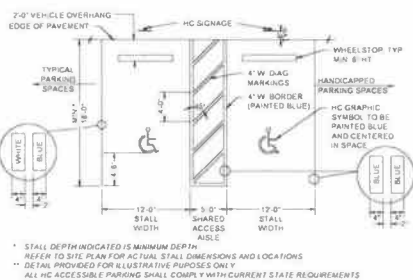


**NORTH**  
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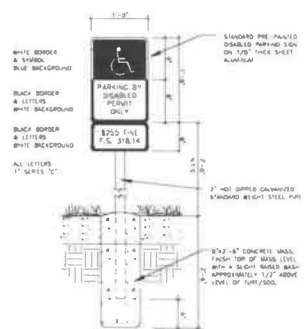
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Project No: 17-060-001  
Designed By: HLC  
Drawn By: HLC  
Checked By: CWW

**Revision Dates**  
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02/12/14 FINAL REVIEW  
03/12/14 FINAL REVIEW  
04/12/14 FINAL REVIEW  
05/12/14 FINAL REVIEW  
06/12/14 FINAL REVIEW  
07/12/14 FINAL REVIEW  
08/12/14 FINAL REVIEW  
09/12/14 FINAL REVIEW  
10/12/14 FINAL REVIEW

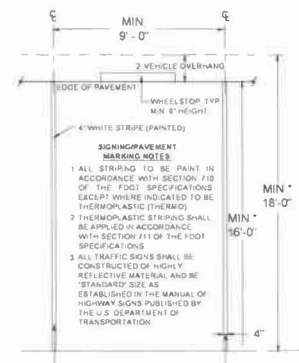
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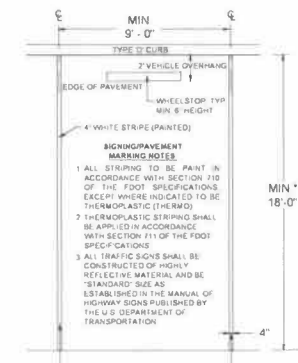
**ACCESSIBLE PARKING SPACE DETAIL**



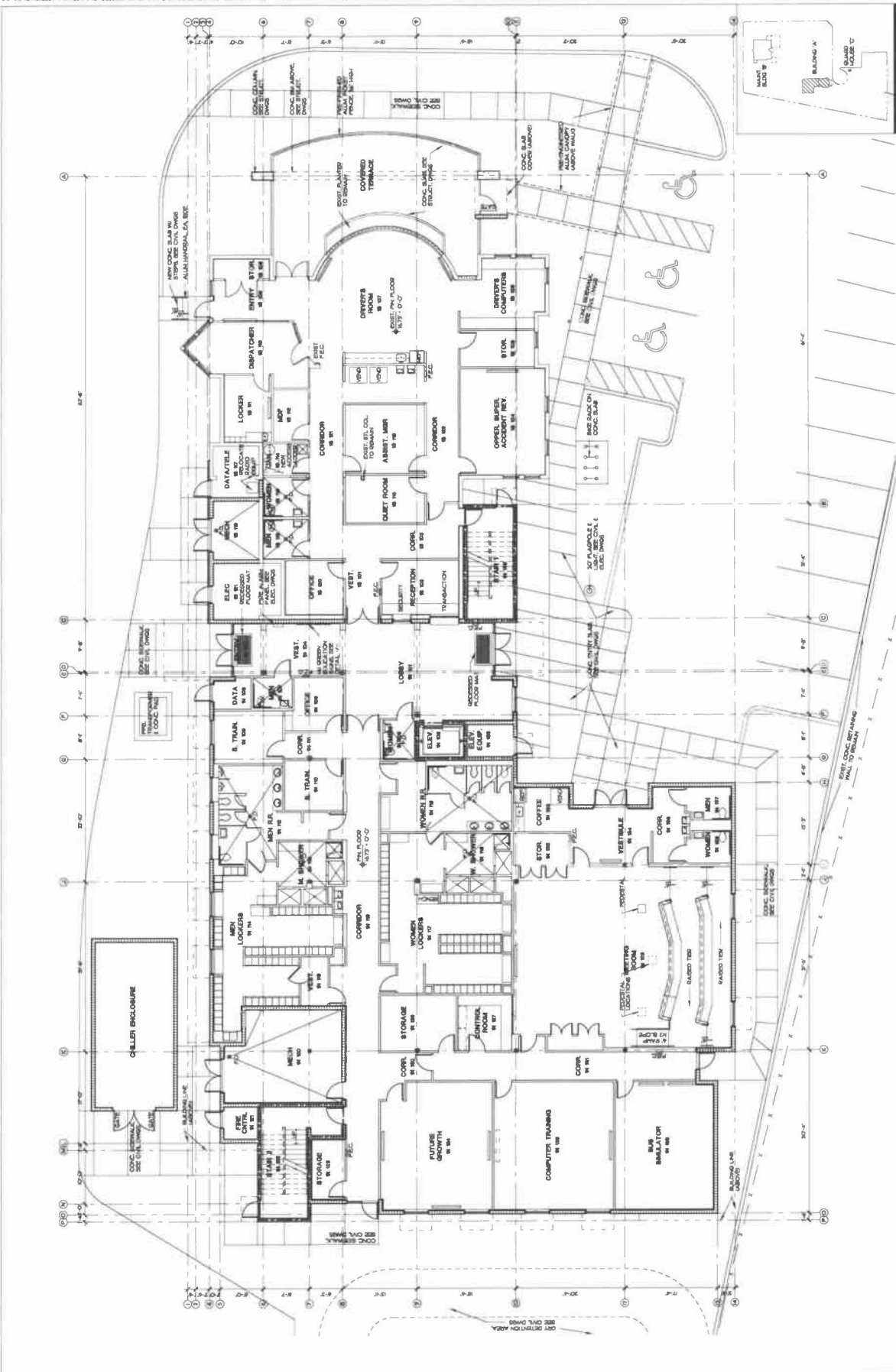
**ACCESSIBLE SIGN DETAIL**



**STANDARD PARKING SPACE DETAIL with OVERHANG**



**STANDARD PARKING SPACE DETAIL**



KEY PLAN

1/12/12

FLOOR PLAN - FIRST FLOOR - EXPANSION BUILDING 'A'



**PBC  
PALM TRAN  
SOUTH COUNTY  
EXPANSION**

PBC=13202  
100 NORTH COMBESS AVE  
DELRAY BEACH  
FLORIDA 33445

PROJECT NO.  
201502



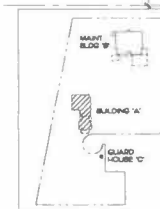
SHEET TITLE  
FLOOR PLAN  
SECOND FLOOR

## REVISIONS.

DATE  
5/8/17  
DRAWN BY:  
EVM  
CHECKED BY:  
EAC

1-1-11

A-2

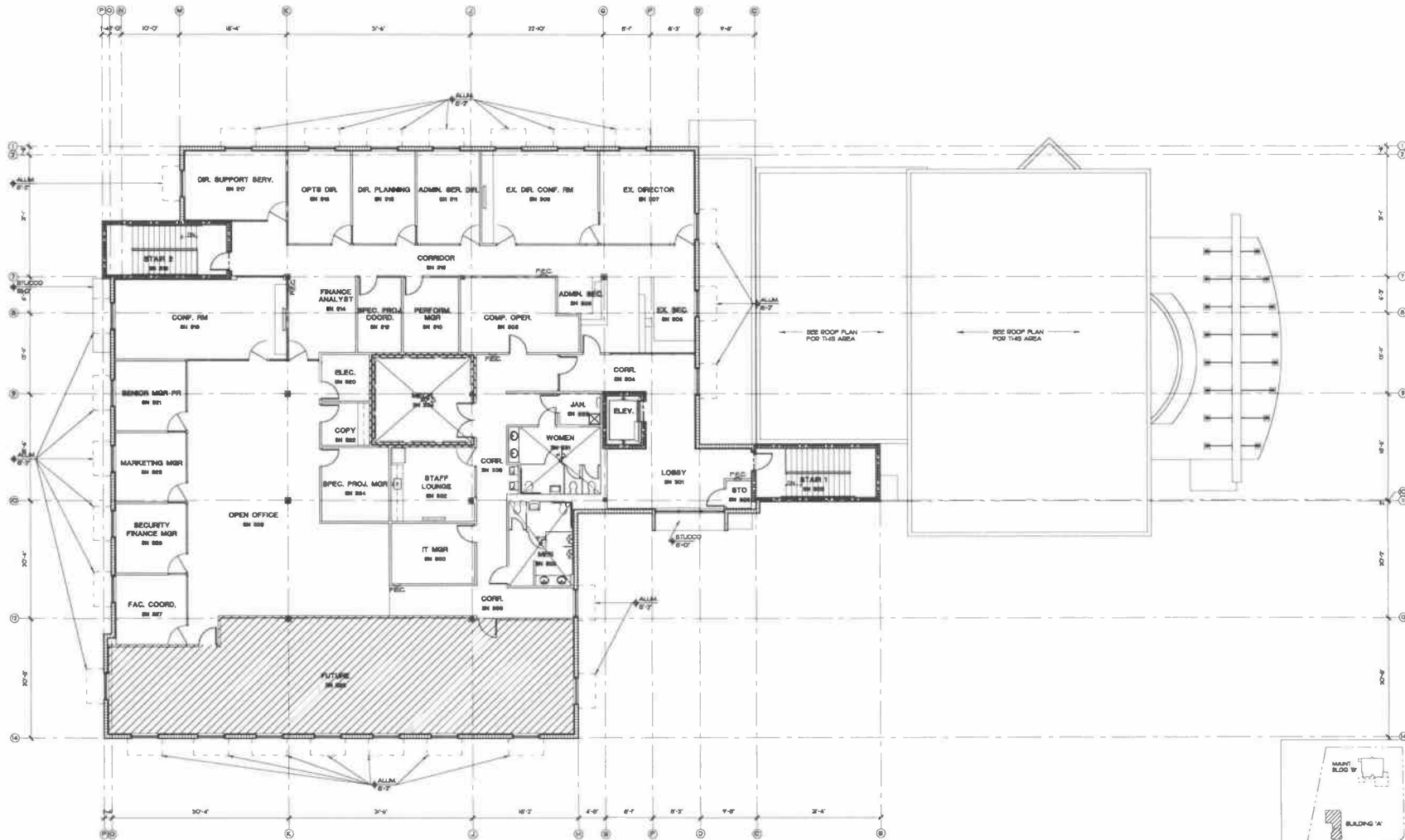


### KEY PLAN

SCALE 1/8" = 1'

FLOOR PLAN - SECOND FLOOR - EXPANSION BUILDING 'A'

DO NOT WRITE IN THESE SPACES



FLOOR PLAN - THIRD FLOOR - EXPANSION BUILDING 'A'



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PBC  
PALM TRAN  
SOUTH COUNTY  
EXPANSION

PBC-13202  
800 NORTH COMMERCE AVE

DELRAY BEACH  
FLORIDA 33445

PROJECT NO.  
201502



SHEET TITLE  
FLOOR PLAN  
THIRD FLOOR

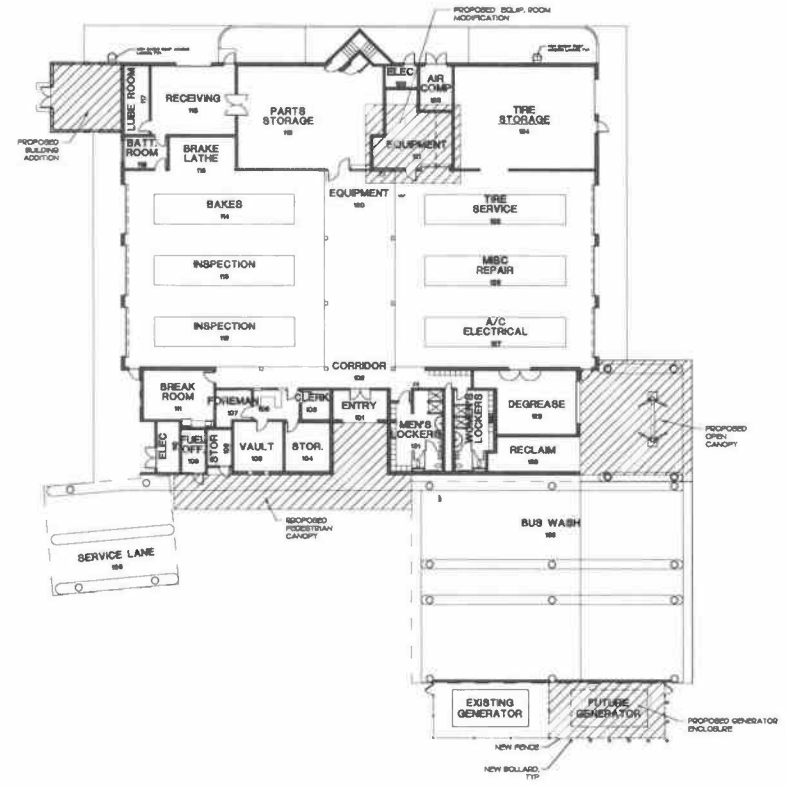
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DATE  
6/8/17  
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SHEET  
NUMBER

A-3

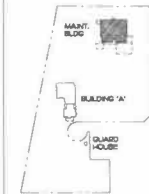






FLOOR PLAN - MAINTENANCE BUILDING "B"

SCALE: 1/8" = 1'-0"



KEY PLAN



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PBC  
PALM TRAN  
SOUTH COUNTY  
EXPANSION

PBC-13202  
100 NORTH COMMERCE AVE

DELRAY BEACH,  
FLORIDA 33445

PROJECT NO.  
20602

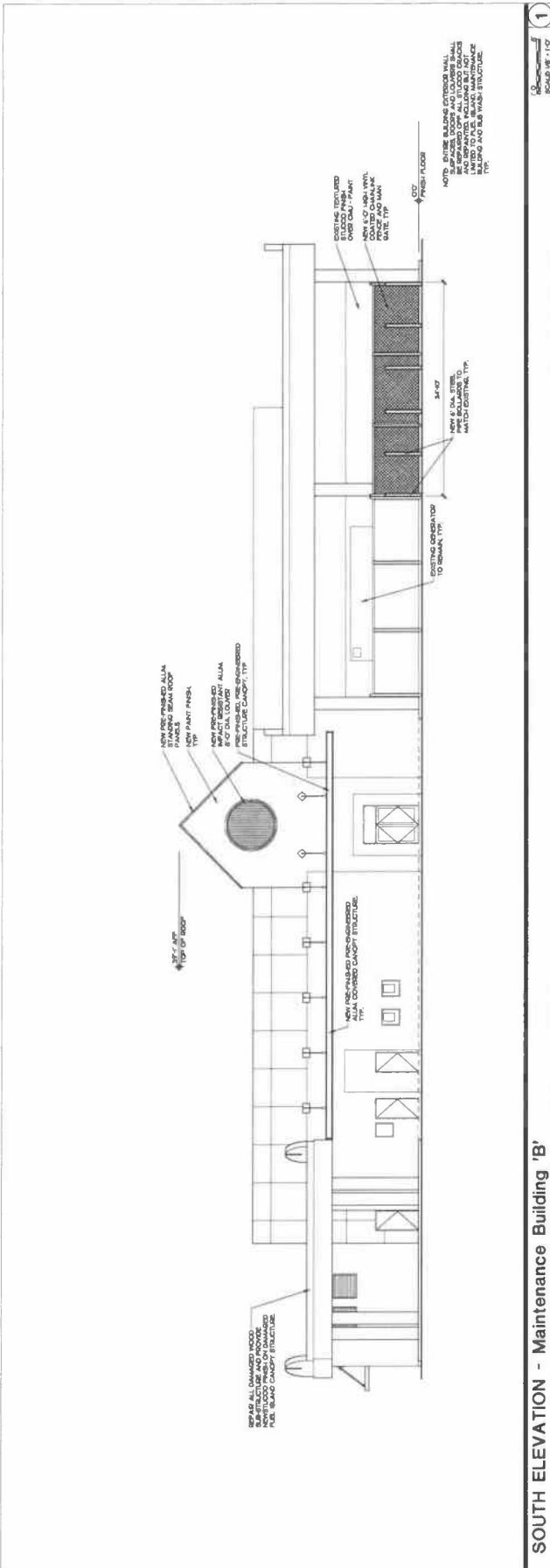


SHEET 111-D  
PROPOSED  
FLOOR PLAN

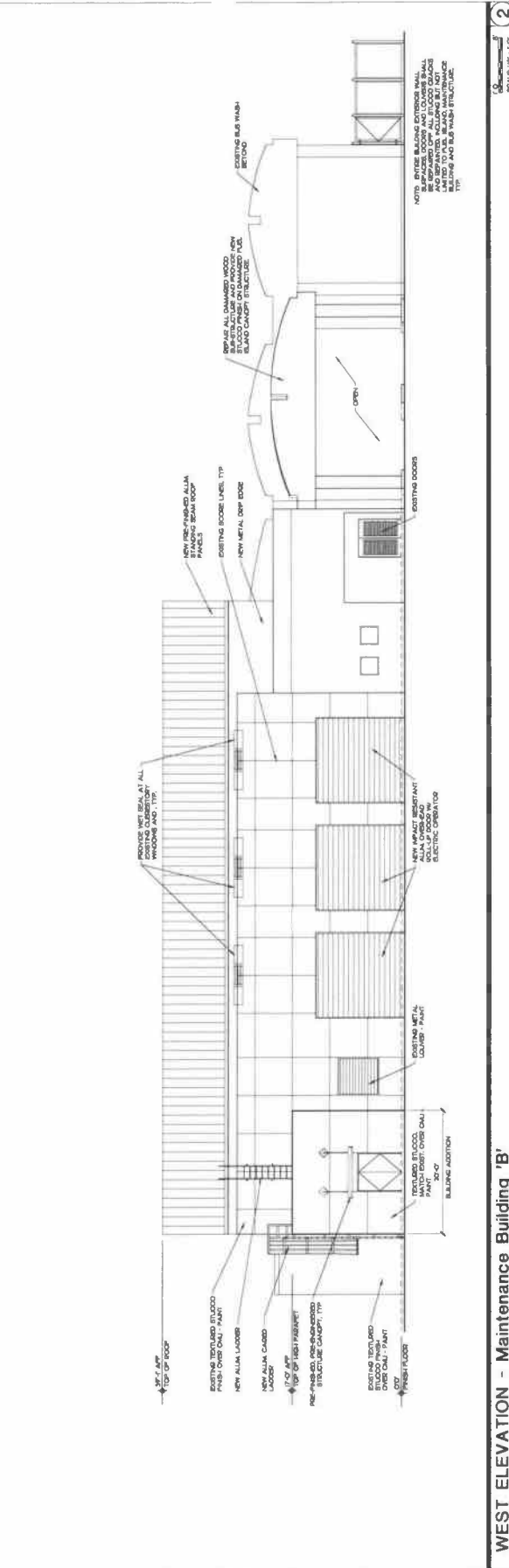
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A-6

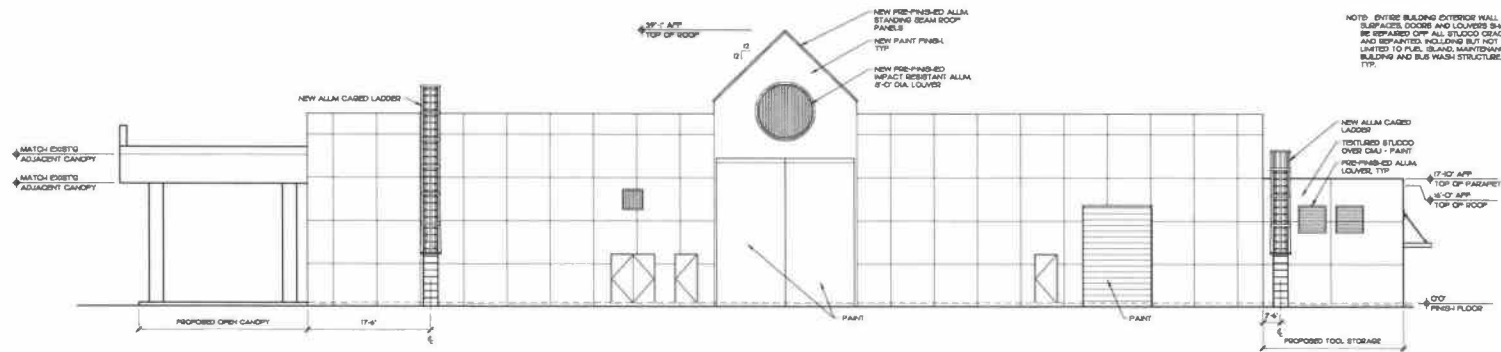




SOUTH ELEVATION - Maintenance Building 'B'



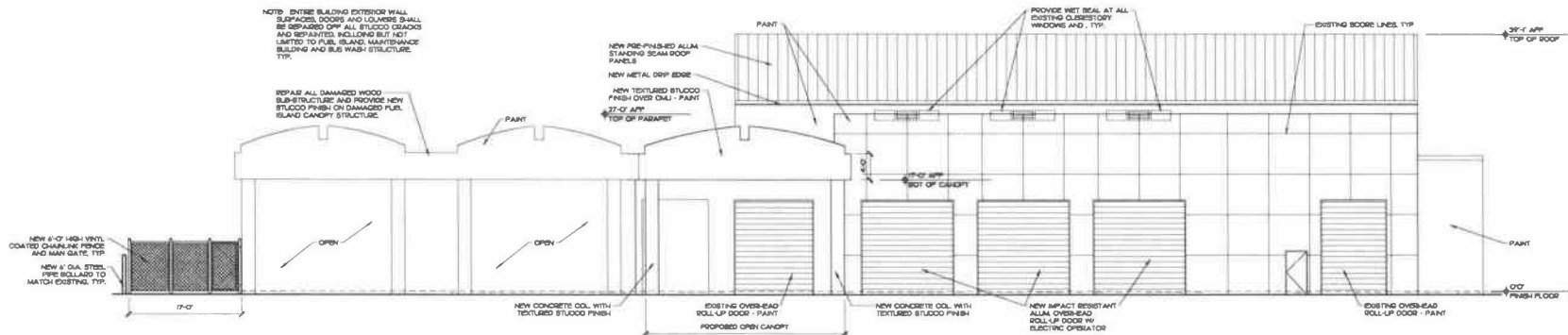
WEST ELEVATION - Maintenance Building 'B'



NORTH ELEVATION - Maintenance Building 'B'

SCALE: 1/8" = 1'-0"

1



EAST ELEVATION - Maintenance Building 'B'

SCALE: 1/8" = 1'-0"

2



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AA 0003439  
530 24111 STREET  
WEST PALM BEACH  
FLORIDA 33407  
(561) 833-9147  
OWNER: Palm Beach  
SOUTH COUNTY



PBC  
PALM TRAN  
SOUTH COUNTY  
EXPANSION

PBC-13202  
89 NORTH COMBINE AVE

DELRAY BEACH  
FLORIDA 33445

PROJECT NO.  
20602



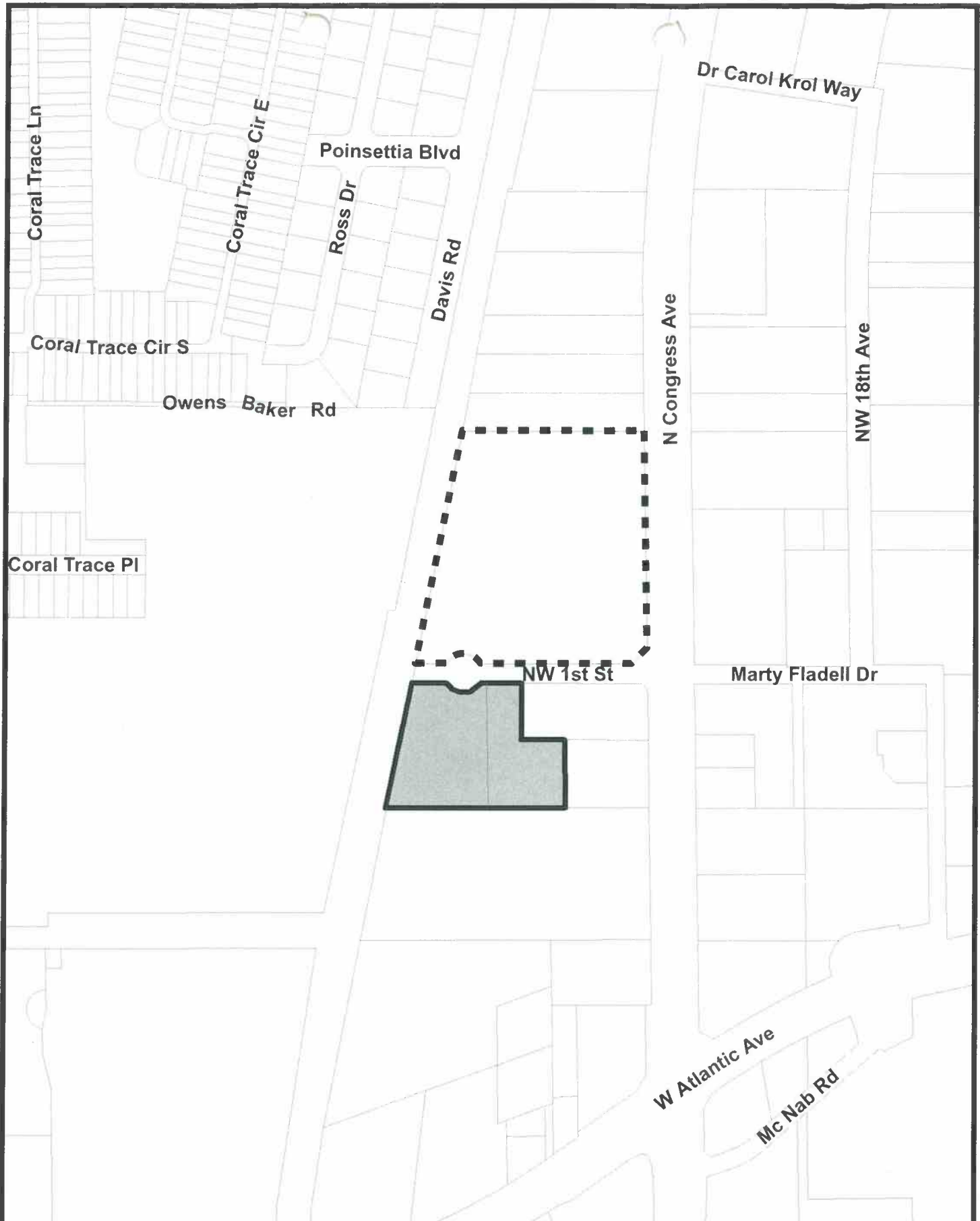
SHEET TITLE  
EXTERIOR  
ELEVATIONS

REVISIONS:  
DATE  
6/8/17  
DRAWN BY:  
FEB  
CHECKED BY:  
EAC

SHEET  
NUMBER:

A-8





# Palm Tran South County Expansion

## Location Map

