



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** 917 Bucida Rd  
**Project Location:** 917 Bucida Rd  
**Request:** Class V Site Plan Modification Landscape Plan, and Architectural Elevations associated with the construction of four condominiums.  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** November 8, 2017

**Board Action:**

Approved (6-0 Nancy Senelier absent) for site plan, landscape plan and architectural elevation changes associated with a Class V site plan modification for **917 Bucida Rd** with the conditions:

- 1) That a park impact fee of \$500.00 per unit (\$2,000 total) be paid prior to the issuance of a building permit.
- 2) That executed and recorded documents for the Co-Op be provided prior to issuance of a building permit.
- 3) That a note be added to the plans prior to site plan certification that all service utilities be placed underground.

**Project Description:**

The development proposal consists of the following:

- Demolition of the existing building
- Construct four unit condo buildings
- Each individual unit is three bedroom (the under-air square footages for Unit “A” is 3,006 sq. ft., Unit “B” is 3,338 sq. ft. , Unit “C” is 4,048 sq. ft. and Unit “D” is 3,874 sq. ft.). All units will accommodate a two-car garage. Each unit will be three stories.
- Installation of a 6 ft. garden walls and masonry walls with a 3’ x 5’ aluminum gate.
- Installation of grade level pools.
- Installation of associated landscaping.

**Staff Recommendation:**

Approval

**Board Comments:**

none

**Public Comments:**

none

## Appealable Item Report

### **Associated Actions:**

A waiver request was granted by the City Commission (5-0) for a third story side interior setback for the northwest corner of the property.

On August 17, 2017 a pool variance was granted by the Board of Adjustments (BOA) for the northeast unit which is unit “A” for the pool to extend 12’6” into the front setback.

### **Next Action:**

The SPRAB action is final unless appealed by the City Commission.

# SITE PLAN REVIEW AND APPEARANCE BOARD

## CITY OF DELRAY BEACH

## ---STAFF REPORT---

**MEETING DATE:** November 8, 2017

**ITEM:** 917 Bucida Road (2017-185) – Approval of a Class V Site Plan, Landscape Plan and Architectural Elevations associated with the construction of four condominium buildings.

**RECOMMENDATION:** Approval with conditions

### GENERAL DATA:

Applicant/Owner.....	Greggorski 17, LLC
Agent.....	Seaside Builders
Location.....	Northwest corner of Bucida Rd and Seasage Drive
Property Size.....	0.40 acres
Future Land Use Map.....	MD (Medium Density)
Current Zoning.....	RM (Multiple Family Residential)
Adjacent Zoning.....North:	RM
	East: RM
	South: R-1-AAA
	West: RM
Existing Land Use.....	12 Unit Multiple Family Development
Proposed Land Use.....	4 Condominium units
Water Service.....	Existing on site via an 8" water line Bucida Rd.
Sewer Service.....	Existing on site via an 8" sewer line throughout the neighborhood.



## ITEM BEFORE THE BOARD

The item before the Board is the approval of a Class V Site Plan, Landscape Plan and Architectural Elevations for **917 Bucida Rd**, pursuant to Land Development Regulations (LDR) Section 2.4.5(F)(1)(a).

## BACKGROUND

This project is located on the corner of Bucida Rd and Seasage Dr, and consists of Apartments 1 through 12 of NAUTICAL AIRE APARTMENTS, lots 3, Block 14, SEAGATE SECTION A, an addition to the City of Delray Beach, Florida, according to the Plat thereof on file of the Clerk of the Circuit Court in for Palm Beach County, Florida in Plat Book 20, page 48. The property consists of 0.40 acres with 12 units and it is currently zoned (RM) Multiple Family. The existing structures were built in 1946. A pool variance was approved by the Board of Adjustments (4-0) on August 17, 2017 to allow the pool to encroach in the front yard 12'6". A waiver was approved by the City Commission on September 26, 2017 (5-0) to reduce the third floor side interior setback from 30' to 20'.

## PROJECT DESCRIPTION

The development proposal consists of the following:

- Demolition of the existing building
- Construct four unit condo buildings
- Each individual unit is three bedroom (the under-air square footages for Unit "A" is 3,006 sq. ft., Unit "B" is 3,338 sq. ft. , Unit "C" is 4,048 sq. ft. and Unit "D" is 3,874 sq. ft.). All units will accommodate a two-car garage. Each unit will be three stories.
- Installation of a 6 ft. garden walls and masonry walls with a 3' x 5' aluminum gate.
- Installation of grade level pools.
- Installation of associated landscaping.

## SITE PLAN ANALYSIS

Items identified in the Land Development Regulations (LDR) shall specifically be addressed by the body taking final action on the site and development application/request.

LDR Section 4.4.6 RM Zone District:

Pursuant to LDR Section 4.4.6; the Medium Density Residential (RM) District provides a residential zoning district with flexible densities having a base of six units per acre and a maximum of twelve units per acre for this property. The actual density of a particular RM development is based upon its ability to achieve certain performance standards which are intended to mitigate the impacts of the increased density and ensure that the project is compatible with surrounding land uses. Further, the Medium Density Residential District provides for implementation of those objectives and policies contained within the Housing Element of the Comprehensive Plan which call for accommodating a variety of housing types.

LDR Section 4.4.6(I) Performance Standards:

Pursuant to LDR Section 4.4.6(I), the following standards shall apply to all site plans approved subsequent to October 7, 1997, and for modifications to existing developments which involve

the creation of additional residential units. In order to increase a project density beyond six units per acre, the approving body must make a finding that the development substantially complies with the performance standards listed in this section. The intent of the standards is to mitigate the impacts of the additional density both internal and external to the site. The extent to which a project meets the standards will determine the number of units per acre that will be permitted. For example, if a project meets or exceeds all of the standards, and is otherwise consistent with applicable standards and policies of the City's Comprehensive Plan and Land Development Regulations, the maximum density is permitted. Projects which only partially achieve these standards will be permitted a correspondingly lower density. The performance standards are as follows:

The density of the overall development is 10.03 units per acre, which requires a finding of substantial compliance with all applicable Performance Standards since it exceeds six units per acre. The following are the specific Performance Standards with an analysis of each:

- a) The traffic circulation system is designed to control speed and reduce volumes on the interior and exterior street network. This can be accomplished through the use of traffic calming devices; street networks consisting of loops and short segments; multiple entrances and exists into the development; and similar measures that are intended to minimize through traffic and keep speeds within the development at or below 20 m.p.h.

#### Analysis

Normally, this performance standard applies to larger developments that include an interior road network. The existing site has 12 residential units which currently do not have dedicated surface parking on-site. Therefore, they are forced to park on the R-O-W. The proposal has been designed with individual private driveways and two car garages for each unit. Therefore, the new design will reduce the congested traffic and improve safety on the street. Based on the above, a partial finding of compliance can be made.

- b) Buildings are placed throughout the development in a manner that reduces the overall massing, and provides a feeling of open space.

#### Analysis

The proposed three story residential development is designed within the required setback for the RM (Multiple Family) zoning district. There is an additional setback of 5' on the third floor each unit with a functional outdoor area. Based on the above, a finding of compliance can be made.

- c) Where immediately adjacent to residential zoning districts having a lower density, building setbacks and landscape materials along those adjacent property lines are increased beyond the required minimums in order to provide a meaningful buffer to those lower density areas. Building setbacks are increased by at least 25% of the required minimum; at least one tree per 30 linear feet (or fraction thereof) is provided; trees exceed the required height at time of planting by 25% or more; and a hedge, wall or fence is provided as a visual buffer between the properties.

#### Analysis

The proposed development is surrounded to the north and east by RM (Multiple Family Residential - Medium Density) zoned properties and to the west by the Intracoastal Waterway and to the east by R-1-AAA, single family homes. This performance standard does not apply to the R-1-AAA to the east as it is separated by a street. Based on the above, this performance standard is not applicable.

- d) The development offers a varied streetscape and building design. For example, setbacks are staggered and offset, with varying roof heights (for multi-family buildings, the planes of the facades are offset to add interest and distinguish individual units). Building elevations incorporate diversity in window and door shapes and locations; features such as balconies, arches, porches, courtyards; and design elements such as shutters, window mullions, quoins, decorative tiles, etc.

#### Analysis

There are two separate masses with bridge connection creating a void between structures and an additional 5 ft. setback on the 3<sup>rd</sup> floor on the corner of Bucida Road and Seasage Drive. There are several open air balconies, ground level pool courtyards, terraces and varied window shapes and designs. Based on the above, a finding of compliance can be made.

- e) A number of different unit types, sizes and floor plans are available within the development in order to accommodate households of various ages and sizes. Multi-family housing will at a minimum have a mix of one, two and three bedroom units with varying floor plans.

#### Analysis

The four units will have a different layout and range in square footage from 3,000 square feet to 4,000 square feet a/c. Each unit offers 3 bedroom unit floor plans, a club room and open terraces. Due to square footage size of these units it is impractical to have one bedroom or two bedroom units. Therefore, this performance standard is not applicable.

- f) The development is designed to preserve and enhance existing natural areas and/or water bodies. Where no such areas exist, new areas which provide open space and native habitat are created and incorporated into the project.

#### Analysis

Each of the 4 units will have lush landscaped private backyards and private swimming pools. Since this standard is for larger projects, it does not apply to smaller in-fill developments. Therefore, this performance standard is not applicable.

- g) The project provides a convenient and extensive bicycle/pedestrian network, and access to available transit.

#### Analysis

The project is proposing new concrete sidewalks which adds to the bicycle/pedestrian network of the area and enhances the walkability of the neighborhood and the access to A1A and beach. However, this standard pertains to larger developments and not in-fill projects. Therefore, this performance standard is not applicable.

#### Summary

In conclusion, a finding of compliance can be made to (b) and (d) and a partial finding to (a). With respect to (c)(e), (f), and (g) each of the standards is not applicable to the project.

Pursuant to section 4.4.6(I)(2), it is acknowledged that some of the above referenced standards may not be entirely, applicable to small infill type residential projects. For those types of projects, the ultimate density should be based on the attainment of those standards which are applicable, as well as the developments ability to meet or exceed other minimum code requirements.

**LDR Section 4.4.6 (H) (Special Regulations - RM zone district):**

**Pursuant to LDR Section 4.4.6(H)(3) recreational areas shall be required for all new rental apartment developments, and of owner occupied developments which have homeowner associations that must care for retention areas, private streets, or common areas. New developments must include recreational features that are designed to accommodate activities for children and youth of all age ranges. Tot lots are appropriate for toddlers; features such as a basketball court, volleyball court, and open playfields are appropriate for older children. A pool and clubhouse, unless specifically designed for children, is not considered to meet this requirement. Projects having fewer than twenty-five (25) units may be exempted from this standard where it is determined by the approving body that it is not practical or feasible to comply.**

This development will consist of 4 condominium owner-occupied units. The development will not have a homeowners association, but will have Co-Op documentation as there is no retention, private streets or common areas. As there are only four units it is not practical to require a common tot lot or recreation area/swimming pool. It is noted that the proposal includes the construction of individual swimming pools for each unit. There is a City owned public beach located to the east within walking distance. Based upon the above, compliance with this code requirement has been achieved.

**LDR Section 4.3.3(O) (Townhouse Design Standards):**

As described below, the development proposal complies with the design standards for townhouse developments outlined in LDR Sections 4.3.3(O)(4)(a) through (d):

- a) No more than two townhouses may be constructed without providing a front setback of no less than 4' offset front to rear.

The purpose of this requirement is to prevent a long linear appearance. The front setback for the proposed development is along Seasage Drive. There is one unit located on Seasage Drive and three units along Bucida Road. There is a 23 ft. setback between Unit B and Unit C.

- b) No townhouse row shall consist of more than 8 units or a length of 200'.

The townhouse row consists of 3 units with a gate entry access in the middle and is 150' in length, thus meeting this code requirement.

- c) Service features, garages, parking areas, and entrances to dwelling units shall, whenever possible, be located on a side of the individual lot having access to the interior street. Walkways should be designed to connect dwelling units with each other and connect each dwelling unit with common open space.

This standard applies to large townhouse developments, and does not apply in this in-fill situation.



- d) Not less than 25% of the total area, less water bodies, shall be usable open space, either for recreational or some other suitable purpose, public or private.

The basis for this standard is to assure that larger residential developments provide adequate recreational amenities. With smaller developments, provision of these amenities is not considered financially feasible, and the required contribution of \$500.00 per unit (park impact fee) is considered adequate. It is noted, however, that 30.33% will be landscape/open space.

### Platting:

LDR Section 4.3.3(O)(2) and 5.1.3(A) (Plat required) states that each townhouse, or townhouse type development shall be platted. However, the applicant has indicated the four condominiums will be developed as Co-Op's which will address the LDR section 5.1.3(A) (Plat required). As a condition of approval the applicant must provide executed and recorded documents for the Co-Op prior to issuance of a building permit.

### LDR Section 4.3.4(K) Development Standards Matrix:

The following table indicates that the proposal complies with LDR Section 4.3.4(K), as it pertains to the RM (Multiple Family Residential – Medium Density) zoning district:

<u>Zoning</u> <b>RM (Medium Density – Multiple Family Residential)</b>	<u>Required</u> <b>(1&amp;2/3*)</b>	<u>Proposed</u> <b>(1&amp;2/3*)</b>
<i>Building Setbacks (min.):</i> Front (east)	25'/30'	25'/30'
Interior Side (north)	15'/30'	15'/20'*
Side Street	25'/30'	25'/30'
Rear(west)	25-0"	25'
<i>Maximum Lot Coverage:</i>	40%	33.03%
<i>Open Space:</i>	25%	33.33%
<i>Building Height (max.):</i>	35'	35'
<i>Minimum Floor Area:</i>		
3BR (Unit A)	1,250 sq. ft.	3,006 sq. ft.
3BR (Unit B)	1,250 sq. ft.	3,338 sq. ft.
3BR (Unit C)	1,250 sq. ft.	4,048 sq. ft.
3BR (Unit D)	1,250 sq. ft.	3,874 sq. ft.
<i>Minimum/Maximum Density:</i>	6-12 units/acre	4 units (10.03 units/acre)
<i>Min. Lot Size (sq.ft.)</i>	8,000 sq. ft.	17,365
<i>Min. Lot Frontage (ft.)</i>	60 ft.	75 ft.
<i>Min. Lot Width (ft.)</i>	60 ft.	75 ft.
<i>Min. Lot Depth (ft.)</i>	100 ft.	150 ft./175 ft.

\* 1&2/3 = 1st and 2nd Story/ 3rd Story. There is an additional 5' front setback and 15' interior side setback for the 3rd story. On September 26, 2017, a waiver request was granted by the City Commission (5-0) for a third story side interior setback for the northwest corner of the



property. All other setback for the RM (multiple family residential) is in compliance and no further relief is needed.

#### **LDR Chapter 4.6 Supplementary District Regulations:**

##### **Vehicle Parking:**

Pursuant to LDR Section 4.6.9(C)(2)(c), two or more bedroom dwelling units shall provide two spaces per unit and one-half a space of guest parking. There are a total of four residential units per buildings and twelve parking spaces are provided. The parking requirement for the site is 10 spaces. The development proposes two standard guest spaces in front of the two-car garage for each unit. Thus, there is a parking surplus of two spaces for the overall site. Therefore, the parking requirement is met.

##### **Pool Setbacks:**

LDR Sections 4.6.15(G)(1), a minimum ten foot (10') setback is required for swimming pools located in the rear, interior or side street setback areas. Swimming pools shall not extend into the front setback area noted in Section 4.3.4(K). On August 17, 2017 a pool variance was granted by the Board of Adjustments (BOA) for the northeast unit which is unit "A" for the pool to extend 12'6" into the front setback. All other pools meet the minimum 10 ft. setback.

##### **Sight Visibility Triangles:**

Pursuant to LDR Section 4.6.14(B)(1), when an access way intersects a public right-of-way, triangular areas shall provide unobstructed cross-visibility. The area on both sides of a driveway formed by the intersection of a driveway and a street with a length of ten feet along the driveway, a length of 10' along the street right-of-way and the third side being a line connecting the ends of the other two lines. Visibility triangles for the three access driveways along the street rights-of-way have been depicted and comply with this LDR requirement.

Pursuant to LDR Section 4.6.14(B)(6), in all other situations, the area of property located at a corner formed by the intersection of two or more public rights of way with two sides of the triangular area being 40' in length along the abutting public right of way lines, measured from their point of intersection, and the third side being a line connecting the ends of the other two lines.

The corner of Bucida Road and Seagae Drive is showing the only required 40' x 40' sight visibility triangle thus meeting the requirement of the code.

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

Pursuant to LDR Section 5.3.1(D)(2), the required right-of-way width for a local street without curb and gutter is 60' and alleys are 20'. The right-of-way width for Buicda Rd and Seasage Drive is 50'. At its meeting of June 29, 2017, the Development Management Service Group (DSMG) approved a reduction of the required right-of-way from 60' to the existing 50'. Therefore no additional dedication of right-of-way is required.

##### **Sidewalk:**

Pursuant to LDR Section 6.1.3(B)(1), a 5' to 8'-wide sidewalk is required along all sides of the street for medium and high density residential Areas. As depicted on the plans, the applicant has opted to build a 5' wide sidewalk.

#### **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 condition of approval is attached that a note be added to the plans prior to site plan certification that all service utilities be placed underground.

### **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 proposed landscaping consists of a mixture of shrubs, trees, and groundcover. The landscaping being provided is more than adequate pursuant to LDR section 4.6.16. There will be a minimal removal of trees and the relocation of some Live Oaks.

### **ARCHITECTURAL ELEVATIONS**

Pursuant to **LDR Section 4.6.18(E), 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:

- 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 development proposal consists of the construction of four condominium unit buildings with two car garages. The building is a Modern Architectural style with balconies, horizontal clear anodized aluminum finished railings in bronze. There will be impact doors and vertical windows with, with aluminum frames in bronze.

The (horizontal accents) will be porcelain tile veneer in a greyish color and the walls will be a smooth stucco finish in Pure White. The design incorporates parapet walls with flat roofs and upper terraces. Two of the units will have roof top appurtenances which include stairs and elevators with an 8" concrete eyebrow in the porcelain tile veneer.

Three of the two car glass garages face the right-of-way while the fourth unit must enter from a motorized swing gate from the right of way along Bucida Rd. Each unit will have private pools slightly different measurements enclosed with a 6' garden wall and 6' masonry wall with a 3' x 5' aluminum gate in bronze finish; each wall contains a decorative bronze finish railing. The pools meet the 10 ft. setback except for the northeast corner which received a variance on August 17, 2017 to allow the pool to extend into the front setback 12'6".

The proposed architectural elevations present design elements that will contribute to the image of the residential area by introducing a development that will maintain the architectural harmony, compatibility and quality of the neighborhood. It will not cause the nature of the local environment or evolving environment to materially depreciate in appearance and value. Based on the above, positive findings with respect to LDR Section 4.6.18(E) can be made.

### REQUIRED FINDINGS

Pursuant to **LDR Section 2.4.5(F)(1)(a), Class V Site Plan Modification**, a new application for development of vacant land, or for modification of a developed property when no valid site plan of record exists and which requires full review of Performance Standards found in Section 3.1.1.

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:

**Section 3.1.1 (A), Future Land Use Map:** The subject property has a Future Land Use Map designation of MD (Medium Density Residential), and is zoned RM (Medium Density Residential). Pursuant to LDR Section 4.4.6(B)(3), within the RM zoning district, multiple family structures up to 12 units per acre are allowed as a permitted use, subject to compliance with the performance standards of LDR Section 4.4.6(I). Since compliance with the Performance Standards has been provided, the proposed density increase to 10.03 units per acre is permitted and appropriate.

**Section 3.1.1 (B), Concurrency:** As described in Appendix A, a positive finding of concurrency can be made as it relates to water, streets and traffic, sewer, drainage, parks and recreation, open space, and solid waste.

**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.

**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 Land Development Regulations can be made, subject to compliance.

**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.

Compatibility is not a concern, as similar uses exist on surrounding properties. This multiple family development will be compatible and harmonious with the adjacent and nearby properties and should enhance property values in the area.

**Comprehensive Plan Policies:** A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following applicable policies and objectives 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 proposed four unit condominium building development is appropriate and consistent with the surrounding area. There are existing multi-family residential developments on the adjacent properties to the north and east. The Intracoastal Waterway is located to the west and R-1-AAA is to the south of the property separated by a street. Thus, the proposed 917 Bucida Road development can be deemed a compatible and appropriate use for this site.

**Housing Element Policy A-12.3:** In evaluating proposals for new development or redevelopment, 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.

There are existing multi-family residential developments on the adjacent properties to the north and east. Nuisances such as noise, odors, and dust will not be a factor to the adjacent residential uses. The traffic volumes will be minimal and can be accommodated by the surrounding road network. Thus, the proposal will not negatively impact the stability of the adjacent residential areas.

**Housing Element Policy B-2.2:** The development of new adult oriented communities within the City is discouraged. New housing developments shall be designed to accommodate households having a range of ages, especially families with children, and shall be required to provide 3 and 4 bedroom units and activity areas for children ranging from toddlers to teens. This requirement may be waived or modified for residential development located in the downtown area, and for infill projects having fewer than 25 units.

The project will contain four 3-bedroom units. Thus, the proposed development complies with this policy.

<b>NOTICES</b>
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The development proposal is not located in an area which requires review by the Community Redevelopment Agency (CRA), the Downtown Development Authority (DDA), Pineapple Grove Main Street (PGMS) or West Atlantic Redevelopment Coalition (WARC). However, on July 29, 2017, the development proposal was reviewed by the Green Implementation Board (GIAB) and noted the following:

- Landscape plan was insufficient

- Structure elevation is only 7 or 7.6 inches over BFE
- Sea level rise and flooding concern also pertains to the proposed sea walls
- Project does not include a solar energy component
- Drainage and whether the run off goes into the Intracoastal waterway
- Whether project was energy efficient

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

- Beach Property Owners Association
- Barton Apartments
- Rio Delray Shores
- Marina Historic District

Letters of objection or support, if any, will be presented at the SPRAB meeting.

## ASSESSMENT AND CONCLUSION

The property consists of 0.40 acres with 12 units and it is currently zoned (RM) Multiple Family. The existing structure was built in 1946. The development consists of the demolition of the existing building, construct four unit condominium buildings; each individual unit is three bedroom (the under-air square footages for Unit "A" is 3006 sq. ft., Unit "B" is 3,338 sq. ft. , Unit "C" is 4,048 sq. ft. and Unit "D" is 3,874 sq. ft.). All units will accommodate a two-car garage and will be three stories, installation of a 6 ft. garden walls and masonry walls with a 3' x 5' gate in a in aluminum, installation of grade level pools, and the installation of associated landscaping. The Modern Architectural style of the four condominiums will be aesthetically pleasing, a visual asset and is compatible with existing multi-family developments on adjacent properties to the north and east. The development substantially meets the performance standards in LDR Section 4.4.6

## ALTERNATIVE ACTIONS

- Continue with direction.
- Move approval of the Class V Site Plan, Landscape Plan, and Architectural Elevations for **917 Bucida Road**, 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 LDR Section 2.4.7(F)(5), LDR Section 2.4.7(B)(5), Chapter 3, Section 4.6.16, and 4.6.18(E).
- Move denial of the Class V Site Plan, Landscape Plan and Architectural Elevations for **917 Bucida Road**, 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 does not meet criteria set forth in LDR Section 2.4.5(F)(5), LDR Section 2.4.7(B)(5), Chapter 3, Section 4.6.16, and 4.6.18(E).

<b>STAFF RECOMMENDATION</b>
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By Separate Motions:

**Site Plan**

Move approval of the Class V Site Plan Modification for **917 Bucida Road**, 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 park impact fee of \$500.00 per unit (\$2,000 total) be paid prior to the issuance of a building permit.
2. That executed and recorded documents for the Co-Op be provided prior to issuance of a building permit.
3. That a note be added to the plans prior to site plan certification that all service utilities be placed underground.

**Landscape Plan**

Move approval of the Landscape Plan for **917 Bucida Rd**, 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 4.6.16 of the Land Development Regulations.

**Architectural Elevations**

Move approval of the Architectural Elevations for **917 Bucida Rd**, 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 LDR Section 4.6.18(E).

Report Prepared by: Jennifer Buce, 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 to the site through an existing 8" water main along Bucida Road and 4" along Seasage Drive. Sewer service will be via lateral connection to an 8" main along Seasage Drive. The Comprehensive Plan states that adequate water and sewer treatment capacity exists to meet the adopted level of service standard at the City's build-out population based on the current FLUM.

Streets and Traffic: A traffic statement through Palm Beach County Traffic Division was provided on May 30, 2017 it has been determined the proposal development has an insignificant impact on the surrounding roadway network, meeting the requirement of Palm Beach County's Traffic Performance Standards.

Parks and Recreation Facilities: Pursuant to Land Development Regulations (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 for each unit. Based upon the proposed units, a park impact fee of \$2,000 will be required.

Solid Waste: The subject property will consist of 4 new units. Based on a waste generation rate of 0.8 tons per year for apartment and townhome units, the new units will generate an additional 73.63 tons of solid waste per year will result in a property total of 6.9 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 2048.

Drainage:  
Preliminary engineering and drainage plans have been submitted with the proposed development. Drainage will be accommodated via an exfiltration trench system. Therefore, there appears to be no problems anticipated in accommodating on-site drainage. Based upon the above, positive findings with respect to this level of service standard can be made.



<b>APPENDIX B</b>
<b>STANDARDS FOR SITE PLAN ACTIONS</b>

- A. Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.**

Not applicable		
Meets intent of standard	<b>X</b>	
Does not meet intent		

- 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		
Meets intent of standard	<b>X</b>	
Does not meet intent		

- 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	<b>x</b>	
Meets intent of standard		
Does not meet intent		

- 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	<b>X</b>	
Meets intent of standard		
Does not meet intent		

- 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	<b>X</b>	
Meets intent of standard		
Does not meet intent		

- 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		
Meets intent of standard	<b>x</b>	
Does not meet intent		

- 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		
Meets intent of standard	<b>X</b>	
Does not meet intent		

- 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		<b>X</b>
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		<b>X</b>
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		<b>x</b>
Meets intent of standard		
Does not meet intent		