

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

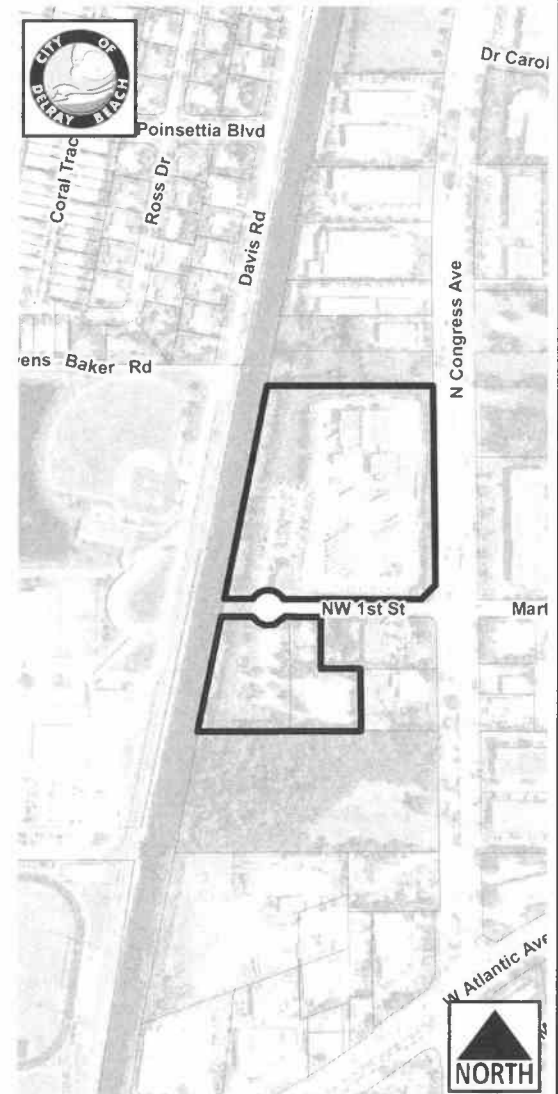
MEETING DATE: March 14, 2018

AGENDA ITEM: **Palm Tran South County Facility (File #2017-162)** – Class III Site Plan, Landscape Plan and Architectural Elevations associated with the construction of a 29,234 square foot building addition at 100 North Congress Avenue.

Recommendation: Approve

GENERAL DATA:

Owner/Applicant.....	Palm Beach County
Agent.....	Urban Design Kilday Studios
Location.....	Northwest corner of Congress Avenue and NW 1 st Avenue
Property Size.....	10.107 acres
Future Land Use.....	CMR (Commerce)
Zoning.....	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/Government Facility
Water.....	Available on-site
Sewer.....	Available on-site



ITEM BEFORE THE BOARD

The item before the Board is the approval of the following aspects of a Class III Site Plan Modification request for **Palm Tran South County Facility**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(c):

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

The subject property is located at 100 North Congress Avenue, which is on the west side of Congress Avenue along NW 1st Street.

BACKGROUND ANALYSIS

The subject property is located at the northwest corner of Congress Avenue and NW 1st Avenue, is zoned CF (Community Facilities) and contains approximately 10.107 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 Delray Beach 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 South County 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. On October 12, 2011, the SPRAB approved a Class II Site Plan Modification to modify the existing landscape plan, irrigation plan and site lighting.

At its meeting of January 16, 2018, the City Commission approved the conditional use associated with the expansion of operations for the facility.

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 a 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.

SITE PLAN MODIFICATION 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(K) Development Standards Matrix – Nonresidential Zoning Districts:

Please note the Land Development Regulations (LDR) Section 4.3.4 - Development Standards Matrix for *Non-Residential Zoning Districts* and Section 4.4.21(H) which apply to CF (Community Facilities) zoning districts and 4.4.19(H) which applies to MIC (Mixed Industrial and Commercial) districts:

		Standard	Provided
Open Space		25%	37%
Minimum Setback (MIC)	South	10'	240'
	East	10' (Side Interior)	17.30'
	West	10' (Side Interior)	275'
Minimum Setback (CF)	Perimeter	10'	10'
Building Height		48'	47.5'

Supplemental District Regulations:

LDR Section 4.6.9 (Parking Requirements):

Parking:

The parking required for the expanded facility is 191 parking spaces. The proposed site 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.

LANDSCAPE PLAN ANALYSIS

A landscape plan has been submitted and evaluated by the City's Senior Landscape Planner. The plan provides for parking lot islands, perimeter and building foundation landscaping. A variety of shrubs and ground cover such as Pink Muhly, Allamanda, and Dwarf Fakahatchee Grass are being provided. In addition, some existing trees are being saved via relocation. Based on the above, positive findings are be made with respect to LDR Section 4.6.16.

ARCHITECTURAL ELEVATIONS ANALYSIS

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 proposed building is modern in appearance with primarily straight lines and a stylistically appropriate level of embellishment with a neutral color palette. This style is consistent with the use and surrounding development of the same nature. Glass and ribbed metal panels are used as accents to the primarily masonry structure.

The roof height is varied to avoid a continuous roofline. The flat roof includes parapets to hide the rooftop inventory parking and mechanical equipment. Portions of the parapet are decorative with additional detail, and the rear façade incorporates sloped parapets that mimic residential rooftops. The break in flat lines is intended to reflect the building's context and is considered a favorable design addition.

Overall, this structure is harmonious with surrounding development and demonstrates contextual awareness. Based on the above, a positive finding is made with respect to LDR Section 4.6.18(E).

REQUIRED FINDINGS

Pursuant to LDR Section 3.1.1, 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 FLUM designation of Commerce (CMR) and Zoning District Map designation of Community Facility (CF) and Mixed Industrial and Commercial (MIC). The CF and MIC zoning district is consistent with the CMR FLUM designation. The bus terminal and associated parking are allowed uses in the CF and MIC zoning districts. Based on the above, it is appropriate to make a finding with respect to consistency with the Future Land Use Map (FLUM) designation.

LDR Section 3.1.1(B) - Concurrence:

A finding of concurrency was made by the City Commission as part of the conditional use approval as it relates to water and sewer, streets and traffic, drainage, parks and recreation, open space, and solid waste.

LDR Section 3.1.1(C) - Consistency:

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 of this report, a positive finding of compliance with the LDR is made.

Required Findings:

Pursuant to LDR Section 2.4.5(F)(5), 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.

A positive finding was made as part of the conditional use approval per LDR Section 2.4.5(F)(5).

Comprehensive Plan Policies:

A review of the Comprehensive Plan has been conducted and the following objective is applicable:

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 property is currently occupied by the Palm Tran South County Facility and the request is for the expansion of this facility. There are no known conflicts with the land or adjacent land uses. Thus, a positive finding is made with regard to Future Land Use Element Objective A-1.

REVIEW BY OTHERS

The development proposal is not located within a geographical area requiring review by the PGMS (Pineapple Grove Main Street), WARC (West Atlantic Development Coalition), HPB (Historic Preservation Board), CRA (Community Redevelopment Agency) or the DDA (Downtown Development Authority).

Public Notices:

No public notice is required for Class III Site Plan Modification applications. Letters of objection, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

ASSESSMENT AND CONCLUSION

The proposed modification is to allow an expansion of the Palm Tran South County Facilities. The proposed expansion will have a minimal impact on public facilities and the surrounding neighborhood. Positive findings are made with respect to Chapter 3 (Performance Standards) and the Goals, Objectives, and Policies of the Comprehensive Plan.

ALTERNATIVE ACTIONS

- A. Move **postponement** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for the Palm Tran South County Facility, by electing to continue with direction.
- B. Move **approval** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for Palm Tran South County Facility, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets the criteria set forth in Sections 2.4.5(F), 4.6.16, 4.6.18 and Chapter 3 of the Land Development Regulations, subject to the attached conditions of approval.
- C. Move **denial** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for the Palm Tran South County Facility, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in Sections 2.4.5(F), 4.6.16, 4.6.18 and Chapter 3 of the Land Development Regulations.

STAFF RECOMMENDATION

By Separate Motions:

Site Plan:

Move **approval** of the Class III Site Plan Modification for the Palm Tran South County Facility, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(G)(1)(c) and Chapter 3 of the Land Development Regulations.

Landscape Plan:

Move **approval** of the landscape plans for the Palm Tran South County Facility associated with the Class III Site Plan Modification, by adopting the findings of fact and law contained in the staff report, and finding that the request 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 Palm Tran South County Facility associated with the Class III Site Plan Modification, by adopting the findings of fact and law contained in the staff report, and finding that the request and is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

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 _____

Meets intent of standard X

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 X

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 X

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 _____

Meets intent of standard X

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 X

Meets intent of standard _____

Does not meet intent _____

- F. Property shall be developed or redeveloped 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 ☒

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

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 ☒

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 ☒

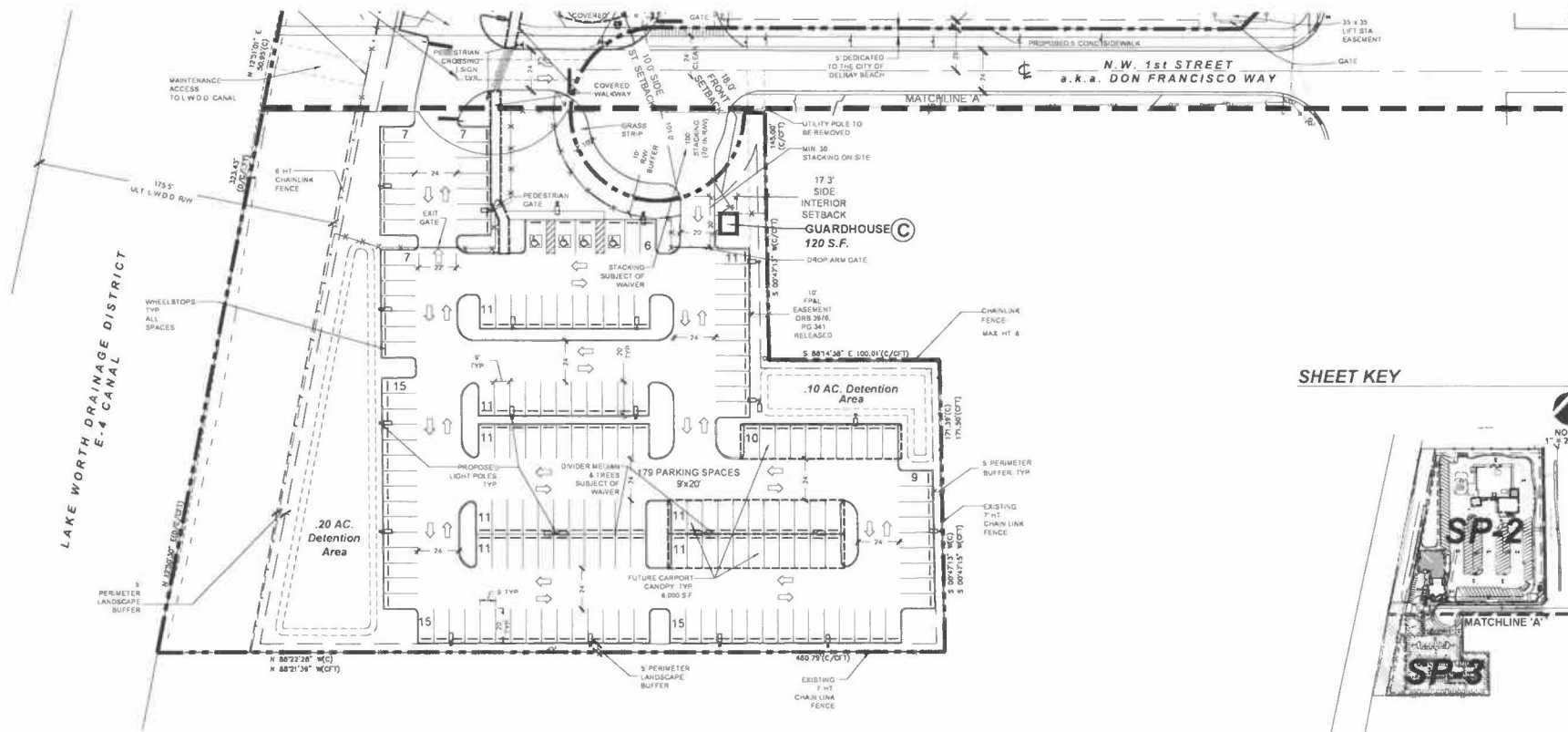
Does not meet intent

- 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.**

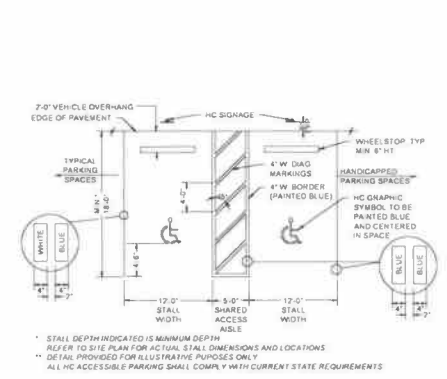
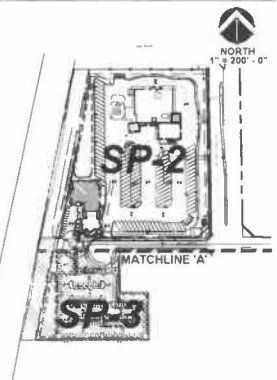
Not applicable ☒

Meets intent of standard

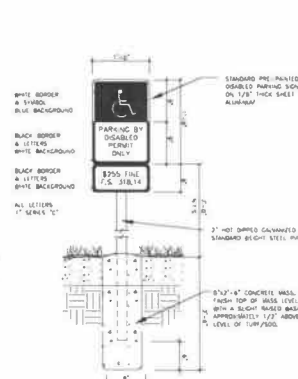
Does not meet intent



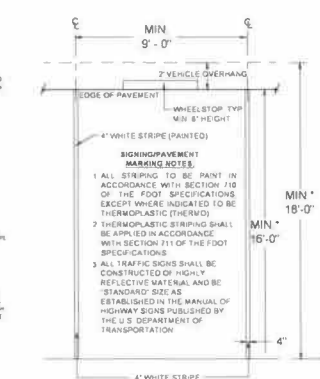
SHEET KEY



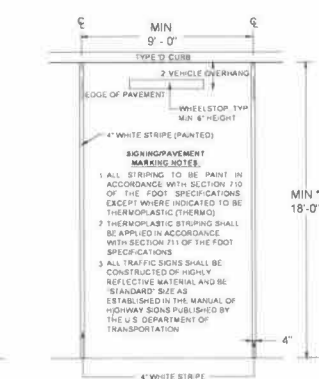
ACCESSIBLE PARKING SPACE DETAIL



ACCESSIBLE SIGN DETAIL



STANDARD PARKING SPACE DETAIL with OVERHANG



STANDARD PARKING SPACE DETAIL

Urban design kil day STUDIOS
Urban Planning & Design
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Palm Tran South County Expansion
Delray Beach, Florida
Site Plan - South Parcel & Site Details

Scale: 1" = 30' - 0"	
Date: 12/05/15	Project No: 12-050-001
Designed By: HLC	Drawn By: HLC
Checked By: CWW	Revision Dates:
01.12.17 DELRAY BEACH SUBMITTAL, ILL.	
02.11.17 DELRAY BEACH SUBMITTAL, ILL.	
03.01.17 DELRAY BEACH SUBMITTAL, ILL.	
03.20.17 DELRAY BEACH SUBMITTAL, ILL.	

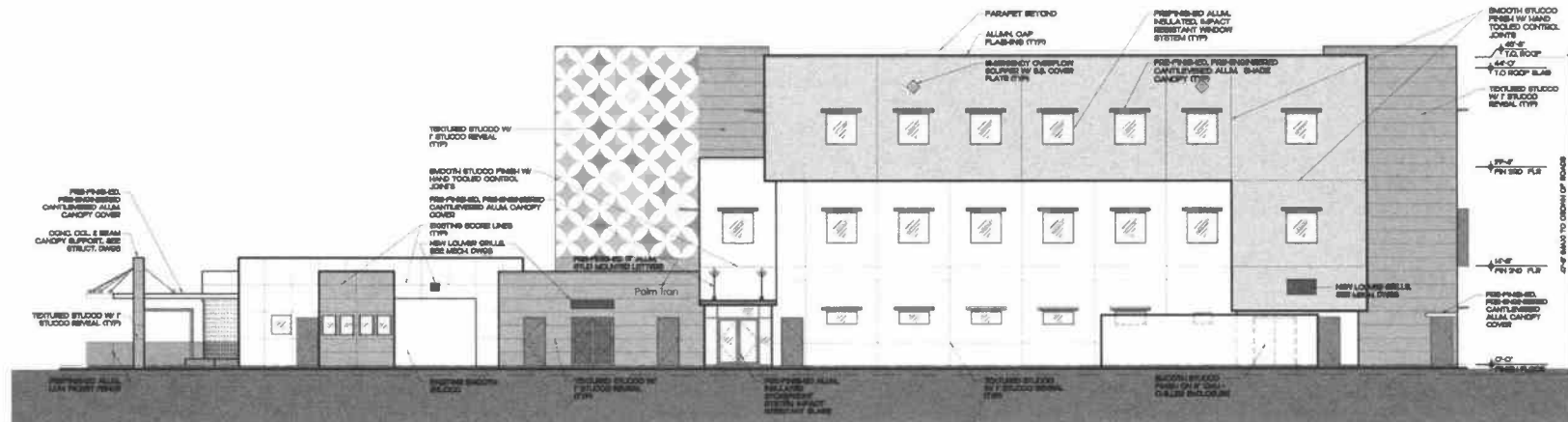
SP-3
of 3



North Elevation

Color Sample/Finishes Schedule

- SW 7100 Arcade White
- SW 7663 Monorail Silver
- SW 7063 Nebulous White
- SW 9151 Daphne
- SW 9149 Inky Blue



East Elevation



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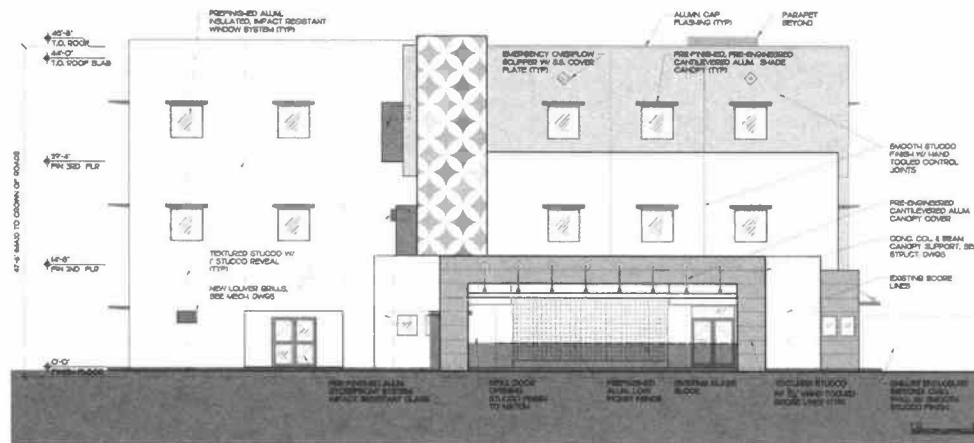
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PBC Palm Tran
South County Expansion
Elevations - Expansion Bldg A

August 11, 2017



South Elevation

Color Sample/Finishes Schedule

- SW 7100 Arcade White
- SW 7663 Monorail Silver
- SW 7063 Nebulous White
- SW 9151 Daphne
- SW 9149 Inky Blue



West Elevation

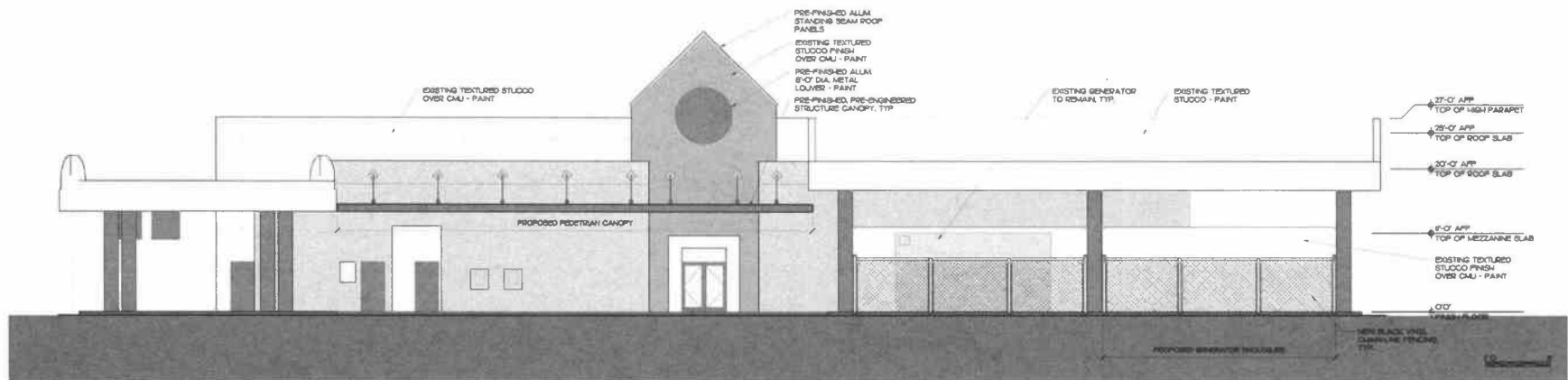


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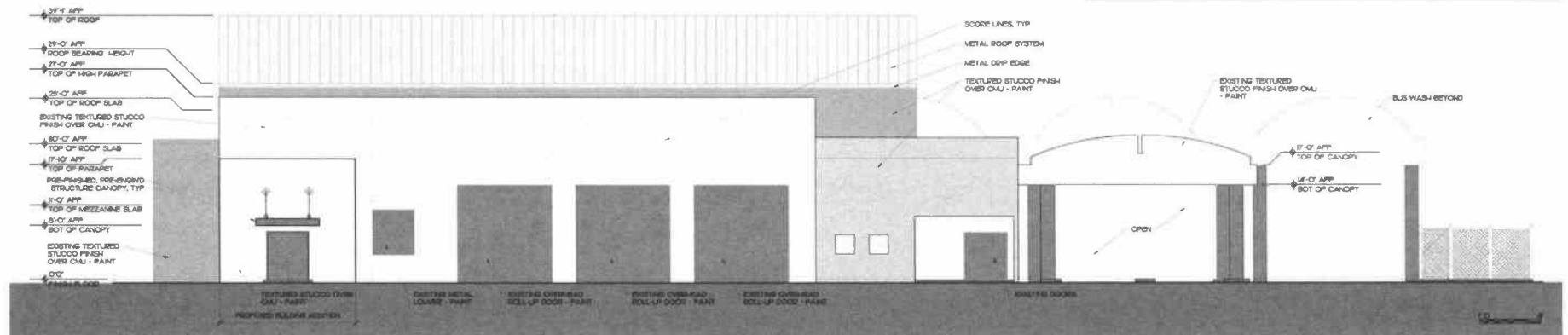
PBC Palm Tran
South County Expansion
 Elevations - Expansion Bldg A
 August 11, 2017



South Elevation

Color Sample/Finishes Schedule

SW 7100 Arcade White	Preweathered Galvalume
SW 7663 Monorail Silver	SW 9151 Daphne
SW 7063 Nebulous White	SW 9149 Inky Blue



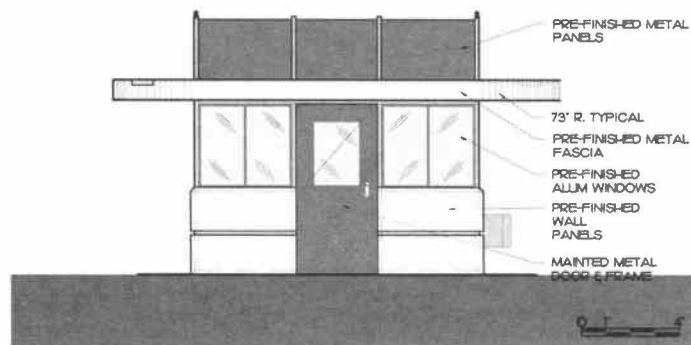
West Elevation



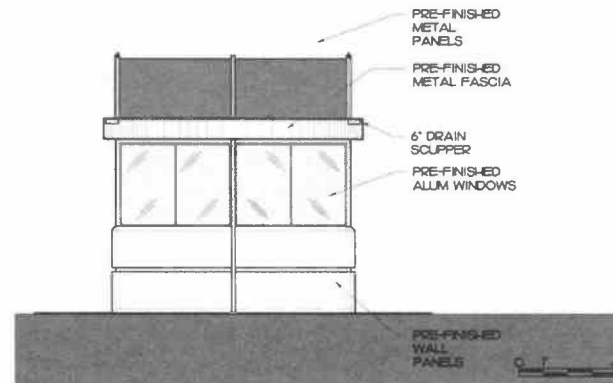
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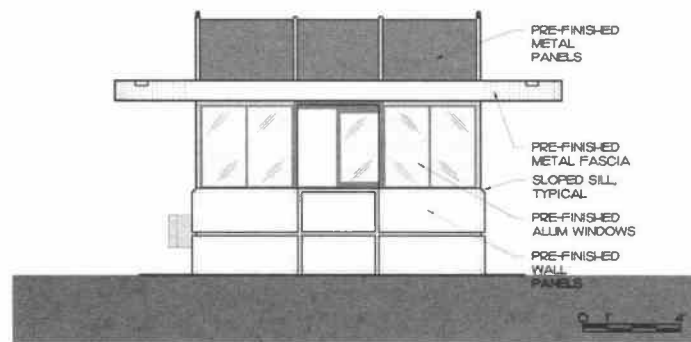
PBC Palm Tran
South County Expansion
 Elevations - Maintenance Bldg B
 August 11, 2017



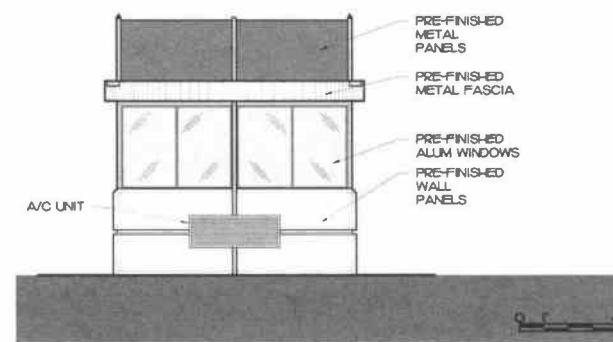
West Elevation



North Elevation



East Elevation



South Elevation



Custom Guard Booth

Custom Guard Booth 1

Model #DS6666OAS

Architectural superiority, structural integrity and quality construction say it all. When you need a guard house to "Build Your Image", B.I.G. has the solutions.

Color Sample/Finishes Schedule

- SW 7100 Arcade White
- SW 7663 Monorail Silver
- SW 9149 Inky Blue



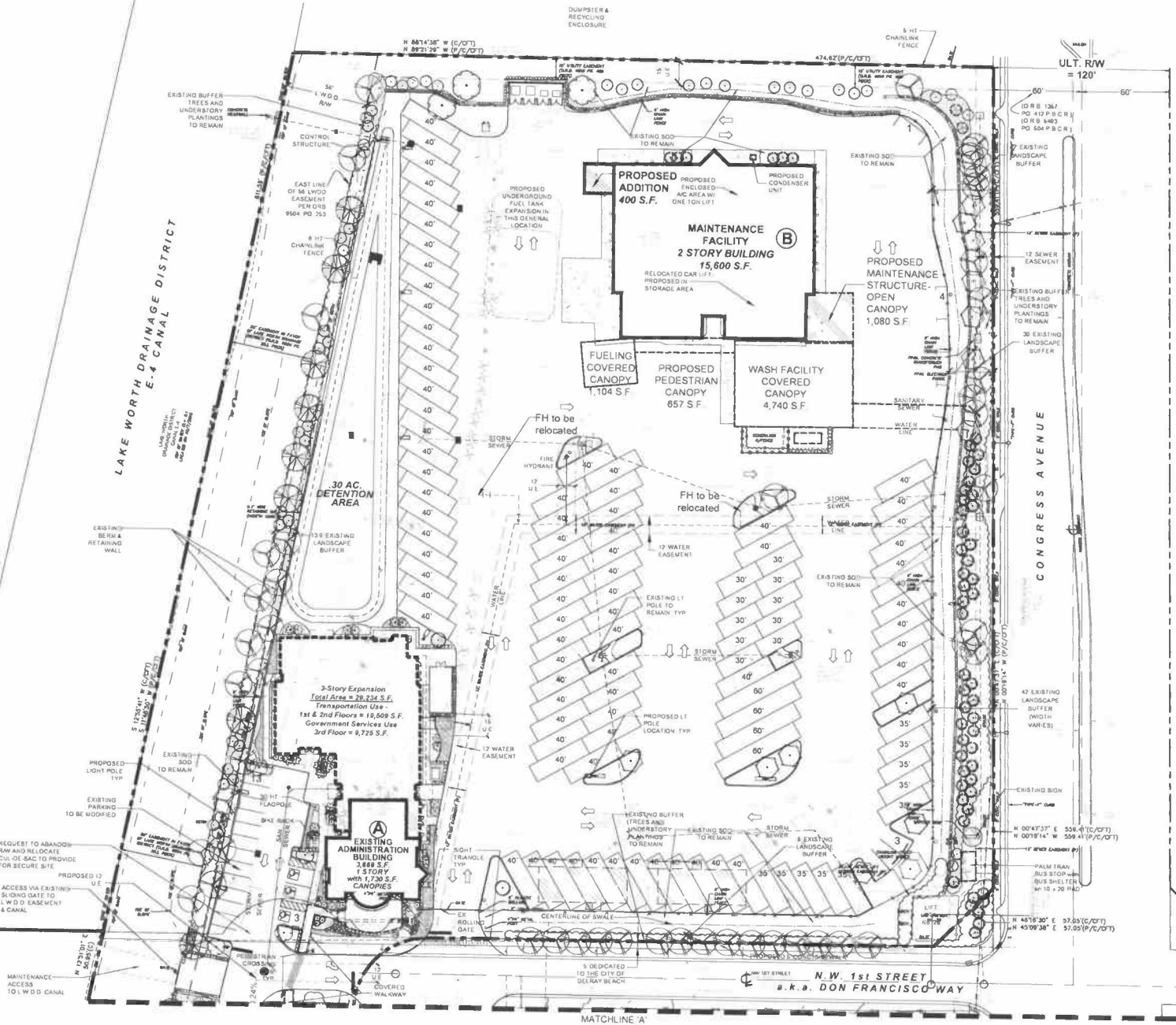
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PBC Palm Tran
South County Expansion
 Elevations - Guard House Bldg C
 March 24, 2017

PHASE 2
↑
PHASE 1

LAKE WORTH DRAINAGE DISTRICT
E-4 CANAL



urban design kilday STUDIOS
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Landscape Architecture
Communication Graphics

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Palm Tran South County Expansion

Delray Beach, Florida
Composite Plan - North



Scale: 1" = 30'-0"

Date: 03/21/17
Project No: 17-080-001
Designed By: HLC
Drawn By: HLC
Checked By: CWVW
Revision Data:
03/21/17, HLC, Revise:
03/21/17, HLC, Revise:
03/21/17, HLC, Revise:
03/21/17, HLC, Revise:
03/21/17, HLC, Revise:

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