



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Cove 4
Project Location: 344 Venetian Drive
Request: Approval of a Class V Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: October 10, 2018

Board Action:

Approved (7-0)

Project Description:

The property size is 0.34 acres and is zoned Medium Density Residential (RM). The project is located on the northwest corner of Casuarina Rd. and Venetian Dr. and consists of Lot 8, Block K, of JOHN B REID'S VILLAGE, Delray Beach, Florida according to the Plat thereof, recorded in Plat Book 21, Page 95, of the Public Records of Palm Beach County, Florida and all of that certain parcel of land continuous and lying west of the west boundary of Lot 8, Block K, of JOHN B. REID'S VILLAGE, Delray Beach, Florida, recorded in Plat Book 21, Page 95 of the Public Records of Palm Beach County, Florida.

The development proposal consists of the following

- Construction of a four-unit condominium building. Each unit is 2,533 sf that includes three bedrooms. Living quarters are contained in one story. Terraces are provided for all units on the roof.
- Parking is located on the lowest level of the building below the FEMA flood level.
- A common pool area is proposed.
- Installation of a 6-foot-high masonry wall around the pool for privacy.
- Installation of associated landscaping.
- Docks are shown to be included under a separate permit.

Staff Recommendation:

Approve

Board Comments:

none

Public Comments:

none

Associated Actions:

N/A

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: October 10, 2018

ITEM: **344 Venetian-Cove** 4: Class V Site Plan, Landscape Plan and Architectural Elevations for 344 Venetian Drive to construct a four-unit condominium (2018-134)

RECOMMENDATION: Approve

GENERAL DATA:

Location..... Northwest corner of Casuarina Rd and Venetian Dr.

Property Size..... 0.34 Acres

Future Land Use Map..... MD (Medium Density Residential, 6 – 12 Units/Acre)

Current Zoning..... RM (Multiple Family Residential – Medium Density)

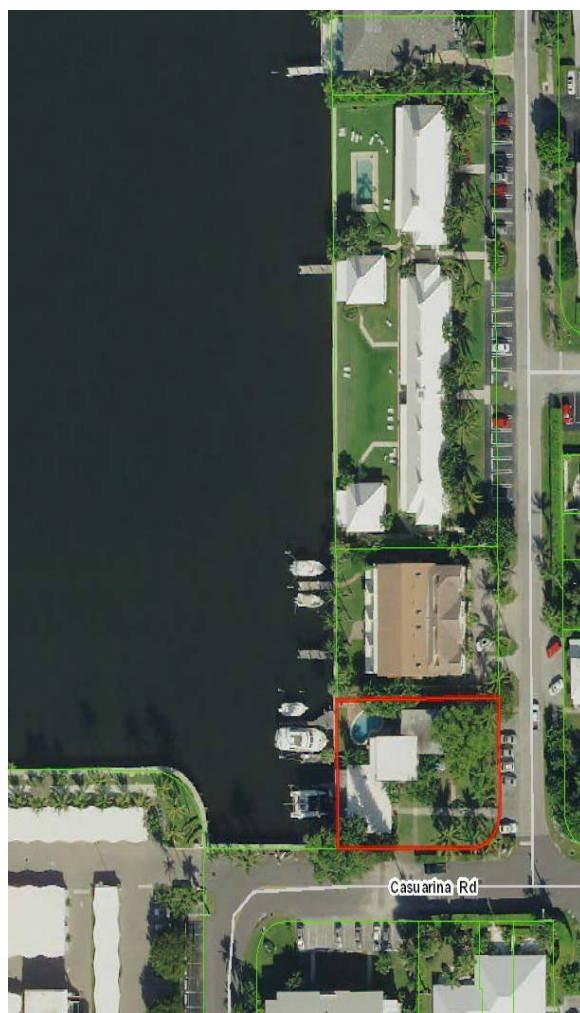
Adjacent Zoning.....North: RM
East: RM
South: RM
West: Intracoastal Waterway

Existing Land Use..... Multiple Family

Proposed Land Use..... Four unit condominium

Water Service..... Existing on site.

Sewer Service..... Existing on site.



ITEM BEFORE THE BOARD

The action before the Board is the consideration of a Class V Site Plan, Landscape Plan and Architectural Elevations for **Cove 4 located at 344 Venetian Dr**, pursuant to Land Development Regulations (LDR) Section 2.4.5(F)(1)(a).

BACKGROUND

The property size is 0.34 acres and is zoned Medium Density Residential (RM). The project is located on the northwest corner of Casuarina Rd. and Venetian Dr. and consists of Lot 8, Block K, of JOHN B REID'S VILLAGE, Delray Beach, Florida according to the Plat thereof, recorded in Plat Book 21, Page 95, of the Public Records of Palm Beach County, Florida and all of that certain parcel of land continuous and lying west of the west boundary of Lot 8, Block K, of JOHN B. REID'S VILLAGE, Delray Beach, Florida, recorded in Plat Book 21, Page 95 of the Public Records of Palm Beach County, Florida. In addition, the Declaration of Condominium of The Cove Apartments Condominium n/k/a Seagate Cove Yacht Club in O.R. Book 6114, Page 1753, together with amendments thereto recorded in: O.R. Book 6321, Page 1517; O.R. Book 12493, Page 459; O.R. Book 12635, Page 80 (changing the name of the condominium to Seagate Cove Yacht Club) and O.R. Book 21161, Page 1343, Public Records of Palm Beach County, Florida (thereafter "Declaration"). The project consists of the demolition of an existing two story building and the construction of a two-story condominium building with lower level parking.

PROJECT DESCRIPTION

The development proposal consists of the following:

- Construction of a four unit condominium building. Each unit is 2,533 sf that includes three bedrooms. Living quarters are contained in one story. Terraces are provided for all units on the roof.
- Parking is located on the lowest level of the building below the FEMA flood level.
- A common pool area is proposed.
- Installation of a 6-foot-high masonry wall around the pool for privacy.
- Installation of associated landscaping.
- Docks are shown to be included under a separate permit.

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 RM 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 11.7 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 exits 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

This performance standard applies to larger developments that include an interior road network. Since the project is an infill development within an existing residential neighborhood, this performance standard is not applicable.

- 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 four-unit building is designed within the required setbacks for the RM (Multiple Family) zoning district. The architectural style is Contemporary. The varying articulation of the building façade reduces the overall mass. 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, south and east by RM (Multiple Family Residential - Medium Density) zoned properties and to the west by the Intracoastal Waterway. 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

The proposed building offers varying architectural features such as cantilevered balconies, porcelain tile veneer, decorative aluminum screens, concrete eyebrows, and roof top planters. The rooftop appurtenance offers a side setback with a slope concrete eyebrow projection. 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. Single family housing (attached and detached) will at a minimum offer a mix of three- and four-bedroom units with varying floor plans.

Analysis

The project consists of four identical units at 2,533 square feet. Each unit consists of three bedrooms, a private elevator, great room, balconies, and roof top terraces. Due to the size and square footage of these units it impractical to have one bedroom and 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

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 applicant is proposing 5-foot sidewalks on Casuarina Rd and Venetian Dr. which adds to the bicycle/pedestrian network of the area and enhances the walkability of the neighborhood. In addition, the proposed development is approximately one block west of the Ocean and two blocks south of the vibrant Atlantic Avenue. Based on the above, a finding of compliance can be made.

Summary

In conclusion, a finding of compliance can be made to (b), (d) and (g). With respect to (a), (c) (e) and (f) each of the standards is not applicable to the project. Pursuant to section 4.4.6(l)(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. In the case of this development, those standards that are applicable have are in compliance, therefore the density can be considered appropriate.

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 consists of four condominium units. The development will have a condominium association, as there is shared common areas such as the pool and the parking. As the project has fewer than 25 units (4 units proposed), Staff believes that providing recreation facilities for all ages is not practical or feasible. 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 Venetian Dr. There are no more than two condominium units proposed along the front setback; therefore the 4' offset is not required.

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

The condominium row consists of two units and is 60' in length, thus meeting this code requirement.

- c) Service features, garages, parking areas, and entrances to dwelling units shall, whenever possible, is 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 to 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 25 % will be landscape/open space.

Platting:

LDR Section 4.3.3(O)(2)(Plat required) states that each townhouse, or townhouse type development shall be platted. However, pursuant to LDR section 5.1.4(A) Plat Exemptions; The proposed construction of a new building or structure occupying a previously platted lot in its entirety, to be maintained under a single ownership, or condominium occupied by the owner or lessees holding leases other than a divided land lease or ownership, whereupon no additional right-of-way is required. A plat is not required for this application, although condominium documents are required. **The condominium documents will be required to be submitted prior to building permit issuance.**

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> RM (Medium Density – Multiple Family Residential)	<u>Required</u> (1&2/3*)	<u>Proposed</u> (1&2/3*)
Building Setbacks (min.)		
Front (Venetian Dr.)	25'	25'4"
Side Interior Setback (north)	15'	15'0 ½"
Side Street Setback (Casuarina Rd.)	25'	25'-1 ½"
Rear (west)	25'	25' 1 ¼"
Maximum Lot Coverage:	40%	39.35%
Open Space:	25%	25%
Building Height (max.):	35'	35'
Minimum Floor Area: 3BR	1,250 sq. ft.	2,533 sq. ft.
Minimum/Maximum Density:	6-12 units/acre	11.72 units/acre
Min. Lot Size (sq.ft.)	8,000 sf.	14,861 sf
Min. Lot Frontage (ft.)	60 ft.	100 ft.
Min. Lot Width (ft.)	60 ft.	100 ft..
Min. Lot Depth (ft.)	100 ft.	150 ft.

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 space per unit for guest parking. There are four residential units, each with 3 bedrooms, therefore 10 spaces are required. 11 spaces are provided including one handicap space. Therefore, the parking requirement is met.

Pool Setbacks:

LDR Sections 4.6.15(G)(1), a minimum ten-foot 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). Pursuant to 4.6.15(G)(2) When adjacent to at least 50 feet of open space, as defined in Section 4.3.4(H)(5)(c) and (d), swimming pools at grade level may extend into the rear or interior side setback area but no closer than five feet. The proposed pool meets the required setbacks as it is adjacent to the intracoastal waterway, therefore meeting the 50 feet of open space.

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) other intersections. 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 feet 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 proposed sight visibility triangle on the corner of Casuarina Rd and Venetian Dr. meets the required sight visibility triangle.

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'. The right-of-way width on Venetian Dr. is 60' which meets standards. The right-of-way width on Casuarina Rd. is 50 feet. A 5-foot sidewalk easement has been requested by the City Engineer to account for any future sidewalk along Casuarina Rd. to meet the intent of having a 60-foot right-of-way without requesting additional dedication.

Sidewalk:

Pursuant to LDR Section 6.1.3(B)(1), 5' to 8'-wide sidewalks are required along all sides of the street for medium and high-density residential areas. As depicted on the plans, a new 5-foot sidewalk will be constructed on Casuarina Rd and Venetian Dr.

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.

LANDSCAPE ANALYSIS

A landscape plan has been submitted, evaluated and recommended for approval by the City Senior Landscape Planner. The proposed landscaping consists of removing several Palms with a Gumbo Limbo remaining. A Large Seagrape tree is also being removed, due to its condition assessment and location. The landscaping will be replaced with Fishtail Palms, Dahoon Holly, Sylvester Date Palm, Foxtail Palm, Foxtail Asparagus, Bomeliad, Cocoplum, Japanese Blueberry tree, Evergreen Giant Liriope, Song of India, Popocarpus Hedge Lady Palm Confederate jasmine, Dwarf Asian Jasmine, and Empire Japonica Zoysia. The landscaping being provided is more than adequate. **Prior to site plan certification, the mitigation plan for trees to be removed will be added on Sheet L-1 on the "Existing Tree List".** The three existing Coconut Palms have been requested to be moved to a City beachfront park site, such as Anchor Park, Atlantic Dunes or along A1A.

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 a two-story condominium building including lower level parking. The building is contemporary design with four identical units. There is a common pool on the west side, as well as, boat docks, to be permitted separately, and each unit will have an open-air roof top terrace accessed via the stair/ elevator entrance. The masonry wall is a smooth stucco finish in Pure White and Gauntlet Grey with accent porcelain tiles in Pale Golden. There are impact resistant aluminum doors and windows with Bronze finish, decorative aluminum safety glass railing system with recess mounted posts also in Bronze finish and a decorative aluminum screen to help shield the vehicles. There is a sliding garage door to access the lower level garage, 6-foot-high masonry privacy wall, and a garden wall with a smooth stucco finish.

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 as well as providing off street parking. 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**, is 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 11.7 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.

Similar uses surround this property. 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 four-unit condominium development is appropriate and consistent with the surrounding area. There are existing multi-family residential developments on the adjacent properties to the north, south and east. Located to the west is the Intracoastal Waterway. Thus, the proposed 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 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, south, and east. Only the property to the north is directly abutting the subject parcel. A landscape buffer and proposed wall around the pool area will negate such nuisances such as noise, odors, and dust 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.

This requirement does not apply to the four-unit condominium.

NOTICES

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 August 16, 2018, the development proposal was reviewed by the Green Implementation Board (GIAB) and was approved. The GIAB memo has been attached to this report.

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

- Beach Property Owners Association

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

ASSESSMENT AND CONCLUSION

The property consists of 0.34 acres and is currently zoned (RM) Multiple Family. The development consists of the construction of a four-unit condominium building. Each unit consists of three bedrooms (the under-air square footage is 2,533 sq. ft.). The units share a common pool and a parking area which is on the lower level. There will also be the installation of associated landscaping and private roof deck terraces. The contemporary design of the condominiums will be aesthetically pleasing, a visual asset and is compatible with existing multi-

family developments on adjacent properties. The development substantially meets the performance standards in LDR Section 4.4.6

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the Class V Site Plan, Landscape Plan, and Architectural Elevations for **344 Venetian Drive**, 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), Chapter 3, Section 4.6.16, and 4.6.18(E).
- C. Move denial of the Class V Site Plan, Landscape Plan and Architectural Elevations for **344 Venetian Drive**, 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), Chapter 3, Section 4.6.16, and 4.6.18(E).

STAFF RECOMMENDATION

By Separate Motions:

Site Plan

Move approval of the Class V Site Plan Modification for **344 Venetian Drive**, 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.

Landscape Plan

Move approval of the Landscape Plan for **344 Venetian Drive**, 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 **344 Venetian Drive**, 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).

Notes:

1. That the Condominium documents be submitted to the Planning and Zoning Department prior to building permit issuance.
2. Prior to site plan certification, the mitigation plan for trees to be removed will be added on Sheet L-1 on the "Existing Tree List".

APPENDIX A CONCURRENCY FINDINGS
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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 and sewer service will be provided to the site through an existing 8" water main and an 8" sewer main along Venetian 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 EnviroDesign was provided on May 31, 2018 it has been determined the proposed development will have an insignificant impact on the surrounding roadway network, meeting the requirement of Palm Beach County's Traffic Performance Standards. Therefore, a positive finding can be made.

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. Therefore, a positive finding can be made.

Solid Waste: The subject property will consist of four 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 5.9 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. Therefore, a positive finding can be made.

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.

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	X	
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	x	
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	X	
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	X	
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		X
Does not meet intent		

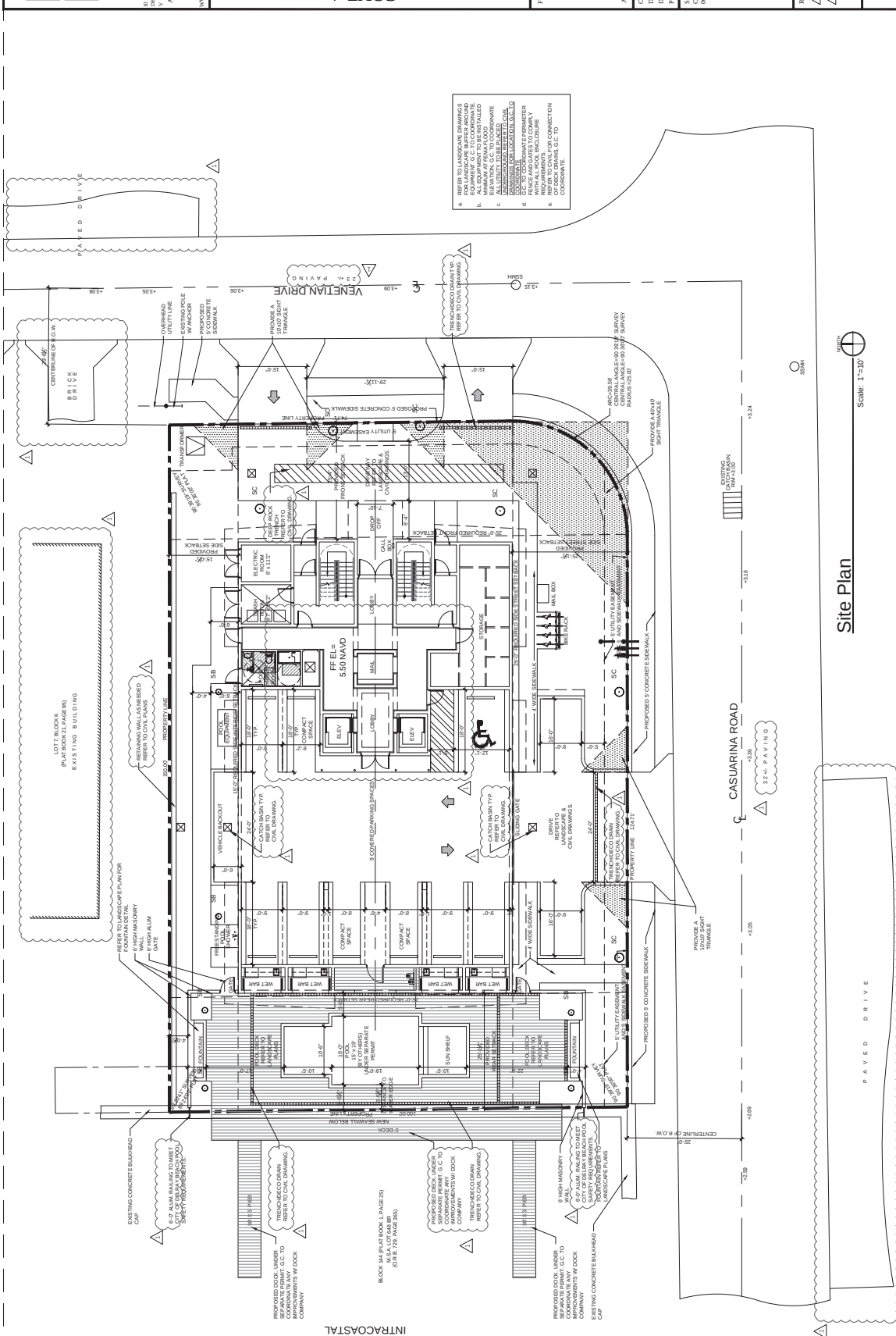
- I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.**

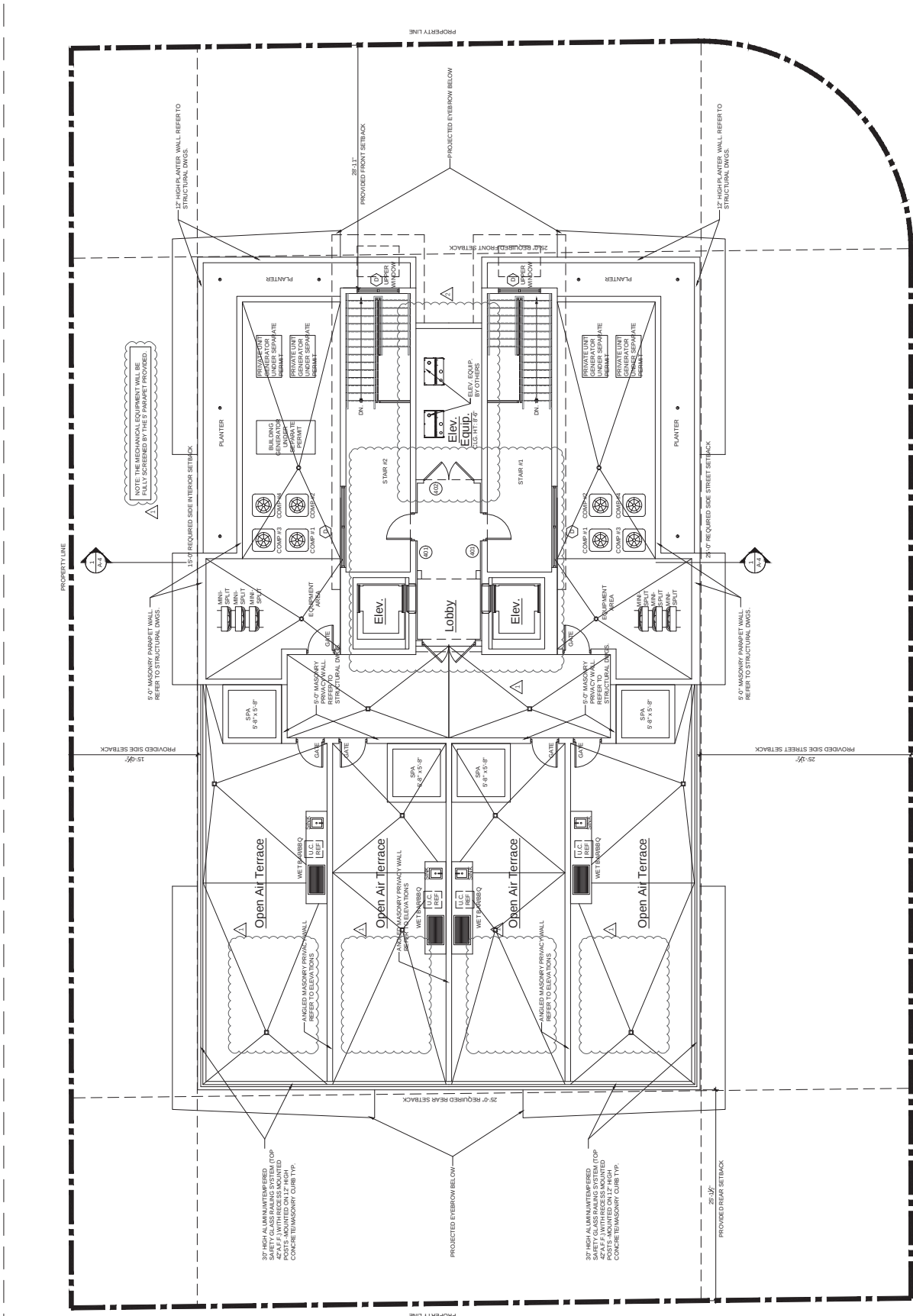
Not applicable		
Meets intent of standard		X
Does not meet intent		

- 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		

RICHARD JONES ARCHITECTURE

[illegible]



Scale: 3/16"=1'-0"

Roof Terrace Plan

A-1.3

ROOF
TERRACE
PLAN

REVISIONS:
TAG COMMENTS
2ND ROUND TAC
COMMENTS 0922.18

SUBMITTALS:
CLASSY SUBMITTAL:
0922.18

DESIGNER:
DRAWN BY:
PLAN REVIEW:

COMMISSION # 18-007
A30001817 | 180600056

COVE 4
344 VENETIAN DRIVE
DELRAY BEACH, FLORIDA

WWW.RICHARDJONESARCHITECTURE.COM

1615 NEW VENETIAN DRIVE
DELRAY BEACH, FLORIDA 33484
P 561.274.1894
A30001817 | 180600056

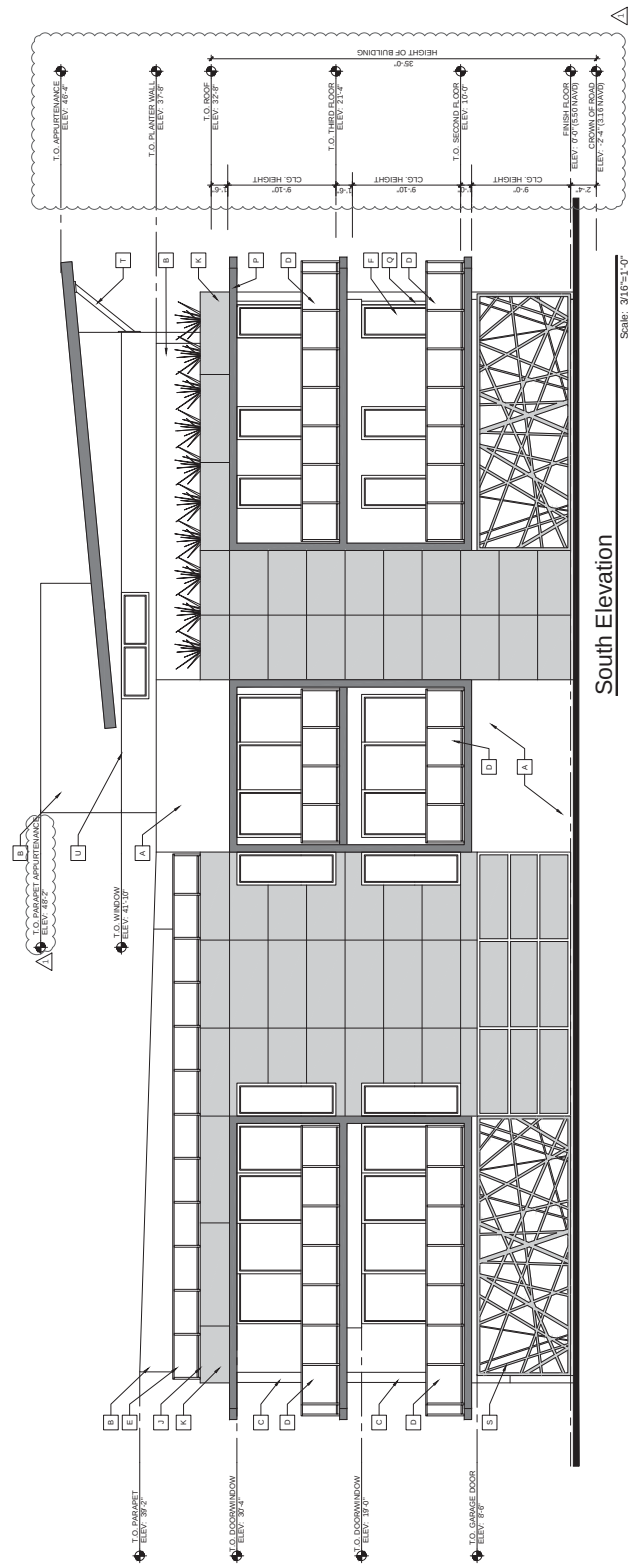
ARCHITECTURE

RICHARD JONES

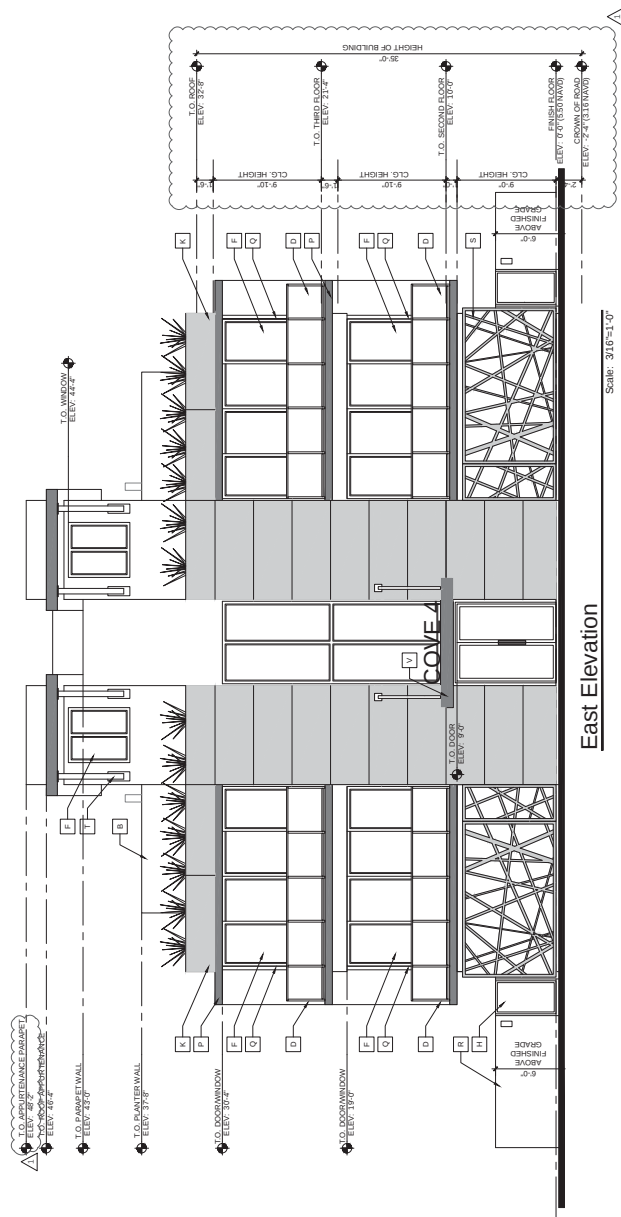
ELEVATION NOTES

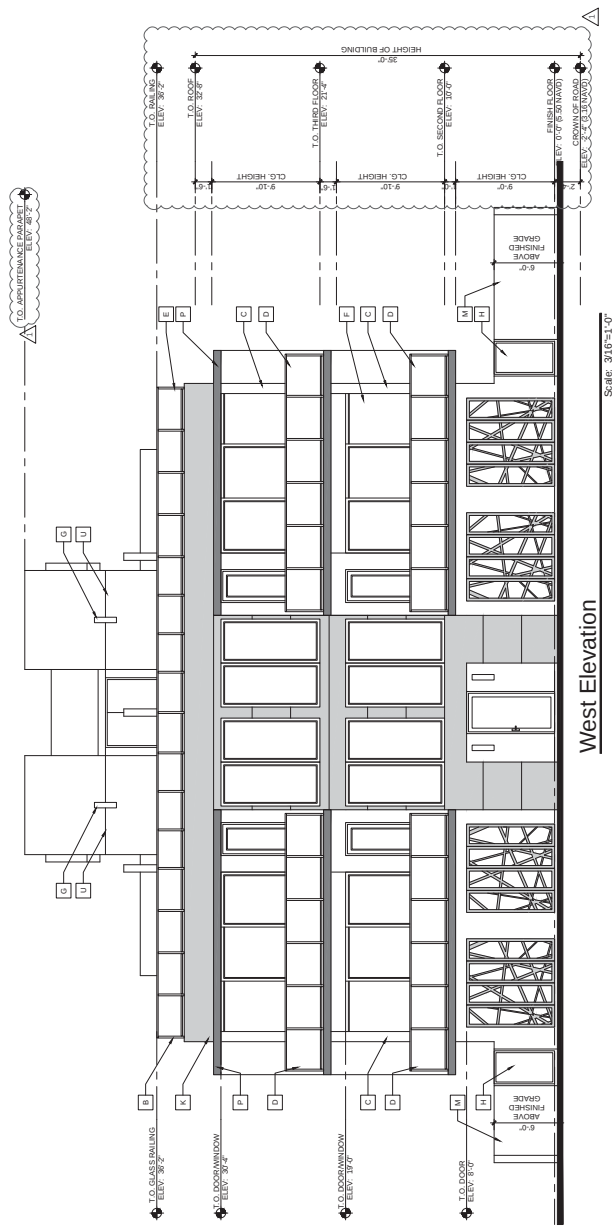
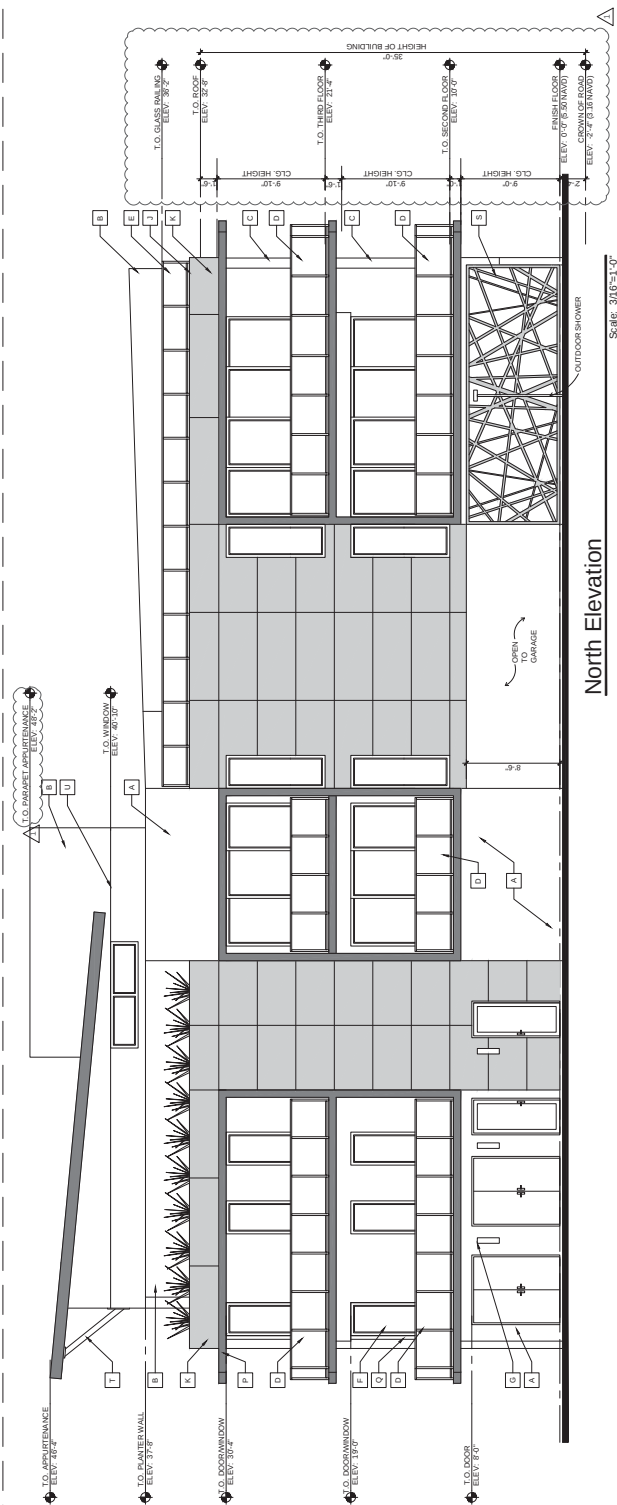
1	MASONRY WALL WITH SMOOTH STUCCO FINISH
2	MASONRY PARAPET WALL WITH SMOOTH STUCCO FINISH (E.G. TO PROVIDE ADEQUATE FLASHING/COUNTER FLASHING AT TOP OF SYSTEM) WITH MASONRY TAMPSET WALL REFER TO STRUCTURAL DRAWINGS
3	CIRCULAR CONCRETE COLUMNS REFER TO STRUCTURAL DRAWINGS
4	DECOGNATE ALUMINUM TAMPSET SAFETY GLASS (TOP 4" OF 4" F.F.) WITH RECESS MOUNTED POSTS WITH BRONZE FINISH TO REFLECT A SPHERE AND RESIST 3.0 LB. LATHEAL FORD. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL
5	DECOGNATE 30" HIGH ALUMINUM TAMPSET SAFETY GLASS (TOP 4" OF 4" F.F.) WITH RECESS MOUNTED POSTS WITH BRONZE FINISH. MOUNTED ON 12" HIGH CONCRETE/MASONRY CURB REFER TO STRUCTURAL DRAWINGS FOR DETAIL. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL
6	IMPACT RESISTANT ALUMINUM WINDOW AND WINDOWS WITH BRONZE FINISH PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL
7	DECOGNATE LIGHT FIXTURE (TO BE SELECTED BY ARCHITECT/DESIGNER)
8	ALUMINUM GATE WITH BRONZE FINISH. VERIFY HEIGHT IN FIELD TO ALIGN TOP OF GATE WITH TOP OF MASONRY WALL. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL
9	TERACE DECK WATER PROOFING & FLASHING SYSTEM. WATERPROOF CLEAR SEALER ON TILE OR THIN SET INSTALLED PER MANUFACTURER'S SPECS. UNDERLAY OF SUB MINIMUM 1/2" CYRANE PRO SEAL. MINIMUM AVERAGE 6-20" INSULATION (ENTER ASSEMBLY)
10	PORCELAIN TILE VENEER APPLIED OVER WATER PROOF COATING OVER MASONRY. PROVIDE SAMPLE FOR ARCHITECT'S REVIEW AND APPROVAL. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION
11	PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL
12	MASONRY GARDEN WALL WITH SMOOTH STUCCO FINISH
13	EMERGENCY EGRESS OVER SCULPTED EGRESS MINIMUM 1' BENCH EXTERIOR FACE OF WALL (REFER TO M.E.P. DRAWINGS FOR SIZING)
14	6" MONOCHROMATIC POLISHED CONCRETE CANTILEVERED BALCONY RAILWAYWORK REFER TO STRUCTURAL DRAWINGS
15	STRUCTURAL STEEL COLUMN WRAPPED IN BRICKA METAL (TO MATCH WINDOW DOOR FRAMES) REFER TO STRUCTURAL DRAWINGS
16	6" 0" HIGH MASONRY PRIVACY WALL WITH SMOOTH STUCCO FINISH
17	DECOGNATE ALUMINUM SCREEN (BY SOUTH FLORIDA ALUMINUM OR EQUAL) PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL
18	ALUMINUM BRACKET BY SOUTH FLORIDA ALUMINUM OR EQUAL. SEE DETAIL
19	SCORE LINE
20	ALUMINUM CANOPY BY SOUTH FLORIDA ALUMINUM OR EQUAL

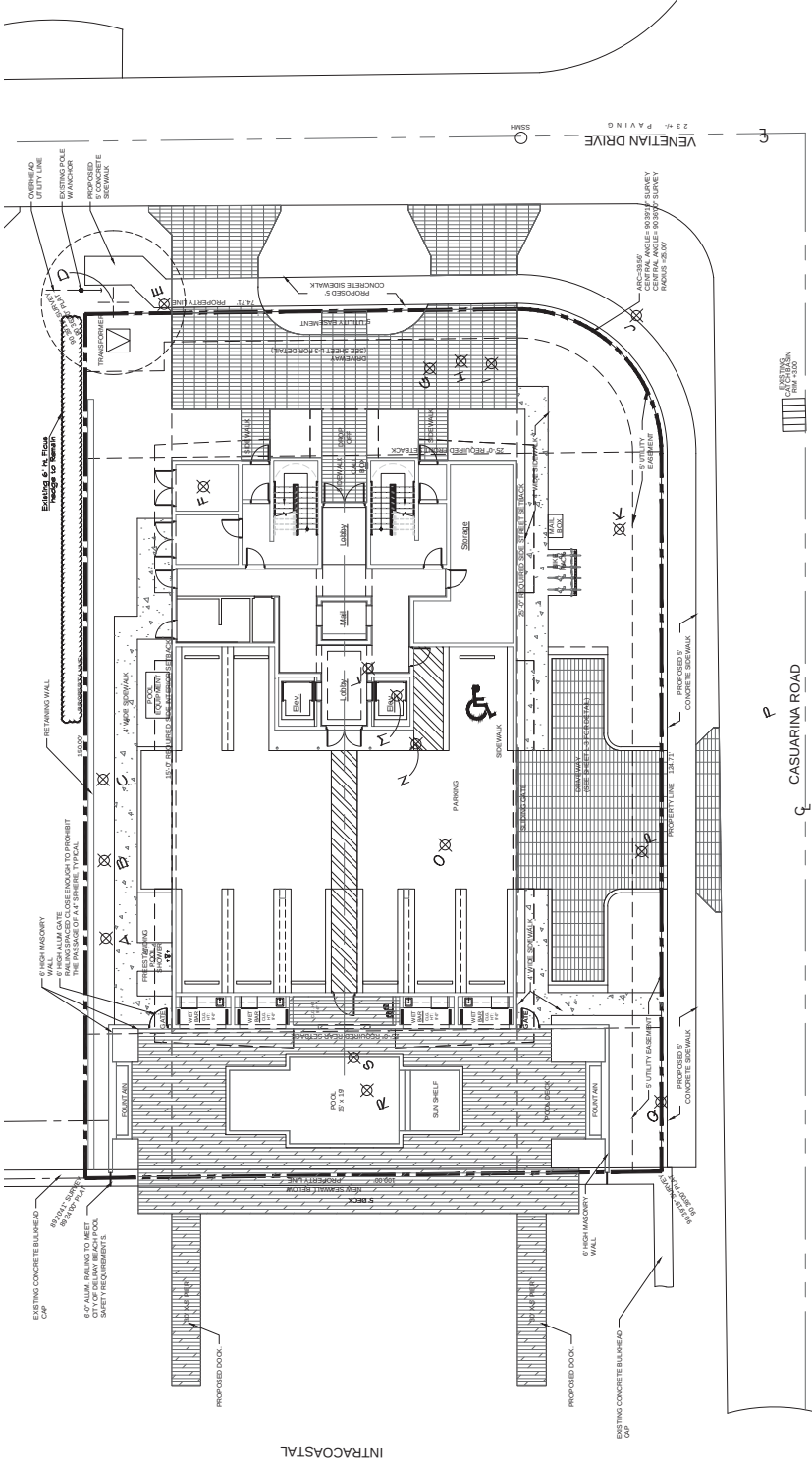
South Elevation



East Elevation



[illegible][illegible]



EXISTING TREE LIST

GENUS	HOST TYPE	DESCRIPTION	RECORDS
A	Diplos leucogaster	19 N, 18 W, spr.	recovered
B	Diaplo leucogaster	19 N, 18 W, spr.	recovered
C	Diaplo leucogaster	19 N, 18 W, spr.	recovered
D	Diaplo leucogaster	19 N, 18 W, spr.	recovered
E	Diaplo leucogaster	19 N, 18 W, spr.	recovered
F	Diaplo leucogaster	19 N, 18 W, spr.	recovered
G	Diaplo leucogaster	19 N, 18 W, spr.	recovered
H	Diaplo leucogaster	19 N, 18 W, spr.	recovered
I	Diaplo leucogaster	19 N, 18 W, spr.	recovered
J	Diaplo leucogaster	19 N, 18 W, spr.	recovered
K	Diaplo leucogaster	19 N, 18 W, spr.	recovered
L	Diaplo leucogaster	19 N, 18 W, spr.	recovered
M	Diaplo leucogaster	19 N, 18 W, spr.	recovered
N	Diaplo leucogaster	19 N, 18 W, spr.	recovered
O	Diaplo leucogaster	19 N, 18 W, spr.	recovered
P	Diaplo leucogaster	19 N, 18 W, spr.	recovered
Q	Diaplo leucogaster	19 N, 18 W, spr.	recovered
R	Diaplo leucogaster	19 N, 18 W, spr.	recovered
S	Diaplo leucogaster	19 N, 18 W, spr.	recovered
T	Diaplo leucogaster	19 N, 18 W, spr.	recovered
U	Diaplo leucogaster	19 N, 18 W, spr.	recovered
V	Diaplo leucogaster	19 N, 18 W, spr.	recovered
W	Diaplo leucogaster	19 N, 18 W, spr.	recovered
X	Diaplo leucogaster	19 N, 18 W, spr.	recovered
Y	Diaplo leucogaster	19 N, 18 W, spr.	recovered
Z	Diaplo leucogaster	19 N, 18 W, spr.	recovered

LEGEND

- | | | | |
|---|------------------------------|---|---------------------------------|
|  | EXISTING TREES TO BE REMOVED |  | EXISTING TREES TO BE RELOCATED |
|  | EXISTING TREES TO REMAIN |  | NEW LOCATION OF RELOCATED TREES |
|  | EXISTING PATHS TO REMAIN | | |

