



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Harbour's Edge
Project Location: 401 E. Linton Blvd
Request: Class II Site Plan Modification
PCN: 12-43-46-21-50-001-0000
Board: Site Plan Review and Appearance Board
Meeting Date: October 16, 2019

Board Action:

Approved as presented 7-0

Project Description:

The subject property is located on the north side of Linton Blvd and the Intracoastal waterway, corner of SE 7th Street and SE 5th Avenue within the Multiple Family Residential (RM) zoning district. The subject property is HARBOURS EDGE PL 1 TR A & HARBOURS EDGE PL 2 PB52P180 TR B and contains 20.45 Acres.

The subject request includes changes to the Site Plan and Landscape Plan by restriping the surface parking lot to accommodate compact parking spaces to provide more spaces for the visitors and staff.

	Site Plan of Record	Proposed
Garage Parking Spaces	276	276
Surface Parking Spaces	134	230 (compact 151)
Parking Spaces Required	335	335
Handicap	15	12 (10 required)
Total Parking Spaces Provided	410	506
Surplus of Parking	52	171

Board Comments:

The board did have concerns with all the compact parking being on the surface area.

Public Comments:

N/A

Associated Actions:

N/A

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



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: October 16, 2019

File No.: 2019-257 SPF-SPR-
CL2

Application Type: Class II Site Plan Modification

General Data:

Owner: Yoan Machado.

Agent: Lifespace Communities, Inc.

Location: 401 E. Linton Blvd

PCN: 12-43-46-21-50-001-0000

Property Size: 20.45 Acres

FLUM: MD (Medium Density)

Zoning: RM (Multiple Family Residential)

Adjacent Zoning:

- North: OS (Open Space)
- South: SAD and CD (Special Activities District and Conservation District)
- East: Intracoastal Waterway
- West: PC (Planned Commercial)

Existing Land Use: Assisted Living facility

Proposed Land Use: Car Wash/Apartment above retail use of car wash



Item before the Board:

The action before the Board is for the consideration of a Class II Site Plan Modification for **Harbour's Edge** located at **401 E. Linton Blvd.** pursuant to LDR Section 2.4.5 (F), including:

- ☐ Site Plan
- ☐ Landscape Plans

Optimal Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Class II (2019-257) Site Plan and Landscape Plans for **Harbour's Edge** located at **401 E. Linton Blvd.**, as amended, 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 the Land Development Regulations.
3. Move denial of the Class II (2019-257) Site Plan, and Landscape Plans for **Harbour's Edge** located at **401 E. Linton Blvd.**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.

Note: Prior to Site Plan Certification signed and sealed drainage calculations must be provided.

Project Planner:
Jennifer Buce
buce@mydelraybeach.com
561-243-7138

Review Dates:
October 16, 2019

Attachments:
1. Site Plans
Landscape Plans



Assessment and Summary:

The property consists of 20.45 acres and is currently zoned RM (Multiple Family Residential). The project consists of the resurfacing and restriping of the surface parking.

The proposal is to resurface the surface parking to add compact spaces in order to increase the amount of parking spaces available to staff and visitors.

Background:

The subject property is located on the north side of Linton Blvd and the Intracoastal waterway. corner of SE 7th Street and SE 5th Avenue within the Multiple Family Residential (RM) zoning district. The subject property is HARBOURS EDGE PL 1 TR A & HARBOURS EDGE PL 2 PB52P180 TR B and contains 20.45 Acres.

At its meeting of March 23, 1983, the Planning and Zoning Board approved a conditional use and Site Plan Development for Harbour's Edge to build a life care retirement community.

Today there are 266 dwelling units in two buildings (five stories) and an additional 54 beds. There is a clubhouse, kitchen, dining and therapeutic facilities on site.

At its meeting of November 30, 2011, a Class III site plan modification, landscape plan, and architectural elevations with the redevelopment, expansion and up grade of the Independent Living Commons building and the Health Care Facility was approved.

In 2015, a Class II Site Plan Modification was approved for additional surface parking but expired and was never built.

Now before the board is a Class II Site Plan Modification which includes repaving and restriping of the surface parking lot to include compact spaces to accommodate more parking for visitors and staff members.

Project Description:

The subject request includes changes to the Site Plan and Landscape Plan by restriping the surface parking lot to accommodate compact parking spaces to provide more spaces for the visitors and staff.

Site Plan Analysis:

The following items identified in the Land Development Regulations shall specifically be addressed by the Site Plan Review and Appearance Board (SPRAB) for final action on the site and development applications/requests, as presented.

Parking:

Pursuant to LDR Section 4.6.9(C)(7)(b), nursing homes shall provide one space for each four beds. The nursing home has 54 beds and thus requires 14 parking spaces.

Pursuant to LDR Section 4.6.9(7)(c) Assisted living facilities. that do not comport with the definition of "community residence" and Continuing Care Facilities: Facilities shall provide 1.5 spaces per unit. However, in 2011, the parking calculation that was used and has been carried through to present has been calculated at 63 one bedroom apartments at a rate of 1.0 which is 63 parking spaces and 206 apartment units with two bedrooms including one three bedroom unit at a rate of 1.25 which is 258 parking spaces.

Pursuant to LDR Section 4.6.9(C)(1)(b) Handicapped spaces. Special parking spaces designed for use by the handicapped shall be provided pursuant to the provisions of Florida Accessibility Code for Building Construction. Such spaces shall not be in addition to, but shall substitute for required parking. The current parking covered by the Federal Fair Housing Act requires 9 handicap spaces, which they have provided. The proposed addition of spaces requires, two percent of the total development.

Pursuant to LDR 4.6.9(C)(g) Compact car parking. Up to 30 percent of the required parking for any use may be designated for compact cars. Such approval may be granted concurrent with approval of the site and development plan. Spaces which are provided in excess of the number required may also be designated and designed as "compact car parking". The applicant has provided the 30 percent of required parking which is 151 parking spaces.



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

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The applicant is now proposing 96 new surface parking spaces which will accommodate additional parking for visitors and employees. The proposed parking is being restriped to provide 151 compact spaces, 67 standard spaces and 12 handicap spaces. This is reflected in both charts provided.

"	Compact	Standard	Handicap
Area "A" (north end of complex by parking garage))	30	25	3
Area "B" (northwest of 1 story building)	74	18	2
Area "C" (south of the 1 story building)	47	24	7
Total	151	67	12

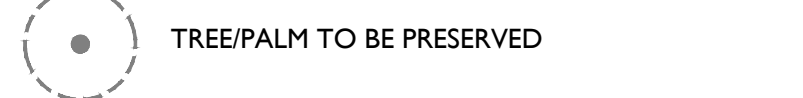
Pursuant LDR 4.6.9(D)(6) Design Standards; Marking and Signing; the proposed compact, standard, parallel and handicap spaces comply with this requirement.

Lighting:

Pursuant to LDR Section 4.6.8, whenever new lights are introduced on-site a photometric plan must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. The photometric plan meets the minimum and maximum foot candle allowances of 0.3 to 4.0 for parking lots in the Multi-Family Residential Zoning.

Landscape Analysis:

A landscape plan has been submitted, evaluated and recommended for approval by the City Senior Landscape Planner. There is minor modification being made to the northwest and southwest areas that include the removal of two trees and 4 palms. They are being replaced with 11 Silver button, 4 Palms and 1 Live Oak. There is no in lieu fees required. There will also be additional shrubs of Giant Silver Bromeliad, Queen Emma Cocoplum, Croton, and Wax Jasmine. The ground cover consists of Blueberry Flax Lilly and Green Island Ficus.



NOTE:
ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY
OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2. REFER TO SHEET LP-301 FOR DETAILS

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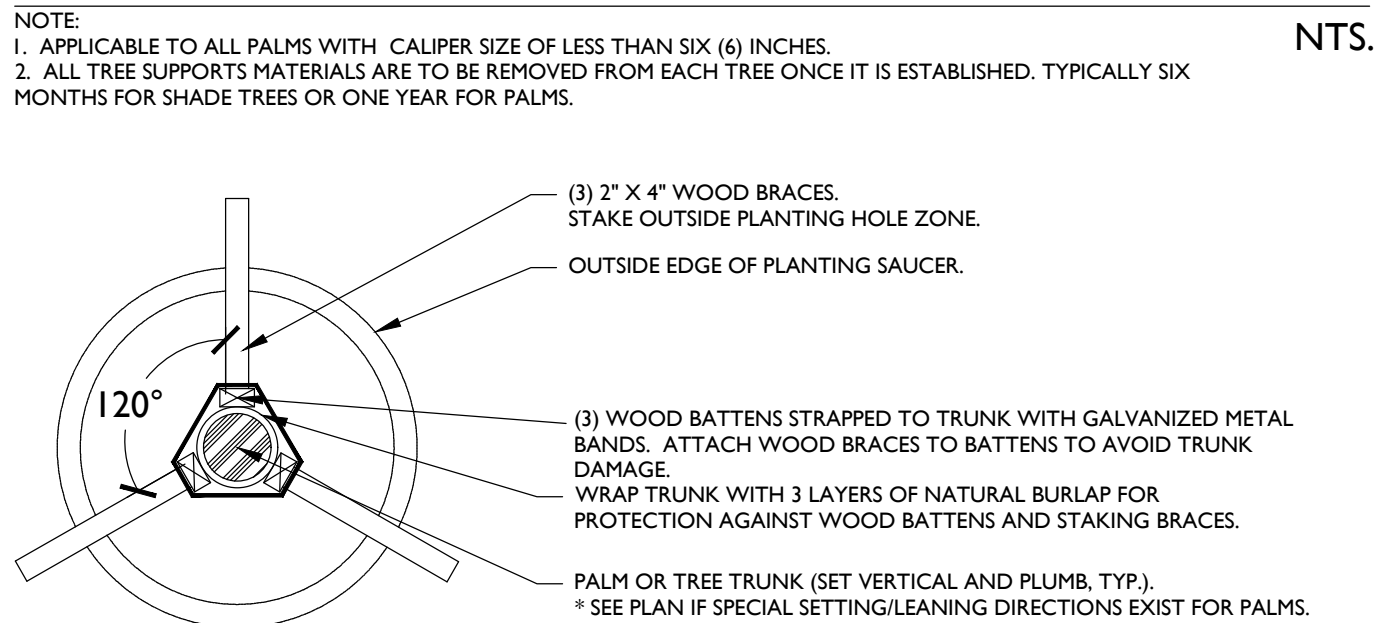
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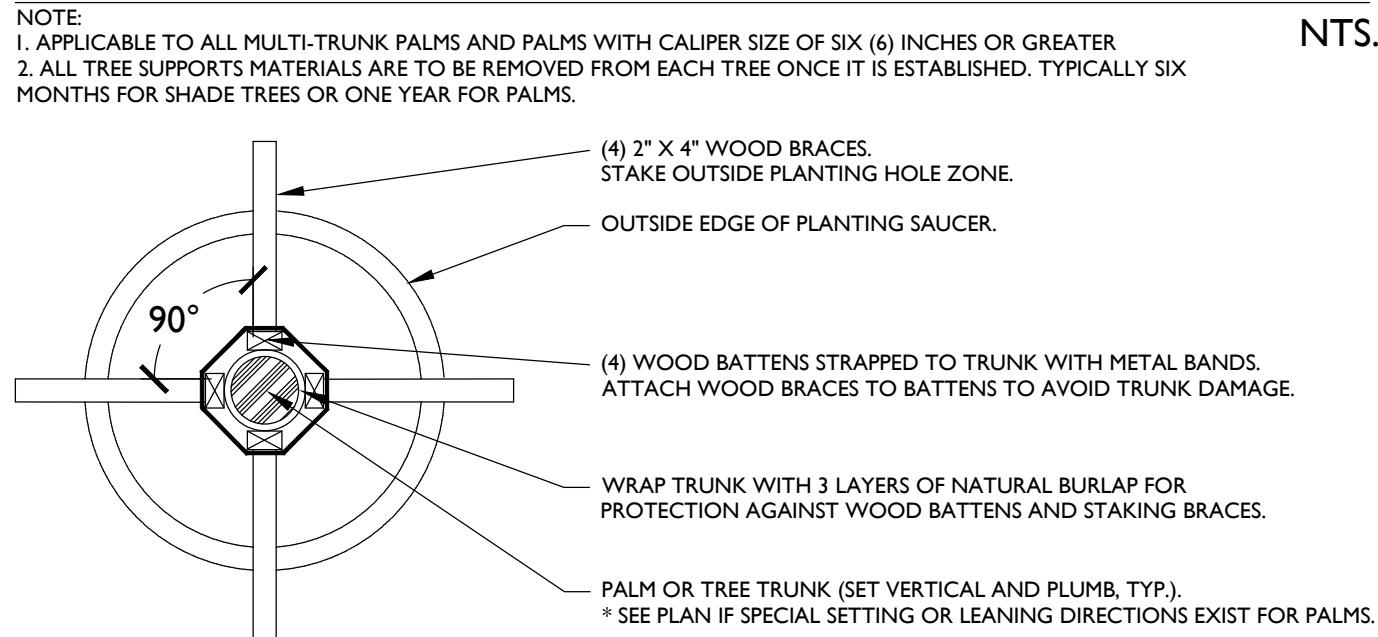
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SMALL PALM STAKING PLAN



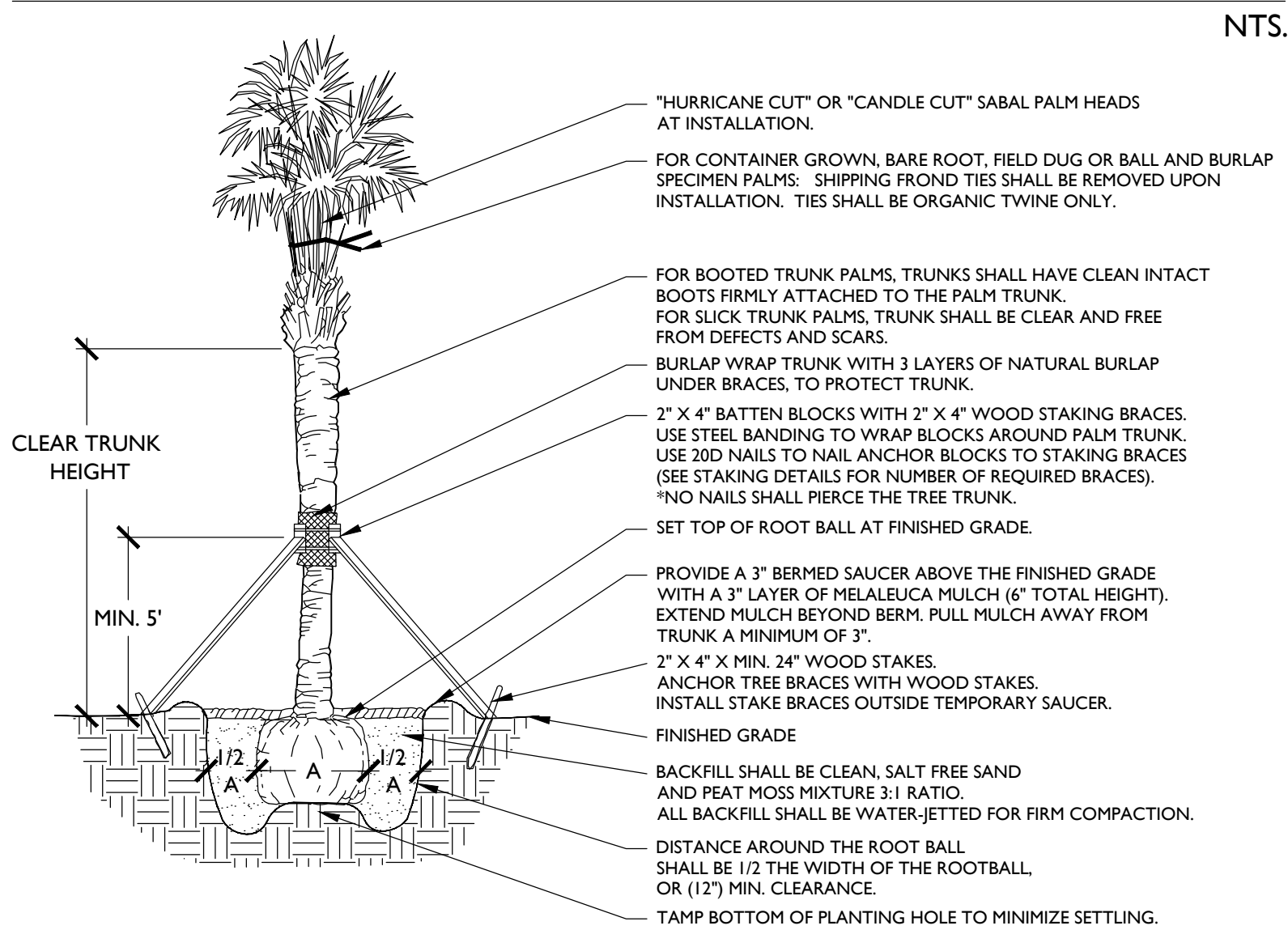
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LARGE PALM OR TREE STAKING PLAN



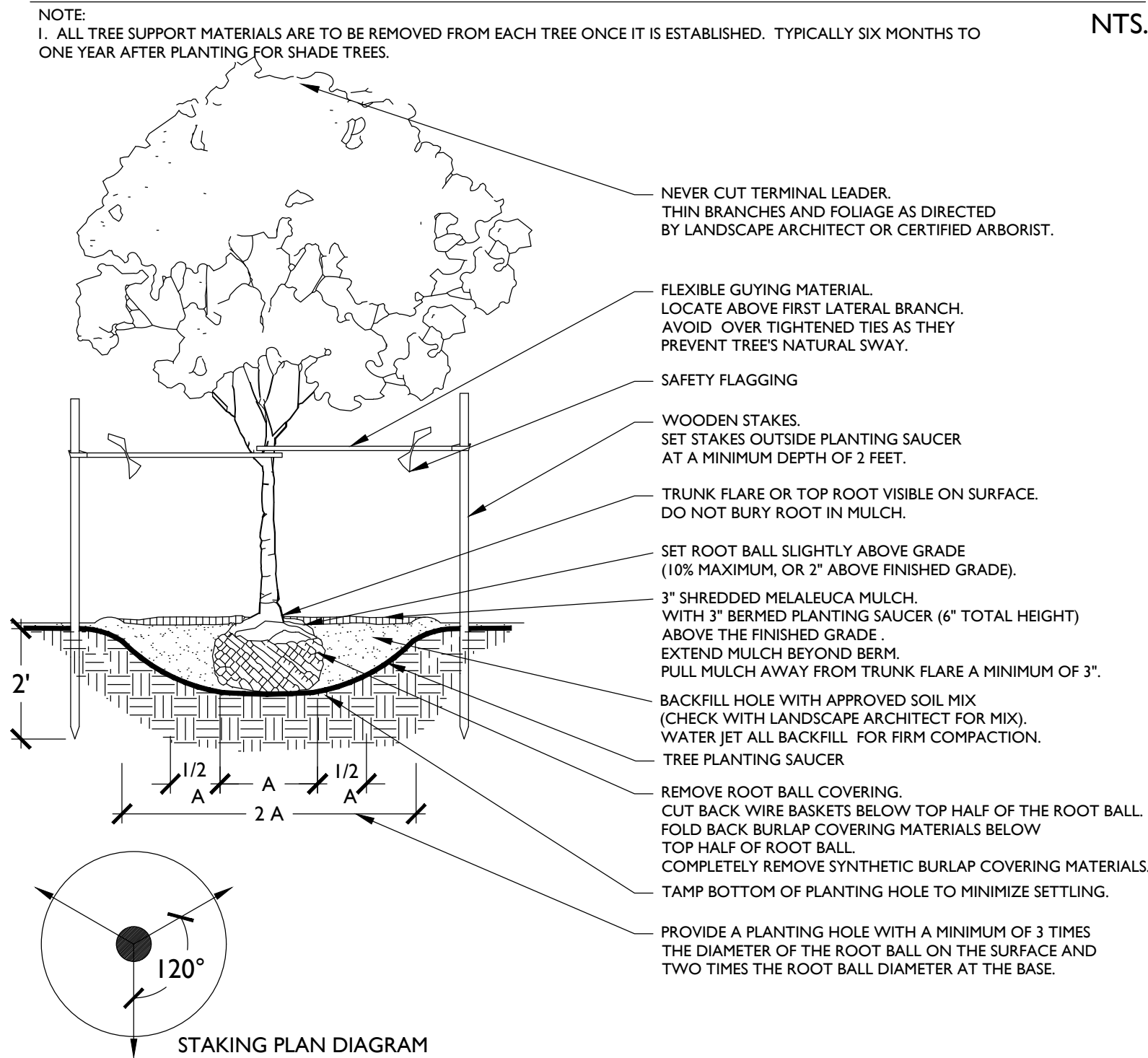
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PALM PLANTING DETAIL



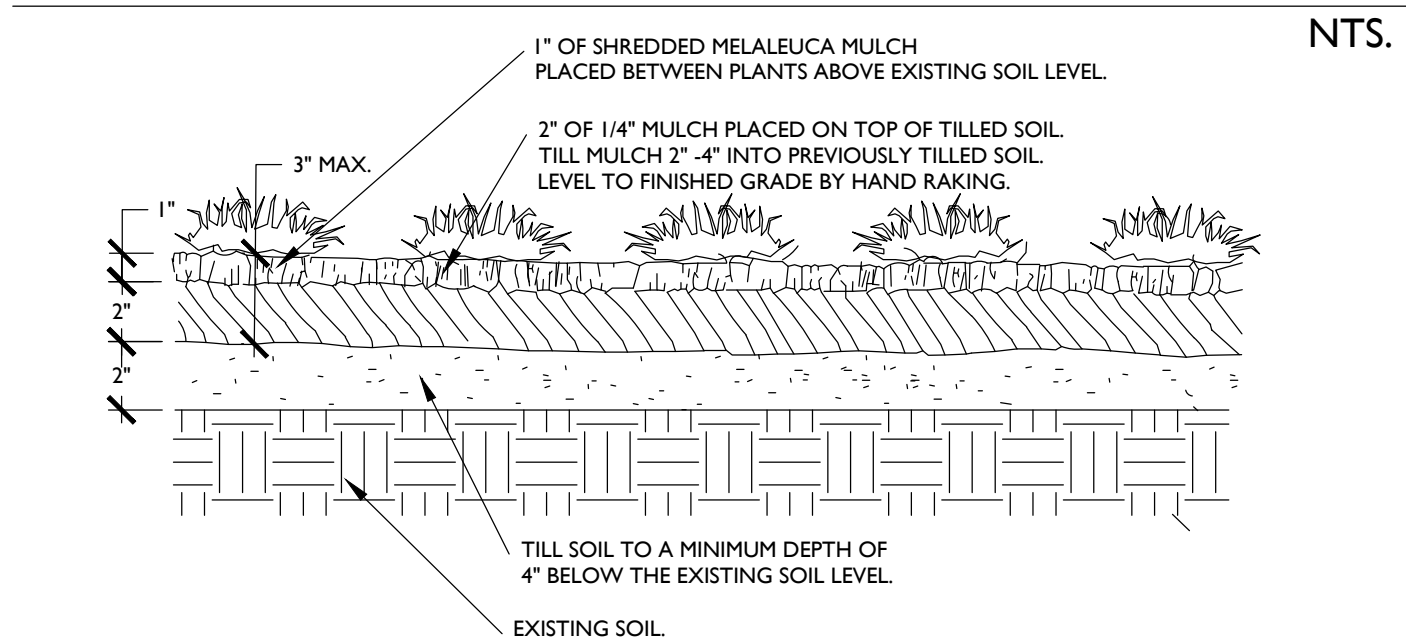
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TREE PLANTING DETAIL



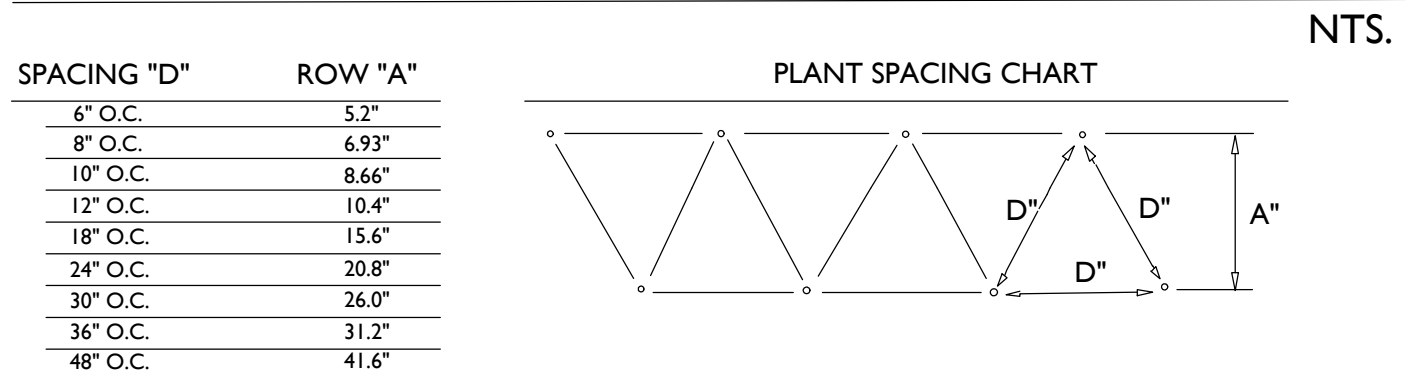
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GROUND COVER DETAIL



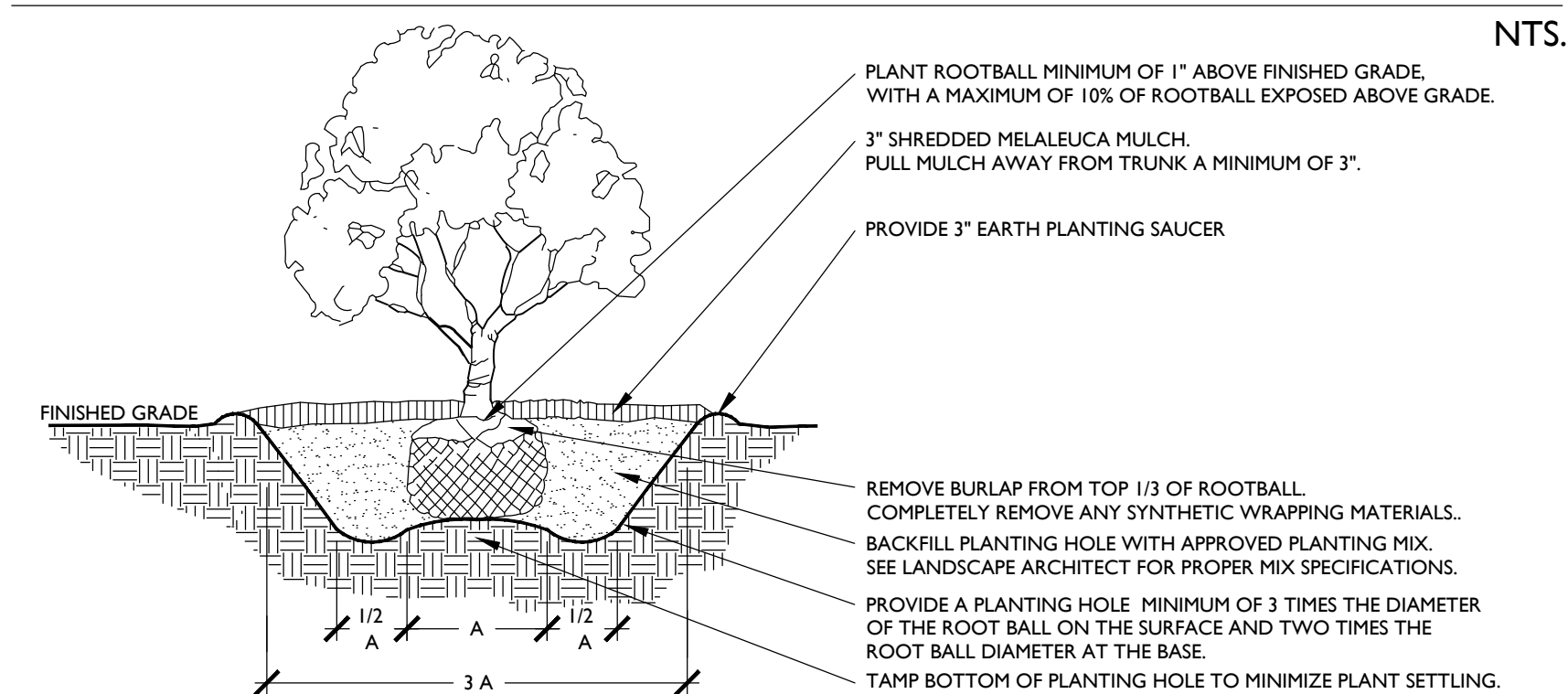
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PLANT SPACING DETAIL



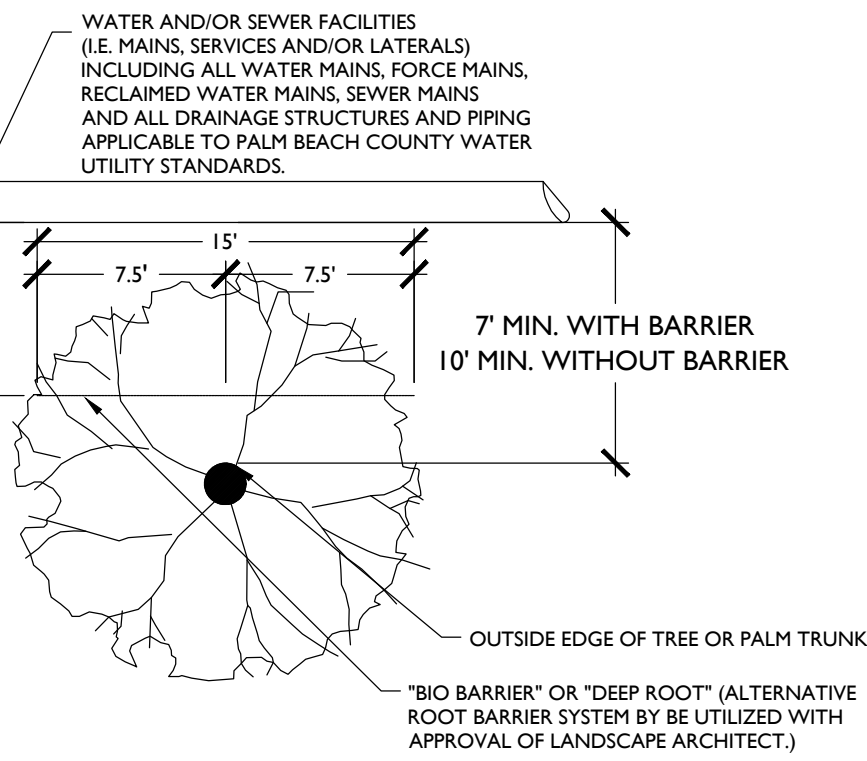
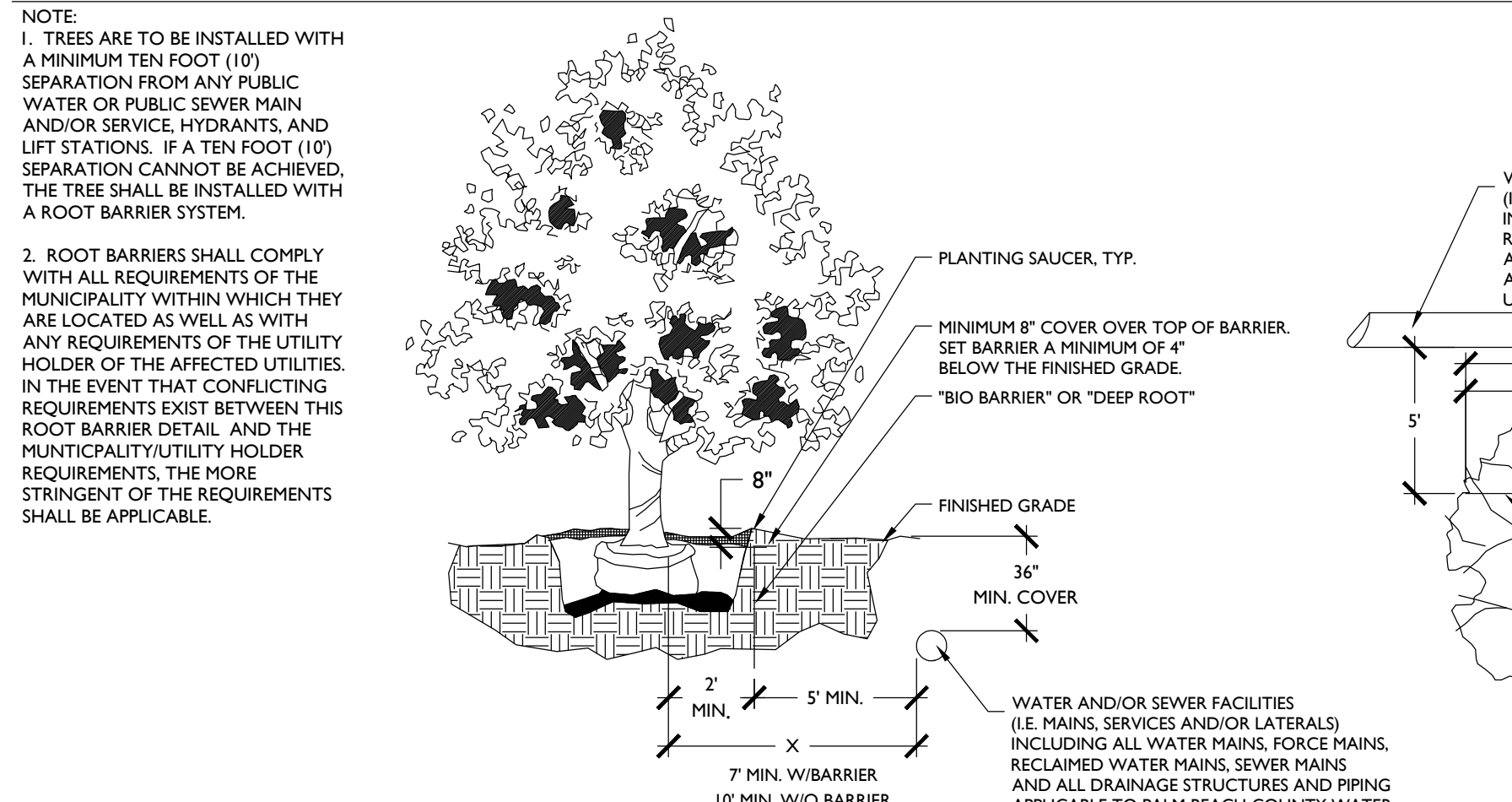
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SHRUB AND GROUND COVER PLANTING DETAIL



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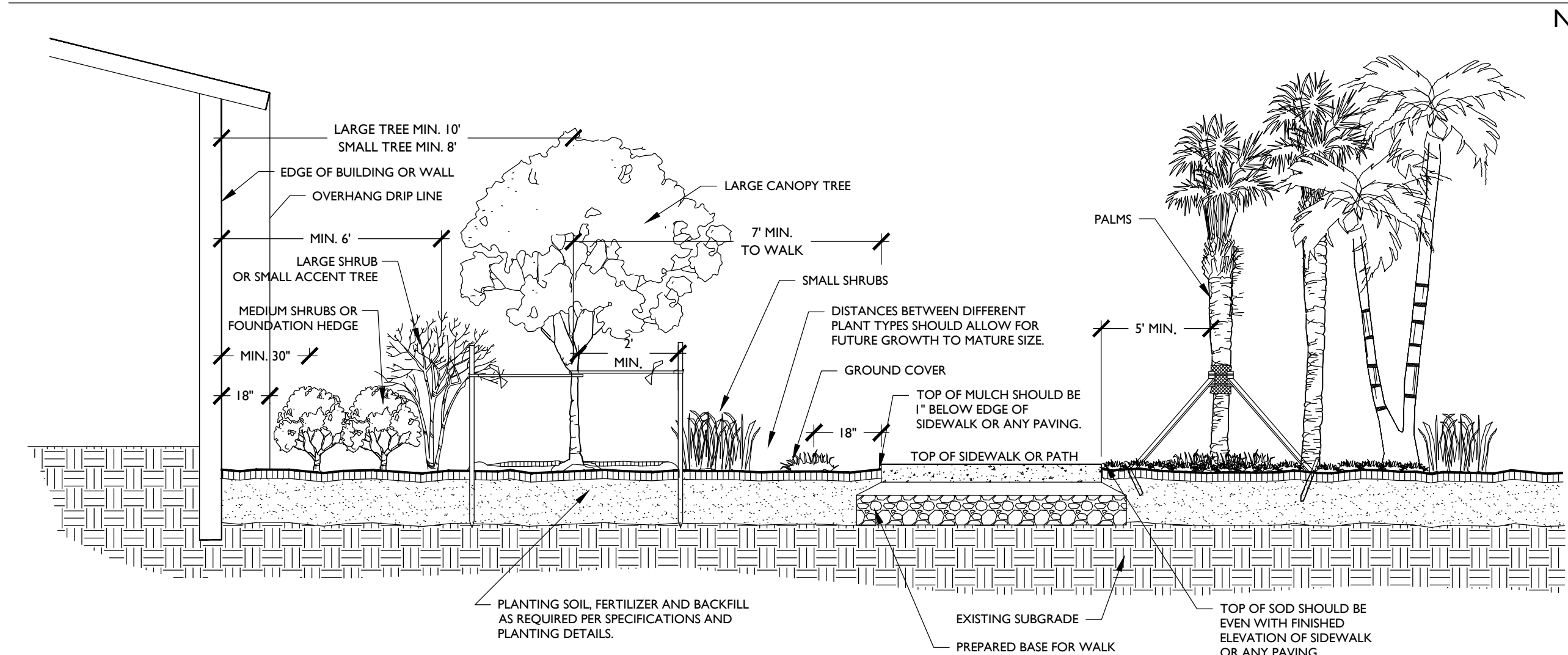
ROOT BARRIER DETAIL



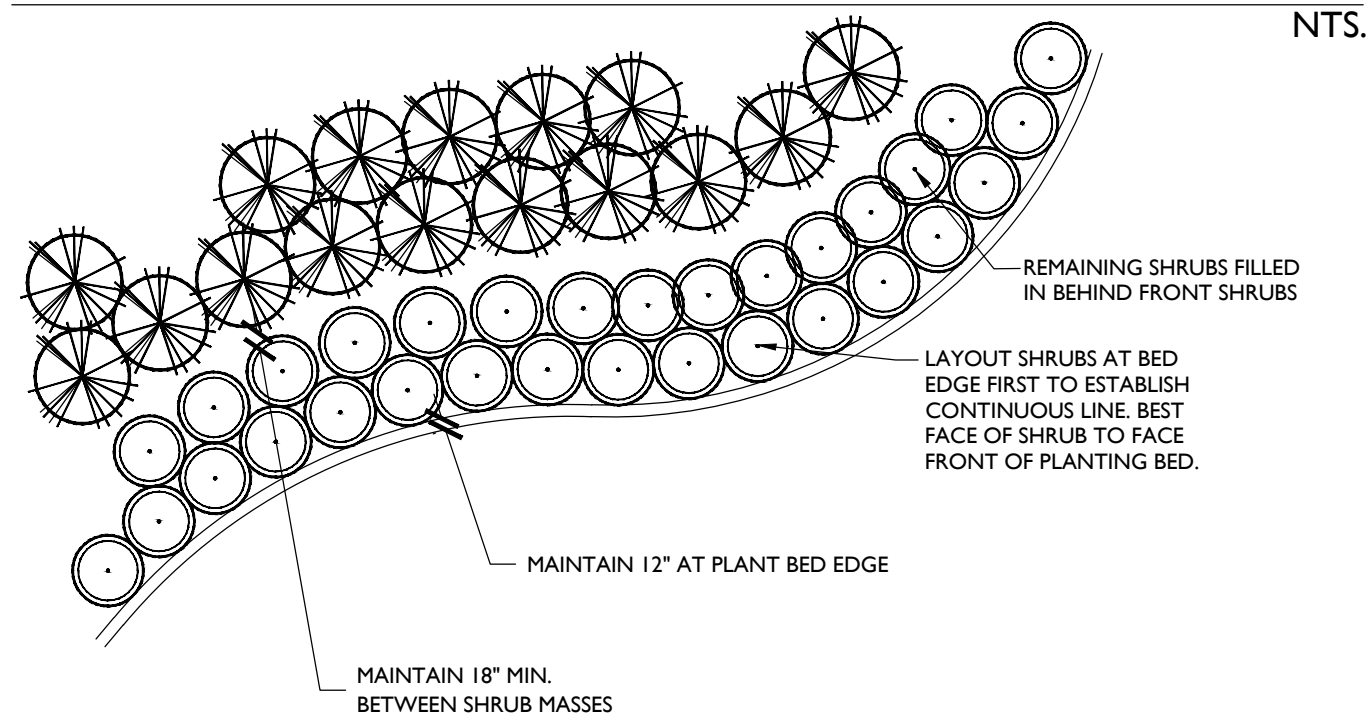
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TYPICAL PLANTING DIAGRAM



SHRUB AND GROUND COVER PLANTING DETAIL



NTS.

LANDSCAPE NOTES:

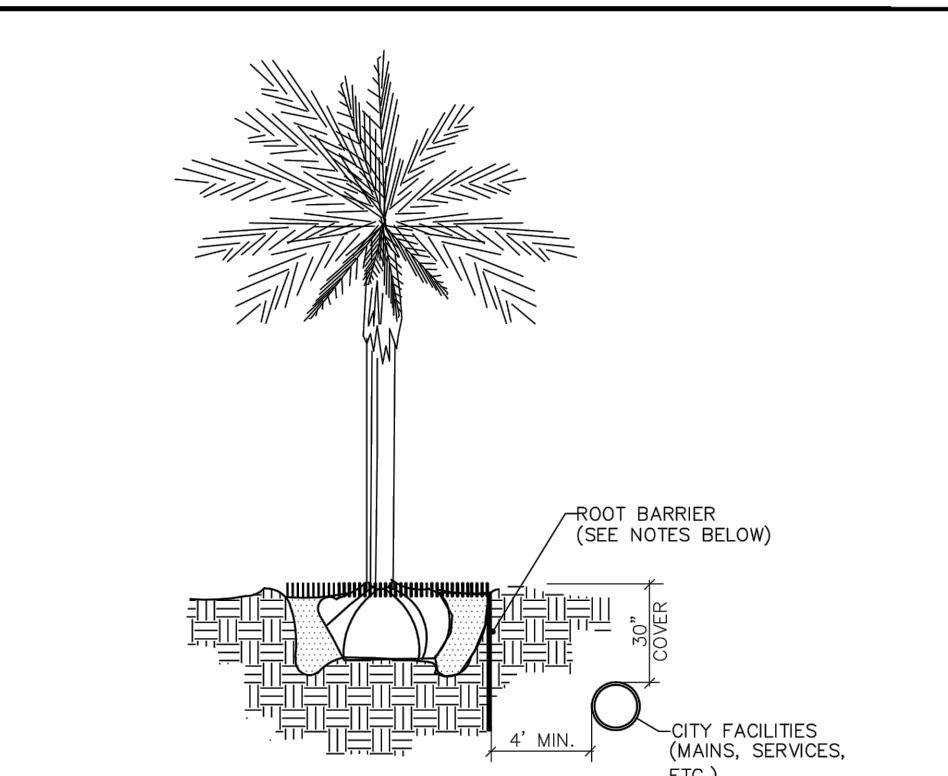
- STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
- CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
- TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
- ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
- ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
- IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
- ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHTS (FPLS) RIGHT TREE RIGHT PLACE GUIDELINES.
- IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
- REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
- RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
- ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.
- EXISTING NATIVE SOIL WITHIN ALL LANDSCAPE ISLANDS, INTERIOR LANDSCAPE STRIPS AND PERIMETER LANDSCAPE STRIPS, ADJACENT TO VEHICULAR USE AREAS, SHALL BE EXCAVATED DOWN TO A DEPTH OF 30 INCHES BELOW EXISTING GRADE, EXCEPT FOR A 12-INCH BUFFER FROM THE INSIDE OF CURB OR PAVEMENT (SEE DIAGRAM BELOW). A SUITABLE PLANTING SOIL MIXTURE OF 50/50, 60/40 (SAND/TOPSOIL) OR AS OTHERWISE INDICATED BY THE REGISTERED LANDSCAPE ARCHITECT, SHALL EITHER BE BACKFILLED IN PLACE OF THE NATIVE SOIL OR EFFICIENTLY MIXED WITH THE NATIVE SOIL TO CREATE AN OPTIMUM ENVIRONMENT FOR SUCCESSFUL ROOT DEVELOPMENT. IF NATIVE SOIL IS TO BE MIXED, IT SHALL FIRST BE SCREENED TO REMOVE ROCKS AND DEBRIS LARGER THAN ONE-HALF INCH IN DIAMETER PRIOR TO MIXING. ALL PROPERTIES UNDER THIS SECTION SHALL BE REQUIRED TO HAVE AN OPEN LANDSCAPE BED INSPECTION PRIOR TO BACKFILLING TO INSURE THE 30-INCH DEPTH HAS BEEN MET. SEE DIAGRAM BELOW.

IRRIGATION NOTE:

- IRRIGATION SYSTEM WILL PROVIDE 100% OVERLAP TO ENSURE SUFFICIENT COVERAGE OF PROPOSED LANDSCAPE. THE IRRIGATION WILL ALSO BE SEPARATED INTO SOD AND SHRUB ZONES TO MEET FLORIDA FRIENDLY AND WATERWISE PRINCIPLES.

NO.	DATE	DESCRIPTION	BY
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3	7/16/2019		

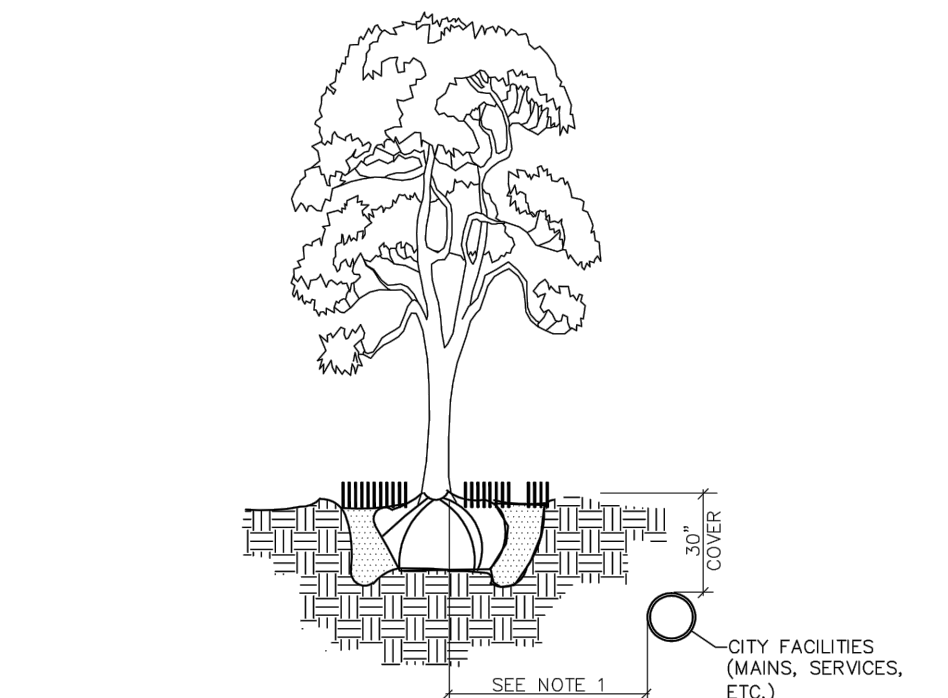
LANDSCAPE ARCHITECT OF RECORD
TIFFANY DELLYNN MAY, PLA
FL# LA6667274



- NOTES:
- ALL ROOT BARRIERS SHALL BE 4" MINIMUM FROM ALL CITY FACILITIES.
 - THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
 - ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
 - ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

CITY OF DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
404 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL TREE WITH ROOT BARRIER
LD 1.1



- NOTES:
- THIS DISTANCE SHALL BE 10" MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED.

CITY OF DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
404 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL TREE WITHOUT ROOT BARRIER
LD 1.2