



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

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: December 11, 2019 | File No.: 2020-043-SPM-SPR-CLII | Application Type: Delray Oasis Business Park

General Data:

Applicant: Donald Murakami, Murakami Landscape Architects

Owner: Delray Oasis Business Park LLC

Location: 1201, 1203, 1205, 1235 and 1237 N. Federal Hwy (Unified Lots)

PCN: 12-43-46-09-08-001-0060, 0010, 0051

Property Size: 0.75 Acres

FLUM: General Commercial (GC)

Zoning: General Commercial (GC)

Adjacent Zoning:

- North: GC
- East: GC/ Multi-Family Resident Low Density (RL)
- South: GC / RL
- East: GC

Existing Land Use: Mixed-Use Residential and Commercial Uses

Proposed Land Use: Commercial Uses

Floor Area Ratio: 0.21



Location Map:
Delray Oasis
Business Park



Item before the Board:

The action before the Board is the approval of a Class II Site Plan Modification application associated with the use conversion of the 2nd floor of building 1205 from residential to commercial, a parking lot modification, minor site improvements, and the construction of a new 549 sf office building 1237, for the Delray Oasis Business Park pursuant to LDR Section 2.4.5 (G)(1)(b), including the following:

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Architectural Elevations

Optional Board Motions for Action Items:

1. Move to continue with direction
2. Move approval of the Class II (2020-043) Site Plan modification, Landscape Plan, Architectural Elevations for the Delray Oasis Business Park located at 1201, 1203, 1205, 1235 and 1237 N. Federal Hwy as amended, by 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 (2020-043) Site Plan modification, Landscape Plan, Architectural Elevations for the Delray Oasis Business Park located at 1201, 1203, 1205, 1235 and 1237 N. Federal Hwy, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

Notes:

1. Prior to site plan certification update the uses on the parking requirement table on page SP1.
2. Prior to site plan certification label the finish elements provided with the application on the building elevation pages SP4 and SP5.
3. Prior to site plan certification update the photometric plan page to increase the minimum foot candles along the walkway

Project Planner:

Kent Walia, AICP, Senior Planner
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561-243-7365

Review Dates:

SPRAB Board:
December 11, 2019

Attachments

1. Site Plans
2. Elevations
3. Landscape Plans



path to 0.5 fc.

Project Request:

The subject site totaling 0.75 acres is located on a unified lot at addresses 1201, 1203, 1205, 1235, and 1237 N. Federal Hwy. The proposed Class II Site Plan modification is associated with the use conversion of the 2nd floor of building 1205 from residential to commercial, a parking lot modification, minor site improvements, and the construction of a new 549 sf office building 1237 for the Delray Oasis Business Park. The proposed 1237 building consists of the replacement of an existing 392 sf metal structure with a new 549 sf masonry building. The parking lot modification consists of the reduction of a recently approved parking lot expansion (2018-013) at the north east corner of the property from 9 parking spaces to 8 to create a new ADA parking space. The minor site improvements include the reconfiguration of a landscape island located south of the proposed building 1237 to accommodate a new ADA access ramp. Below is a list of existing and proposed uses for the site:

Building	Existing Uses	Proposed Uses
1201 Building	Commercial Use	No change
1203 Building	Personal Service	No change
1205 Building (1 st Story)	Personal Service	No Change
1205 Building (2nd Story)	Residential Unit	Commercial Use
1235 Building	Veterinary Clinic	No Change
1237 Building	Professional Office	No Change

It is important to note, that the conversion of use of the 2nd floor of building 1205 from residential to commercial requires ADA compliance with the Florida Building Code. The applicant has provided the attached letter to demonstrate compliance.

Background:

The subject site totaling 0.75 acres is located on unified lots at addresses 1201, 1203, 1205, 1235, and 1237 N. Federal Hwy, with Palm Beach County parcel numbers: 12-43-46-09-08-001-0060, 12-43-46-09-08-001-0010, and 12-43-46-09-12-000-0051 respectively. The development is situated on Lots 1,2,3,4,5,6 and 7 on Block 1 in the Kenmont subdivision, and Lots 6 and 7 Section 9 of the Harry Seemiller subdivision at the northeast corner of N. Federal Hwy and S. Lake Avenue, in the North Palm Trail neighborhood.

The 1235 building was constructed in 1940, the 1205 building was constructed in 1930, and the 1201 building was constructed in 1955. The property was annexed into the City of Delray Beach via Ordinance 145-88 in 1988. The property has a General Commercial (GC) zoning designation and a GC Future Land Use Map (FLUM) designation.

At its meeting on July 28, 1993, SPRAB approved a minor site plan modification (1993-097) to convert the upstairs office at the 1205 building to a 1,156 sf two-bedroom apartment, and an addition to the first-story portion of the building along with landscape and parking lot improvements to the site.

In 1995, the City approved the change of use to building 1235 from commercial to residential.

At its meeting of December 1, 1999, the SPRAB approved a Class II Site Plan Modification (2000-028) associated with site improvements to the property located at 1235 N. Federal Hwy. According to the City's records the front portion of the home (1,218 sf) was converted to retail space and the remaining rear portion of the building (425 sf) was utilized as a one-bedroom dwelling unit. The 400 sq. ft. garage was used for storage.

In 2013 a permit application (13-147993) was granted to the property located at 1201 N. Federal Hwy for the installation of a prefabricated storage unit. No records were found indicating a site plan application approval for this addition.

On May 24, 2017, the SPRAB approved a Class I Site Plan Modification (2017-018) for façade improvements associated with buildings 1201, 1203, 1205 and 1235.



On January 22, 2018, the Planning and Zoning Board recommended approval of a Conditional Use request (2017-256) to the City Commission to establish a veterinary clinic at the 1235 N. Federal Highway building. On April 3, 2018, the City Commission approved the Conditional Use with conditions. The conditions were that the applicant shall submit an application for the approval of required improvements resulting from the new veterinary use, such as adding adequate parking spaces, introducing a bike rack, installation of additional hedges between the subject commercial property and the abutting residentially zoned district and provisions to accommodate refuse disposal.

On January 9, 2019 the SPRAB approved a Class III Site Plan Modification (2018-013) associated with use conversions to various buildings on site, expansion of parking lot, site improvements, and architectural elevation changes for the Delray Oasis Business Park.

Site Plan 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.

Establishment of the Proposed Use/ Certificate of Occupancy:

Per LDR Section 2.4.6(C), a certificate of occupancy is required prior to the establishment of use on any site or occupancy of a structure. Prior to issuance of an occupancy permit, all conditions associated with this development approval shall be met.

Base District Requirements:

- **LDR Section 4.3.4 (K) Development Standards Matrix:** As indicated below, the proposed 30% open space percentage exceeds LDRs requirements even with the proposed addition of the new parking lot area:

<u>Zoning</u>	Required	Proposed
General Commercial (GC) – Bldg. 1237 (Only)		
Front (S. Federal Hwy)	5' (Min), 15' (Max)	88'*
Side Interior (North)	10'	20'
Side Street (Alleyway)	10'	33'-11"
Rear	10'	52'-8"
Open Space:	25%	30.7% (10,106)

* Buildings 1201, 1203, 1205, 1235 are existing legal non-conforming buildings with respect to front or rear setbacks. Building 1237 has an increased front setback from US-1 because it is on a site composed of multiple buildings in a "office park" setting.

Special District Boundary Treatment:

Pursuant to LDR Section 4.6.4 (A)(2)(a), *where the rear or side of commercially zoned property directly abuts residentially zoned property without any division or separation between them, such as a street, alley, railroad, waterway, park, or other public open space, the commercially zoned property shall provide a ten-foot building setback from the property line located adjacent to the residentially zoned property. In addition, either a solid finished masonry wall six feet in height, or a continuous hedge at least four and one-half feet in height at the time of installation, shall be located inside and adjacent to the portion of the boundary line of the commercially zoned property which directly abuts the residentially zoned property. If a wall is used, it shall have only those openings as required by other city codes to meet hurricane or severe storm construction standards. No walkways or other pedestrian ways shall be located through the wall or hedge.*

- The proposed building 1237 is located 52'-8" from the property line that abuts the residentially zoned properties to the east. The plans provided shows that a 5' landscape buffer with a continuous row of Clusia hedges planted at 4.5' at time of planting, with three Eagleston Holly Trees, and one exiting multi-trunk Cocoplum Tree.

Lighting:

Pursuant to LDR Section 4.6.8(B)(3), on-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. The chart below indicates the minimum and maximum acceptable standards for building entrances, parking lots and landscape lighting:



Photometric Plan	Requirements		Proposed	
	Minimum (fc)	Maximum (fc)	Minimum (fc)	Maximum (fc)
Parking Lot (Commercial)	1.0	12.0	1.4	3.0
Building Entrance	1.0	10.0	1.9	3.0
Accent Pathway	0.5	5.0	0.4	1.7

- The proposed luminaries shown on photometric page 1 demonstrates compliance with most of the lighting requirements listed in LDR Section 4.6.8(B)(3). However, the minimum foot candles for the accent pathway are 0.1 foot candles less than the required 0.5 required, a comment has been added to this report requesting that the plans be updated to increase the lighting along the pathway prior to site plan certification.

Number of Parking Spaces Required:

Pursuant to LDR Section 4.6.9 (C), “the number of parking spaces required for new buildings, new uses, additions, enlargements, or changes shall be determined by the following standards for uses and categories of use and types of parking spaces.” The following is a parking matrix evaluating the proposed uses and parking provided on site in accordance with LDR Section 4.6.9 (C)(3):

Use	SF	Formula	Required	Provided
Bldg. 1201 Yoga Studio (Commercial Use)	2,450	4.5 spaces / 1,000 sf	11	*
Bldg. 1203 Massage (Personal Service)	283	4.5 spaces / 1,000 sf (+.5 space per workstation above 5k sf)	1	*
Bldg. 1205 1 st Floor Hair Salon (Personal Service)	1,111	4.5 spaces / 1,000 sf (+.5 space per workstation above 5k sf)	5	*
Bldg. 1205 2 nd Floor (Commercial Use)	873	4.5 spaces / 1,000 sf	4	*
Bldg. 1235 Veterinary Clinic (Commercial Use)	1,643	4.5 spaces / 1,000 sf	7	*
Bldg. 1237 Professional Office Use	549	4.0 spaces / 1,000 sf > 3k sf, (3.5/ 1,000 < 3k sf)	2	*
		Total	30	29

* Parking distributed all throughout the site.

The previous Class III Site Plan modification which was approved on January 9, 2019 by the SPRAB include 30 parking spaces for the uses provided. The Class II Site Plan modification currently before the board includes a change of use of the 2nd floor of building 1205 from residential to commercial, and the replacement of building 1237 with a 157 sf larger building than the previous structure. The existing 2nd floor dwelling unit use of building 1205 requires 3 spaces, but when converted to commercial space the use requires 4 spaces, which results in 1 additional space required. However, the 157 square footage increase of the new replacement building 1237 as compared to the previous building equates in a 0.63 space increase in required parking, which result in the same two parking spaces required.

Since the new larger building 1237 is required to be 18” above the crown of the road in accordance with the LDR and Florida Building Code, a ADA ramp and a direct access handicap parking is now required. The plans are proposing to convert the two previously approved standard parking spaces required for building 1237 into one handicap parking space in order to comply with ADA requirements. The conversion results in 1 space deficiency in parking, whereas 30 spaces are required, 29 parking spaces are being provided. Since the site encompasses a combination of 5 separate buildings on a unified site with a mix of uses, a shared parking table can be used to determine the minimum number of required parking spaces in accordance with LDR Section 4.6.9 (C)(8). Below is the shared parking table:



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Shared Parking Calculations Table
Use for multiple use projects

Use	Required	Weekday						Weekend			
		Night		Day		Evening		Day		Evening	
		Midnight to 6 AM		9 AM to 4 PM		6 PM to Midnight		9 AM to 4 PM		6 PM to Midnight	
Residential		100%	0	60%	0	90%	0	80%	0	90%	0
Office	2	5%	0.1	100%	2	10%	0.2	10%	0.2	5%	0.1
Commercial/Retail	28	5%	1.4	70%	19.6	90%	25.2	100%	28	70%	19.6
Hotel		80%	0	80%	0	100%	0	80%	0	100%	0
Restaurant		10%	0	50%	0	100%	0	50%	0	100%	0
Entertainment/Recreational (theatres, bowling alleys, etc)		10%	0	40%	0	100%	0	80%	0	100%	0
Reserved Parking		100%	0	100%	0	100%	0	100%	0	100%	0
Other		100%	0	100%	0	100%	0	100%	0	100%	0
TOTALS	30		2		22		25		28		20

LDR Section 4.6.9 (C)(8), mentions that when using the shared parking table to multiply the required parking spaces for each individual use by the appropriate percentage listed in the matrix, the resulting minimum required spaces in each of the five vertical columns shall be the highest sum of the vertical columns. The highest number of parking spaces as calculated for the site are 28 spaces on the weekend between the times of 9 am to 4 pm. As a result, the 29 spaces provided exceed the 28 parking spaces calculated for shared parking.

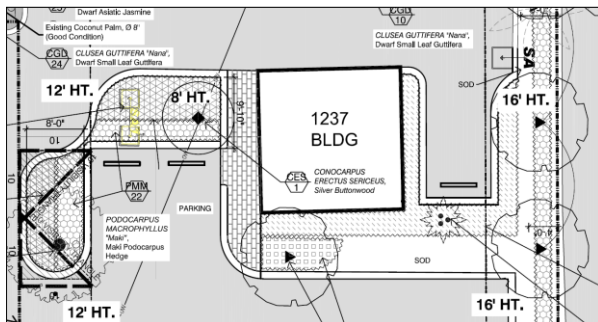
Pursuant to LDR Section 4.6.9 (C)(1)(g), **Compact Car Parking**, up to 30 percent of the required parking for any use may be designated for compact cars.

- Pursuant to the aforementioned LDR section, the project can incorporate up to 30% of compact parking spaces. The plans provided show that the project is proposing 8 compact parking spaces which equates to 27.5% of the required parking spaces.

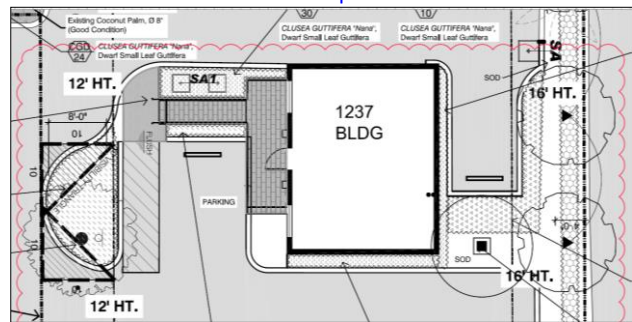
Landscape Analysis:

As mentioned, the proposed Class II Site Plan modification is essentially a modification of the previous Class III Site Plan modification (2018-013). The previously approved Class III Site Plan modification included landscaping that met the LDR requirements and was reviewed by the City's Senior Landscape Planner. The changes proposed with the Class II Site Plan occur only in the northeast corner of the site as a result of the new 1237 building, ADA ramp, and handicap parking space conversion which required the reconfiguration of the landscape island. The changes are the replacement of Maki Podocarpus hedges and Dwarf Small Leaf Guttifera in the parking island south of building 1237 with Lilyturf. The lilyturf provides a lower growth height than the Podocarpus which furthers the landscape compliance of the sight line visibility triangle. The other change within the parking island is the adding of additional paving to provide access to the ADA ramp, and the reduction and reconfiguration of the Dwarf Small Leaf Guttifera shrub. Lastly, around the perimeter of building 1237 the plans proposed the replacement of the Red Tip Cocoplum and Sod with a reconfigured row of Dwarf Leaf Guttifera, Sod, and Red Tip Cocoplum. The landscape modifications shown in the proposed landscape plan are minor and still meeting the LDR requirements for the whole site.

Previous



Proposed





Architectural Elevation 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:*

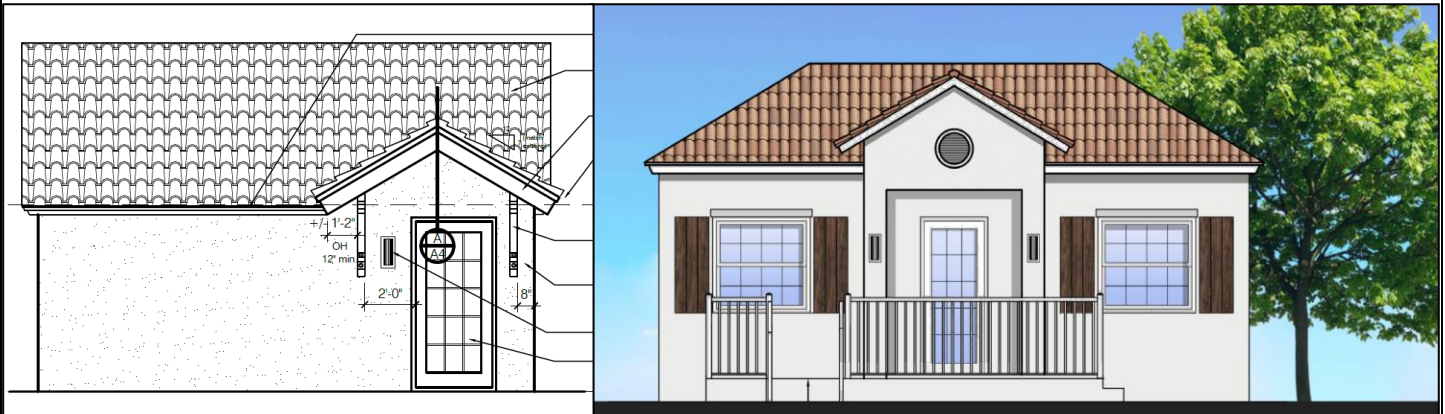
1. *The plan or the proposed structure is in conformity with good taste; good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.*
2. *The proposed structure, or project, is in its exterior design and 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.*

Architectural elevation plans provided propose the creation of a new one-story 549 sf masonry block building 1237 to replace the previous 392 sf prefabricated metal garage structure. The existing metal structure will be demolished for the new building to be built. The new building, which is 157 larger in square footage, is being proposed to be constructed in the same location as the previous building. The proposed masonry building includes a red barrel tile roof, Response Gray SW 7015 painted stucco cladding, Elder White SW 7014 painted fascia, transparent glass windows and doors with bronze aluminum anodized frames, Moonlight Mahogany wood finished shutters and dark bronze anodized color aluminum handrails. In addition, the north façade of the building includes illuminated wall scones and a vented louver medallion.

The proposed architectural elevation changes are compatible and harmonious with the surrounding properties. The modifications are consistent with the recently approved architectural elevation changes for the other buildings located at this development and will represent an aesthetic improvement.

Previous

Proposed

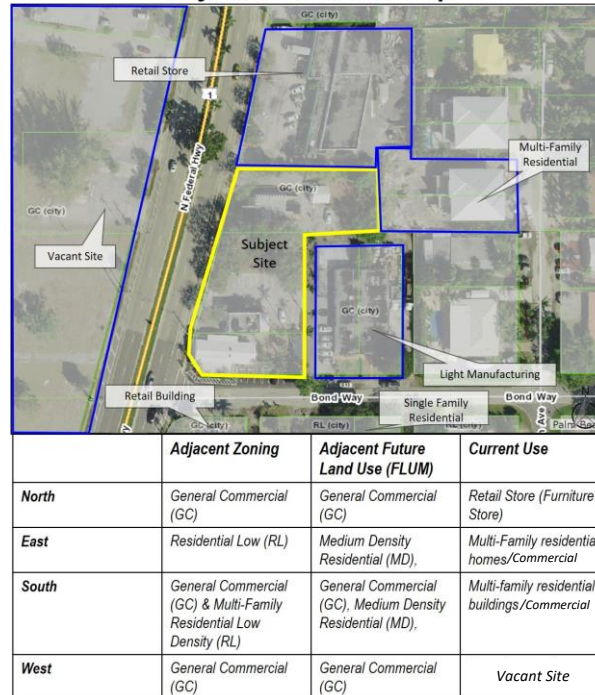


Adjacent Land Uses:

Pursuant to LDR Section 2.4.5(F)(5), **Adjacent land use designations**, “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”. The following table indicates the zoning and land use of the properties surrounding the subject property:



Adjacent Land Use Map



The subject site is located at 1201, 1203, 1205, 1235 and 1237 N. Federal Hwy (Unified Lots) in the GC zoning district. The subject property is located adjacent to GC zoned properties to the North, South, West and East and RL zoned property partially adjacent to the northeastern corner of the site where the proposed parking lot area is located. The proposed conversions do not pose an adverse effect on to the surrounding properties as they exist and are allowed as principal uses in the GC zoning district. Additionally, a proposed landscape buffer is being provided on the northeastern side of the property where the proposed parking lot lies adjacent to RL zoned property to create an additional buffering between commercial and residential lots consistent with Section 4.6.4 (A)(1)(iii).

APPENDIX "B" - STANDARDS FOR SITE PLAN ACTIONS Sec. 3.2.3 (A) through (J)

- 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
 - ☐ 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
 - ☐ 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
 - ☐ 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
- ☐ 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
- ☐ 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