



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: January 8, 2020

File No.: 2020-065-SPF-SPR-CLII

Application Type: Class II Site Plan Modification for 1111 Casuarina Rd (Permit No. 19-185531).

General Data

Agent: Richard Jones Architecture

Applicant/Owner: RS Casuarina LLC

Address: 1111 Casuarina Rd

PCN: 12-43-46-16-22-032-0050

Property Size: 10,800 sf

FLUM: Medium Density (MD)

Zoning: Multiple Family Residential (RM)

Adjacent Zoning:

- North: OS (Open Space)
- South: RM
- East: RM
- West: RM

Existing Land Use: Multiple Family Residential-Duplex

Proposed Land Use: Single Family Home



Item before the Board:

Consideration of a Class II Site Plan Modification application, pursuant to LDR Section 2.4.5 (G), for 1111 Casuarina Rd for the modification of a single-family home (Permit No. 19-185531) to allow rooftop appurtenances that exceed the maximum height. The item includes the following:

- Required Action for LDR Section 4.3.4(J)(3)(b): Appurtenances may be allowed to extend above the height limitations contained in Subsection (K) when specifically approved by action of the Site Plan Review and Appearance Board.

Optional Board Motions for Action Item:

1. Move to continue with direction.
2. Move approval of the Class II Site Plan Modification (2020-065) to allow Appurtenances to extend above the height limitations contained in Subsection (K), for 1111 Casuarina Rd, by finding that the request is consistent with the Comprehensive Plan and the Land Development Regulations, (as amended, if applicable).
3. Move denial of the Class II Site Plan Modification (2020-065) to allow Appurtenances to extend above the height limitations contained in Subsection (K), for 1111 Casuarina Rd, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the Land Development Regulations.

Project Planner:

Jenifer Buce, Planner;
buce@mydelraybeach.com
(561) 243-7040

Review Dates:

SPRAB: January 8, 2020

Attachments:

1. Site Plan
2. Elevations



Background:

The 0.20-acre property is located at the northeast corner of Gleason Street and Casuarina Road, also known as 1111 Casuarina Rd. The lot subdivision is the west 170 feet of the South 59.4 feet of Beach Lot 32 of the Plat of the Fractional East Half of Section 16, Township 46 South, Range 43 East, according to the map or plat thereof as recorded in Plat Book 1, Page 25, Public Records of Palm Beach County, Florida. The property has a zoning designation of Multiple Family Residential (RM) with a Future Land Use designation of Medium Density (MD).

The existing lot had a two-story multifamily building that was demolished in July of 2019. A building permit (19-185531) for a 35-foot high three-story single-family home with an appurtenance was submitted and is in the review process through the building department. It is important to note, the Class II Site Plan Modification is only related to the appurtenance request; all other development standards in the land development regulations will be evaluated in the building permit review process. A building permit has not been issued for this structure to date.

Pursuant to Land Development Regulations Section 4.3.4(J)(3)(b) Exceptions to district height limitations: *Appurtenances on Buildings: Appurtenances usually required to be placed above the roof level of a building and not intended for human occupancy may be allowed to extend above the height limitations contained in Subsection (K) but only when specifically approved by action of the Site Plan Review and Appearance Board.*

The proposed appurtenance, for 1111 Casuarina Rd contains, an elevator shaft and stairwell that provides access to the rooftop terraces above the 3rd story, as well as elevator and mechanical rooms and over 126 sf used to provide a double height area for the story below. The proposed appurtenance is approximately 594 sf and 12'-6" in height.

In addition, Per Ordinance No. 02-19, building height is measured from one foot above the regulatory requirement for the elevation of structures (base flood elevation) as set forward by the requirements of the adopted Flood Insurance Rate Maps (FIRM) created by the Federal Emergency Management Agency (FEMA) and the Florida Building Code. The ordinance also allows the option to add one foot of freeboard to all buildings to create the starting elevation of "zero." The applicant has opted to include one foot of freeboard to the required building elevation; this creates the base building elevation point from which the 35-feet maximum height is measured. Because of how Ordinance No. 02-19 defines the measurement of height, buildings constructed to the new ordinance height regulations will likely appear taller than previously constructed buildings with the same height limitation. It is important to note, these requirements apply to all new construction for the purpose of increasing the long-term resiliency of the city. The issue before the board for consideration is not the new base building elevation, but the proposed added height (above the 35-ft. height limit) for an elevator/stair and storage of the mechanical equipment appurtenance.

Project Description and Assessment:

This application is for a single-family home with rooftop appurtenances in the RM zoning district. Per Section 4.4.6(E), single family and duplex uses and accessory uses thereto shall be allowed upon application to and approval by the Chief Building Official for structures which require a building permit, and which otherwise comply with applicable use restrictions. This provision allows these types of development to be reviewed and approved by the building permit process. The project is in for review (Permit No. 19-185531) within the building department and seeks a modification to allow the rooftop appurtenances that exceed the maximum height limit of 35 feet, with the approval of the SPRAB.

The applicant is proposing a rooftop appurtenance comprised of an elevator shaft and stairwell to provide access to the rooftop terraces above the 3rd story. In addition, the elevator and mechanical equipment is also housed within the enclosed area of the rooftop appurtenance. The overall floor area of the proposed appurtenance is approximately 594 sf, which extends 12'-6" above the maximum building height. The habitable portion of the building is 35 feet tall, measured from the base building elevation to the top of the flat roof (per code). The overall building height is 47'-6" measured from the base building elevation to the top of the proposed appurtenance's parapet. Therefore, the appurtenance is 12'-6" above the 35-foot maximum height.

Section 4.3.4(J)(3) includes the regulations on appurtenances as well as other items that may occur over the district height limitation. This section includes "exceptions to district height limitations," which lists items where the height limitation of Section 4.3.4(K) does not apply including free-standing antennas, chimneys, conveyors, cooling towers, flag poles, radio towers, silos, or television towers. However, any part of any such structure, or feature, shall not extend above the height of 64 feet unless specifically approved by action of the City Commission.



Additionally, this section of the code includes the regulation of parapets. The regulations are as follows: *Flat roofs shall be screened from adjacent properties and streets with decorative parapets. The maximum height of the parapet wall shall be six feet in height or sufficient height to screen all roof mounted equipment, whichever is greater, measured from the top of the roof deck to the top of the parapet wall. In the cases of sloped parapet features, they shall be no more than 72 inches in height, project no more than 24 inches beyond the face of the building, project no more than 12 feet into the flat roof area of the building nor cover more than 50 percent of the flat roof area of the building.*

The site is surrounded on two sides by streets: Gleason Street on the west and Casuarina Road on the south. The property borders Anchor Park and the parking lot on the north side. The property adjoins a single-family house on the east side. The proposed appurtenance is located on the western part of the proposed building. The 594sf appurtenance is approximately 13% of the proposed building footprint of 4,558 sf.

Considerations to mitigate some of the mass created by the proposed appurtenance, include screening the mechanical equipment with a parapet wall rather than using an interior room, lowering/changing the roof design, and/or eliminating approximately 126 sf used to create a double-height dining area on the third floor.

LDR Section 4.3.4(K) Development Standards Matrix

Standard	Maximum	Provided
Maximum Building Height (RM)	35'	35'
Appurtenance Height	N/A	12'-6"
Total Building Height		47'-6"

Site Plan Analysis:

Pursuant to Section 2.4.5(G)(1)(b), approval of a modification to a site plan through a Class II application requires no review of Performance Standards found in Section 3.1.1 but requires action by the Board.

Review by Others:

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