



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING
100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
(561) 243-7040

HISTORIC PRESERVATION BOARD STAFF REPORT

702 NE 3rd Avenue

Meeting	File No.	Application Type
January 15, 2020	2020-023	Class V Site Plan & Certificate of Appropriateness

REQUEST

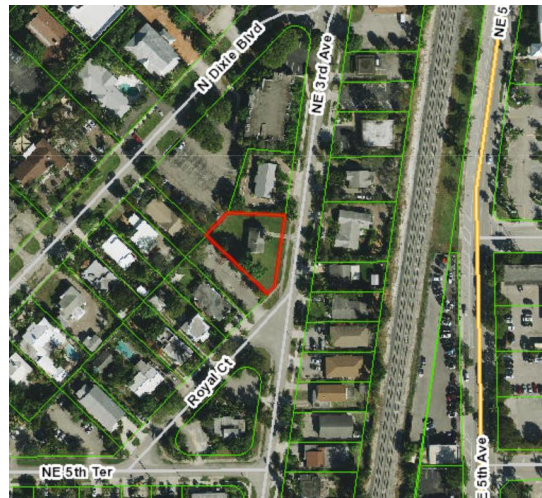
The items before the Board are for consideration of a Class V Site Plan, Landscape Plan, Elevations, and Certificate of Appropriateness requests associated with conversion of an existing non-contributing single-family residence to office located on property at **702 NE 3rd Avenue, Del-Ida Park Historic District**.

GENERAL DATA

Agent: Paul Jacques
Owner: QC East Holdings, LLC
Location: 702 NE 3rd Avenue
PCN: 12-43-46-09-29-010-0250
Property Size: 0.24 Acres
Zoning: RO (Residential Office)
FLUM: TRN (Transitional)
Historic District: Del-Ida Park Historic District
Adjacent Zoning:

- RO (Residential Office) (North)
- RO (Residential Office) (West)
- RO (Residential Office) (South)
- RO (Residential Office) (East)

Existing Land Use: Residential
Proposed Land Use: Commercial Office



BACKGROUND AND PROJECT DESCRIPTION

The subject property is located on the west side of NE 3rd Avenue between NE 5th Terrace and George Bush Boulevard, is situated within the Del-Ida Park Historic District and consists of Lot 25, Block 10 of the Del-Ida Park Subdivision. This property is zoned Residential Office (RO) and contains a masonry vernacular style building constructed in 1953, which is considered non-contributing within the Del-Ida Park Historic District.

On May 7, 2005, Certificate of Appropriateness (2005-186) was administratively approved for the replacement of roof shingles to the property.

On April 13, 2017, Certificate of Appropriateness (2017-134) was administratively approved for the color change to Sherwin Williams SW7006- Extra White to the non-contributing structure.

On May 7, 2018 a code enforcement violation was created for the property issued for interior alterations to the structure without permit approval. An interior wall was removed, which separated the garage from the interior habitable dwelling which removed the property of its required parking. On September 11, 2019 a

Project Planner:

Katherina Paliwoda, Planner
Michelle Hoyland, Principal Planner
paliwodak@mydelraybeach.com
hoylandm@mydelraybeach.com

Review Dates:

HPB: January 15, 2020

Attachments:

1. Appendix "A" – Concurrence Findings
2. Appendix "B" – Consistency Findings & Standards for Site Plan Actions
3. Visual Compatibility and Variance Justification Statements
4. Proposed Site Plans, Landscape Plan and Elevations
5. Photos



Certificate of Completion was issued as the owner corrected the violation by replacing the demolished wall. Afterwards, the property was purchased by QC East Holdings with the purpose of converting the site from residential to commercial for a local insurance business. The replacement of windows and restoration of existing shingle roof was approved through permit.

The subject request is for the conversion of the existing site from a single-family residence to a business and professional office that includes minor alterations to the exterior of the structure, the construction of a new 4-space parking lot to the rear of the property, new paved driveways, and landscaping. The COA request is now before the board.

REVIEW AND ANALYSIS

Article 4.4 Base Zoning District Regulations **LDR Section 4.4.17 – Residential Office (RO)**

Pursuant to LDR Section 4.3.4(K) - **Development Standards**: The following standards shall apply:

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
Required Setbacks: Front (East)	25'	29.89'	No Change
Side Interior (North)	7 ½'	21.93'	No Change
Side Street (South)	25'	25'	No Change
Rear (South)	10'	70.33'	No Change
Building Height:	35' Max	35'	No change
Minimum Lot Size:	8,000 sq. ft.	16,115.96 sq. ft.	No Change
Minimum Lot Width & Frontage:	80'	132.04'	No Change
Minimum Lot Depth:	100'	124.25'	No Change
Open Space	25%	TBD*	65%*
Floor Area Ratio (Per the Comprehensive Plan - Future Land Use Element)	1.0 Max.	0.06 (1,000 sq. ft.)	0.06 (1,000 sq. ft.)

*A Site Plan Technical item is included requiring the existing and proposed open space and lot coverage calculations (square footage and percentages) are provided on the site plan.

Pursuant to LDR Section 4.4.17(B)(3) - **Principal Uses and Structures**: Within the RO zoning district, Business, Professional, and Medical offices are listed as a Permitted Use.

Pursuant to LDR Section 4.4.17(G)(2)– **Supplemental District Regulations- Parking Requirements**: Parking required for business, medical, and professional offices shall be at the standard of one space per 300 square feet of net floor area (1/300).

The proposal requires 3 parking spaces and 4 parking spaces are provided – 3 standard spaces and one handicap space have been created on-site in the rear of the property. The 60° angled parking will be accessed by a 12'-17' wide one-way driveway.

Pursuant to LDR Section 4.4.17(H)(1)&(3) **Special Regulations**- All buildings and structures shall appear to be residential in character regardless of the actual use therein, shall be kept in a sound and attractive condition, and in established neighborhoods shall be generally compatible in architectural style and scale with the surrounding area. All parking, except for single-family homes and duplexes, shall be located in the side or rear yard or adjacent to a rear alley. No such parking shall be located in the area between any street and the closest building or structure.

The intent of these regulations has been met as the structure shall appear residential in character. There are minor modifications proposed to the exterior of the building that will not significantly affect its appearance. Also, the locational requirements relating to parking will be met as the proposed parking area will be located in the rear of the property.

**Article 4.6 Supplemental District Regulations**

Pursuant to LDR Section 4.6.8 – **Lighting**: All developments/redevelopments are encouraged to utilize energy efficiency lighting. The maximum height for luminaires on buildings and structures is 25' or eave overhang, whichever is lower, and 25' for a parking lot. All perimeter exterior lighting shall be full cutoff luminaires to minimize spillover on adjacent properties. In order to decrease urban glow, no luminaires shall be directed upwards.

Pursuant to LDR Section 4.6.8(A)(3) – **Illumination Standards**: The applicable illumination standards are as follows:

	FOOT CANDLES		
	Maximum Permitted	Minimum Permitted	Provided
Commercial Parking Lot	12	1.0	1.0 – 7.1

Pursuant to LDR Section 4.6.8 – **Requirements for outdoor parking and commercial sites**: Light control and spillage. For perimeter exterior lighting, only full cutoff luminaires will be approved. The applicant is encouraged to minimize light spillage from building and site and to reduce urban glow for the development/redevelopment proposed. Maximum allowable illumination at the property line of any adjoining parcel or public right-of-way is 0.25 horizontal and vertical foot-candles measured at six feet above grade level.

A Photometric Plan has been submitted, which complies with the Lighting regulations.

Refuse Container Area

The proposed refuse containers are residential roll-out type bins and will be stored on the north side of the office building and the bins will be rolled out to the curb on collection day. The area will be screened by hedging.

Pursuant to LDR Section 4.6.18(E) Criteria for board action on Architectural Elevations and aesthetics, the following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, 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.

A complete review of the elevations and aesthetics can be found in the Historic Analysis section of this report.

LANDSCAPE ANALYSIS

Pursuant to LDR Section 2.4.5(H)(5) – **Landscape Plan Findings** - At the time of action on a landscape plan, the approving body shall make finding with respect to the proposed plan's relationship to the following:

- (a) Objectives of landscaping regulations Section 4.6.16;
- (b) Site and landscape design standards pursuant to Section 4.6.16.

An overall determination of consistency with respect to the above items is required in order for a landscaping plan to be approved.



Pursuant to LDR Section 4.6.16(A) – Landscape Regulations – The objective of this article is to improve the appearance of setback and yard areas in conjunction with the development of commercial, industrial, and residential properties, including off-street vehicular parking and open-lot sales and service areas in the City, and to protect and preserve the appearance, character and value of the surrounding neighborhoods and thereby promote the general welfare by providing minimum standards for the installation and maintenance of landscaping.

The request includes the removal of a palm tree located in the front (east side) of the property. The request is due to the close proximity of the tree to the structure and concerns that the tree could cause potential damage to the foundation and roof eave of the structure.

The proposal has been reviewed and determined to be in compliance with LDR Section 4.6.16. The landscape plan includes replacement of existing landscape material as well as installation of new landscaping to meet the requirements of the code.

Pursuant to LDR Section 2.4.6(H)(5), Certificate of Appropriateness – Findings. Prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

LDR SECTION 4.5.1 - HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section

Pursuant to LDR Section 4.5.1(E)(2)(c)(3) – Minor Development.

The subject application is considered "Minor Development" as it involves the alteration of less than 25% of the existing floor area of the building as well as alteration of part of the front façade of an existing noncontributing residential or non-residential structure and all appurtenances.

Pursuant to LDR Section 4.5.1(E)(4) – Alterations: in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.

The existing structure, and its remaining original form, has been considered with respect to the proposed modification and site improvements.

Pursuant to LDR Section 4.5.1(E)(5) - Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards 2, 3, 5, & 6 are applicable to the proposed alterations and improvements to the structure. The request focuses on the adaptive reuse of a residential structure and its conversion for use as a business and professional office. Proposed improvements include restoring windows and roof allowing for needed maintenance along with interior alterations, landscaping, a new parking area and driveways. These improvements will create a more appropriate site for professional use while maintaining the residential character of the structure.

Regarding Standard #5, the proposed design requires minimal alteration to the distinctive features that characterize the historic property, with the exception of the removal of the garage door. When the structure was originally built, the existing 1-car garage was a carport and the carport was subsequently enclosed for use as a garage. Removal of the garage door allows for additional interior use as office space and potentially improves the historic streetscape by eliminating parking within the front setback. In addition, proposed alterations made to the window measurements will restore the width and length of the existing windows to what was originally designed on the structure. The new conversion to commercial has been designed in such a manner that the overall appearance will continue to be compatible with the essential form of a



residential structure and integrity of the historic streetscape will be unimpaired.

Pursuant to LDR Section 4.5.1(E)(8) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m) below. Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

The following criteria apply:

1. **Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the Building Height Plane.
2. **Front Facade Proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
3. **Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
4. **Rhythm of Solids to Voids:** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
5. **Rhythm of Buildings on Streets:** The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
6. **Rhythm of Entrance and/or Porch Projections:** The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
7. **Relationship of Materials, Texture, and Color:** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
8. **Roof Shapes:** The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.
9. **Walls of Continuity:** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
10. **Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall



apply for major development only:

- a. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:
- b. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:

11. **Directional Expression of Front Elevation:** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.

12. **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.

(m) **Additions to individually designated properties and contributing structures in all historic districts:** Visual compatibility shall be accomplished as follows:

1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
3. Characteristic features of the original building shall not be destroyed or obscured.
4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

Regarding Proportion of Openings (Windows and Doors): The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district. The proposal includes the replacement of 10 existing awning, bay, and jalousie windows with single hung, clear, non-reflective impact resistant windows. Five of the windows will be altered to match the current size and style of the existing, and 1 window is proposed to be added to the south elevation. The windows on the north side of the building are currently significantly smaller than other openings. The proposal includes replacement of these windows to match the size of the windows on the other elevations. The proposed modifications will improve the appearance of the overall structure as they will help to restore the original window opening size making them visually compatible with the structure and the historic district.

A site plan technical item is included that existing elevations be provided for all sides of the building and that dimensions for all windows be provided on the elevation drawings.

Pursuant to LDR Section 2.4.5(I)(5), Architectural (appearance) elevations - Findings. At the time of action on architectural elevations the approving Board shall make findings with respect to the objectives and standards as contained in the architectural regulations, Section 4.6.18. An overall determination of consistency with respect to the above is required in order for an architectural plan to be approved.

Architectural Elevations Analysis

Pursuant to LDR Section 4.6.18(E), Criteria for Board Action, the following criteria shall be considered by the Historic Preservation Board (HPB) 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 is also subject to the requirement for Visual Compatibility pursuant to LDR Section 4.5.1(E)(7) which provides for a specific analysis of the historic exterior of the proposal. The existing structure is of the Masonry Vernacular architectural style with a smooth stucco siding, gable shingle roof with vent, and windows with shutters. The structure is non-contributing to the historic district, but applicant has designed the proposed plan with very little alteration to the exterior structure that would detract from its original architectural style or harm the surrounding historic streetscape.

FINDINGS

Pursuant to LDR Section 2.4.5(F)(1)(a), Class V Site Plan Modification, 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 2.4.5(F)(5), in addition to provisions of Chapter 3, 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 development proposal involves the conversion of an existing one-story single-family structure to be used as a business and professional office. A new 4-space parking area is proposed in the rear of the property along with landscape improvements to the site. The proposal will be compatible and harmonious with adjacent and nearby properties within the RO (Residential Office) zoning district which is a mixed-use zoning district that supports the adaptive reuse of residential buildings. Conversion of the existing residence to a business and professional office use is not intended to cause substantial depreciation of property values. Pursuant to LDR Section 2.4.5(F)(5), the applicable Future Land Use Map (FLUM) and Concurrency items as they relate to this development proposal are discussed below.

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:

LDR Section 3.1.1(A) - Future Land Use Map:

The subject property has a zoning designation of Residential Office (RO) and a Transitional (TRN) Future Land Use Map designation. Business and Professional Offices are allowed pursuant to LDR Section 4.4.17(B)(3). The purpose and intent of Residential Office (RO) includes providing a mixed-use of neighborhood office and residential nature; thus, business and professional office structures are allowed as a permitted use.

LDR Section 3.1.1(B) – Concurrency: Facilities which are provided by, or through, the City shall be provided to new development concurrent with issuance of a Certificate of Occupancy. These facilities shall be provided pursuant to levels of service established within the Comprehensive Plan. Refer to Appendix “A”, as it relates to water and sewer, streets and traffic, drainage, and solid waste.



LDR Section 3.1.1(C) – Consistency: Compliance with performance standards set forth in Chapter 3 and required findings in Section 2.4.5(F)(5) for the request shall be the basis upon which a finding of overall consistency is to be made. Other objectives and policies found in the adopted Comprehensive Plan may be used in making a finding of overall consistency.
Refer to Appendix “B”, as it relates to Standards for Site Plan Actions (LDR Section 3.2.3).

LDR Section 3.1.1(D) - Compliance with the Land Development Regulations: whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request.
The applicable LDRs have been identified and reviewed throughout this report and shall be specifically addressed by the body taking final action on the site and development proposal.

Comprehensive Plan Policies: A review of the objectives and policies of the adopted Comprehensive Plan was conducted, and the following applicable objectives or policies are noted:

Future Land Use Objective A-1 Property shall be developed or redeveloped, in a manner so that the future use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

The development proposal involves incorporating a business and professional office on the subject property through the conversion of use from residential to commercial. The conversion of use can be found to be an appropriate intensity and density for the site. A 4-space parking area is proposed to the rear of the property on the west side of the structure. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by a mix of residential and office uses. The property is zoned for both residential and business/ professional office use.

Pursuant to the Future Land Use Element, Objective A-4, the redevelopment of land and buildings shall provide for the preservation of historic resources. The objective shall be met through continued adherence to the City’s Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:

Future Land Use Policy A-4.1 Prior to approval or recommending approval of any land use or development application for property located within a historic district or designated as a historic site, the Historic Preservation Board must make a finding that the requested action is consistent with the provisions of Section 4.5.1 of the Land Development Regulations relating to historic sites and districts and the “Delray Beach Design Guidelines”.

The proposal provides for the conversion of the existing residential use to business and professional office along with minor exterior improvements to the existing non-contributing structure. The proposed improvements demonstrate the investment the property owner is making to support the historic fabric of the community. Further, the office-based use is appropriate and assists in the maintenance and protection of the historic district. A complete review of LDR Section 4.5.1 and the Delray Beach Design Guidelines was conducted and the proposal can be found to be in compliance.

Review by Others:

Not applicable

Courtesy Notice:

Del-Ida Park Neighborhood Association has been notified of this development proposal.



OPTIONAL BOARD MOTIONS FOR ACTION ITEMS

1. Move to continue with direction.
2. Move approval of the Class V Site Plan, Landscape Plan, Elevations, Certificate of Appropriateness (2020-010), requests associated with the property located at **702 NE 3rd Avenue, Del-Ida Park Historic District**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
3. Move approval of the Class V Site Plan, Landscape Plan, Elevations, Certificate of Appropriateness (2020-010), requests associated with the property located at **702 NE 3rd Avenue, Del-Ida Park Historic District**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations, subject to the following:

Site Plan Technical Items:

Site Plan Technical Items are not subject to board approval. Applicant must comply with any listed items (if any) in order to receive plan certification after HPB approval.

- That the existing and proposed open space and lot coverage calculations (square footage and percentages) are provided on the site plan;
 - Provide existing and proposed elevations for all sides of the building including details of all proposed window openings (south elevation currently needs to show new proposed window #8);
 - Include measurements of all existing windows on existing elevations; and,
 - Revise window schedule to ensure measurements match elevations.
4. Move denial of the Class V Site Plan, Landscape Plan, Elevations, Certificate of Appropriateness (2020-010), requests associated with the property located at **702 NE 3rd Avenue, Del-Ida Park Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES

☐ Courtesy Notices are not applicable to this request

☒ Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:

Del Ida Park Neighborhood Association

☒ Public Notices are not required for this request.

☒ Agenda was posted on (1/8/20), 5 working days prior to meeting.



APPENDIX "A"-CONCURRENCY FINDINGS:

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 service exists.
- Sewer service exists.

Pursuant to the Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South-Central County Wastewater Treatment Plant for the City at build-out.

Drainage: Drainage and water run-off will be addressed through the on-site retention. There should be no impact on drainage as it relates to this level of service standard.

Streets and Traffic: The applicant has provided a traffic statement stating the conversion of the existing residence to a 1,000 square foot office will generate 5 new Daily Trips and it is not anticipated to significantly affect traffic circulation nor cause negative impacts upon the surrounding area. Palm Beach County Traffic Engineering Division provided an approval letter stating the project will not have significant peak hour traffic impact on the roadway network and, therefore, meets the Traffic Performance Standards of Palm Beach County.

Parks and Recreation Facilities: The proposal does not include an increase to the existing number of units on the property; therefore, the proposal will not have a significant impact with level of service standards for parks and recreation facilities.

Solid Waste: Solid waste generated each year by this development will be approximately 0.71 tons per year. The residential unit generates 1.99 tons per year and the 1,000 sq. ft. office generates 2.7 tons per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2046.

Schools:

School concurrency findings do not apply for non-residential uses. Thus, the proposed development will not have an impact with respect to this level of service standard.



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