



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Aura Delray Beach

Project Location: Northwest corner of W. Atlantic Avenue and N. Congress Avenue

Request: Class V Site Plan Modification

Board: Site Plan Review and Appearance Board

Meeting Date: November 10, 2020

Board Vote: Approved on a 6-0 vote

Board Action:

Approved (6 to 0), the Class V Site Plan, Landscape Plan, and Architectural Elevations for the Aura Delray Beach generally located at the northwest corner of W. Atlantic Avenue and N. Congress Avenue.

Project Description:

The subject site is a 12.20 acre property with Palm Beach County parcel numbers 12-43-18-00-000-5090, - 5101, -5110, -5111, -5120, -5122, 1190, -5100, generally located at the northwest corner of W. Atlantic Avenue and N. Congress Avenue. The subject site is currently zoned Mixed Industrial Commercial (MIC), with a proposed rezoning request to Special Activities District (SAD). The request before the Site Plan Review and Board (SPRAB) was for a Class V Site Plan (2020-195), Landscape Plan, and Architectural Elevations associated with the construction of two 3-story buildings, and four 5-story buildings, containing a total of 292 multifamily apartment units, a two-story clubhouse, and a 1,635 sq.ft. commercial outparcel building (future phase).

Board Comments:

The Board comments were supportive.

Public Comments:

No public comments were provided.

Associated Actions:

The approval contained the following conditions: (1) That the City Commission approves Ordinance No. 32-20 for the rezoning of the subject site from MIC to SAD. (2) That the City Commission approves Resolution 152-20 to allow the maximum height to increase from 48 feet to 55 feet for buildings 3,4,5 and 6 for the Aura Delray Beach development.

Next Action:

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



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: 09/23/2020

File No: 2020-195-SPF-SPR-CL5

Application Name: Aura Delray Beach

General Data:

Applicant: Trinsic Residential Group

Agent: Bonnie Miskel Esq., Dunay, Miskel, and Backman, LLP

Location: Northwest corner of W. Atlantic Avenue and N. Congress Avenue

PCN: 12-43-18-00-000-5090, - 5101, -5110, -5111, -5120, -5122, 1190, -5100

Property Size: 12.20 Acres

FLUM: Commerce (CMR)

Zoning: Mixed Industrial Commercial (MIC)*

*Propose Zoning Special Activities District (SAD)

Adjacent Zoning:

- North: MIC
- East: MIC, General Commercial (GC)
- South: Planned Commercial (PC), GC
- West: Single Family Residential (R-1-AA), Medium Density Residential (RM)

Existing Land Use: Vacant Land, Industrial,

Proposed Land Use: Multi-Family Residential, Commercial

Floor Area Ratio: 0.068

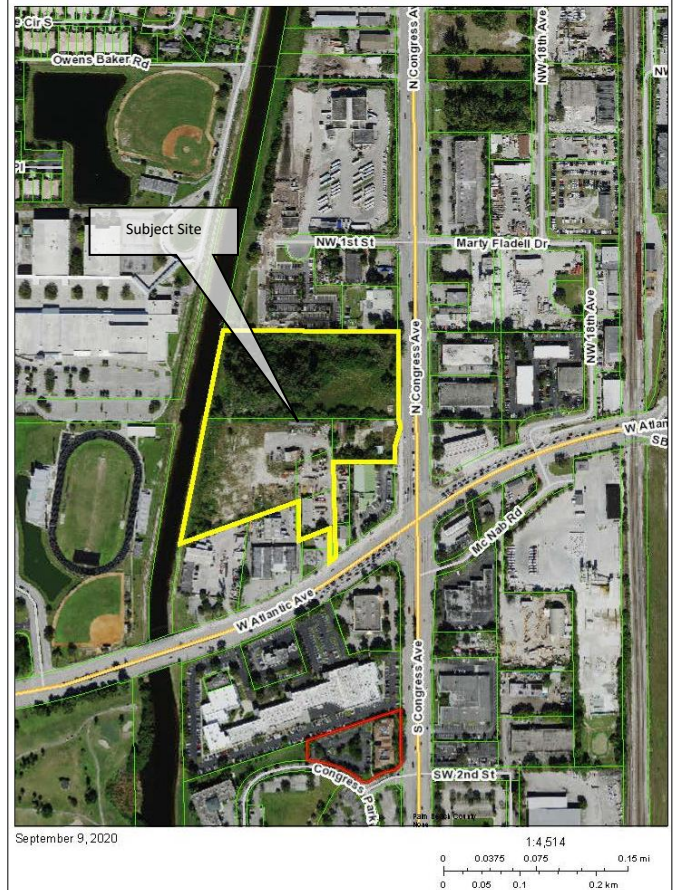
Dwelling Units Per Acre: 24 du/ac

Item before the Board:

The action before the Board is for the approval of a Class V Site Plan application for Aura Delray Beach pursuant to LDR section 2.4.5 (F)(1)(a), including the following:

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

Location Map



Optional Board Motions for Action Items:

1. **Move to continue** with direction
2. **Move approval** of the Class V (2020-195) Site Plan, Landscape Plan, and Architectural Elevations for the Aura Delray Beach located generally at the northwest corner of West Atlantic Avenue and North Congress Avenue as amended, 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 conditions:
 1. That the City Commission approves Ordinance No. 32-20 for the rezoning of the subject site from MIC to SAD.
 2. That the City Commission approves Resolution 152-20 to allow the maximum height to increase from 48 feet to 55 feet for buildings 3,4,5 and 6 for the Aura Delray Beach development.

Project Planner:
Kent Walia, AICP, Senior Planner;
waliak@mydelraybeach.com
561-243-7365

Review Dates:
SPRAB Board:
September 23, 2020

- Attachments**
1. Site Plans
 2. Landscape Plans
 3. Architecture Plans
 4. Proposed Ord. 32-20



3. **Move denial** of the Class V (2020-195) Site Plan, Landscape Plan, and Architectural Elevations for the Aura Delray Beach located generally at the northwest corner of West Atlantic Avenue and North Congress Avenue, 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. Provide a unity of title for the subject parcels prior to building permit issuance.
2. Provide a plat subdividing the commercial outparcel lot prior to the site plan submission of the commercial outparcel building.
3. Provide the correct floor area ratio of the commercial outparcel building prior to site plan certification.
4. Prior to site plan certification provide an updated Palm Beach County TPS letter satisfying the offsite improvement in the right-of-way.
5. Confirm that the Barn Light style Avalon fixture listed on sheets PH-1 and PH-2 is a full cut off luminaire or replace with a different model type that is prior to site plan certification.
6. Provide a recorded cross access easement to the east and west properties as required in the FDOT letter prior to building permit issuance.
7. Provide a bus shelter with an easement prior to building permit issuance.

Summary:

The proposed Class V Site Plan application is associated with the construction of two 3-story buildings, and four 5-story buildings, containing a total of 292 multifamily apartment units, a two-story clubhouse, and a 1,635 sq.ft. commercial outparcel building. The residential units will consist of 26 studios, 128 one-bedroom, and 118 two-bedroom units, and 20 three-bedroom apartment units. The apartment amenities include a centrally located pool, clubhouse, and a green trail. The site plan includes landscape and paving.

Background:

The subject site is composed of 8 parcels totaling 12.20 acres and is generally situated at the northwest corner of West Atlantic Avenue and North Congress Avenue:

- On November 8, 1988, the City Commission adopted Ordinance No. 127-88 annexing the subject site (part of Enclave 66) into the City of Delray Beach city boundary. The subject parcels that were annexed were zoned Light Industrial (LI) and General Commercial (GC) zoning.
- On September 25, 1990, the City Commission adopted Ordinance No. 25-90, which replaced all previously adopted maps of the City of Delray Beach. The zoning amendment changed the zoning of the subject site from LI and GC to Mixed Industrial & Commercial (MIC)
- In 2016, the Congress Avenue Task Force produced the "Congress Avenue: Delray Beach's Next Great Street." The report sees Congress Avenue as the "key component to Delray's future success and financial sustainability" and envisions the corridor as a "mixed-use urban and industrious district." The report refers to the corridor with a cohesive future; however, the corridor has historically been broken up both through the land use and zoning designations, as well as geographically with West Atlantic Avenue as the dividing line. The report was presented to the City Commission, but not formally adopted. The Always Delray Comprehensive Plan adopted Policy NDC 2.3.7, which supports the implementation of the report's vision
- On June 20, 2020, the Planning & Zoning Board recommended approval to the City Commission of Ordinance 32-20 for the rezoning of the subject site from MIC to Special Activities District (SAD).
- On June 24, 2020, the Development Services Department received a Class V Site Plan application associated with the construction of two 3-story buildings, and four 5-story buildings, containing a total of 292 multifamily apartment units, a clubhouse, and a small commercial outparcel building for the proposed Aura Delray Beach development.
- On August 18, 2020, the City Commission conducted the 1st reading of Ordinance No. 32-20 for the rezoning of the subject site from MIC to Special Activities District (SAD). A second meeting is required at a subsequent date to-be-determined for the consideration of the rezoning subsequent to action of the associated site plan by the Site Plan



Review and Appearance Board (SPRAB).

- On September 10, 2020, the City Commission adopted Ordinance No. 31-20 to establish the Aura Overlay District, an overlay which requires a minimum of 25 percent of the units in the development be provided as on-site workforce housing units and the addition of the Aura Delray Beach Overlay District to the list of properties eligible for an increased height up to 60 feet listed as in LDR Section 4.3.4(J)(4)(b)(i).
- On September 21, 2020, the Planning & Zoning Board will review Resolution 152-20 to provide a recommendation to the City Commission for a Conditional Use request to allow the maximum height to increase from 48 feet to 55 feet' for buildings 3,4,5 and 6 for the proposed Aura Delray Beach development. The City Commission date for final action on the conditional use is to-be-determined.

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.

The subject site has a current zoning designation of MIC and Land Use designation of Commerce (CMR). LDR Section 4.4.19 (B) lists: industrial uses, service industry, business and professional office, retail trade, interior design and furnishings, and other processes and activities as permitted uses in the MIC zoning district. Multi-Family Residential is not listed as a permitted or conditional use for the current zoning district.

Per Neighborhoods, Districts, And Corridors (NDC) element of the Comprehensive Plan Policy 1.4.6, Industrial land uses allow a maximum floor area ratio of 0.60 for nonresidential uses and a revitalization/ incentive density up to 24 dwelling units per acre with at least 25% of the units provided as workforce housing units, for properties with a Commerce land use designation. Table NDC - 1 of the NDC element of the Comprehensive Plan list MIC, Light Industrial (LI), and Planned Commercial (PC) as preferred land uses, and Agricultural (A), Community Facility (CF), and Special Activities District (SAD) as compatible land uses. The only zoning district that allows residential uses and is deemed "preferred" or "compatible" with the CMR land use besides SAD is Mixed Industrial and Commercial District (MIC) (see attached Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts). MIC allows multiple family residential development as a Conditional Use "up to a maximum of 24 units per acre" in a focused area, "within the I-95/CSX Railroad Corridor Overlay District," subject to workforce housing provisions in the code. These workforce housing provisions implement the Revitalization/Incentive Density allowed in the CMR land use designation and accommodate the Delray Station complex within the I-95/CSX Railroad Corridor Overlay District. MIC allows retail use "as a secondary use" to a primary industrial use, but not as a standalone building. Thus, SAD can be considered the most suitable zoning district for the proposed project.

Per the proposed SAD Ordinance No. 32-20 Exhibit C, Master Plan & Site Plan Approval, 1.d), Site Plan(s) shall be reviewed and approved by the Site Plan Review and Appearance Board prior to the second reading of the SAD Rezoning and Master Plan. Architectural elevations shall be provided at the time of the submittal of a site plan application. As mentioned, the proposed SAD rezoning ordinance has received 1st reading by City Commission on August 18, 2020, and the 2nd reading date is to be determined. The following staff report will reflect the findings and analysis in accordance with the proposed SAD Ordinance No. 32-20 and any other applicable referenced sections in the Land Development Regulations (LDR). A condition has been added to the motion requiring approval of SAD Ordinance No. 32-20.

Pursuant to LDR Section 4.4.25 (A) **Purpose and Intent**, The Special Activities District (SAD) *is established in order to provide a zone district which is appropriate for projects which are not otherwise classified or categorized in other zone districts; or, which for some other good reason, cannot be properly accommodated in the other zone districts. Also, the SAD is to be used for large scale and mixed projects for which conventional zoning is not applicable. While SAD zoning is deemed consistent with any land use designation on the Future Land Use Map, the uses allowed within a specific SAD shall be consistent with the land use category shown on the Future Land Use Map. The uses, activities, and characteristics of a SAD are to be consistent with the Comprehensive Plan, suitable and compatible with surrounding existing development, and with the proposed character of the area.*

- The intent of the SAD zoning district is to allow for projects which are not otherwise classified or categorized in other zone districts and large scale and mixed projects for which conventional zoning is not applicable. The subject site has a



land use of Commerce (CMR) with a current zoning designation of MIC. The applicant is requesting to rezone the property from MIC to SAD (Ord. 32-20) to develop the project on the subject site. The multi-family residential developments allowed in other zoning districts are permitted at varied densities, but all of those outside of the Central Business District (CBD) that allow more than 12 dwelling units per acre require workforce housing. The project intends to comply with the intent of the SAD district in providing a large scale multi-family development with workforce housing in a land use district (CMR) that only allows residential density (24 du/ac) when utilizing the Revitalization/Incentive in accordance with the permitted uses allowed in Ordinance 32-20. All Site Plan applications for new development must receive approval by the Site Plan Review and Appearance Board (SPRAB) and be consistent with the approved Master Development Plan (MDP). The application provided mentions that the commercial outparcel building that is shown on the site plans will be a future phase, and thus would require a later site plan modification and plat application to subdivide the property.

Standards for specific areas or purposes:

Pursuant to LDR Section 3.2.4 (A) Wellfield zones. *The City shall continue to assure compliance with the County Wellfield Protection Ordinance by including compliance as a performance standard for which a specific finding must be made upon approval of any site plan or conditional use action.*

- The subject site is located in Palm Beach County Wellfield Protection zone 4. The submission includes a signed affidavit to Palm Beach County demonstrating compliance with the County's wellfield protection ordinance.

Pursuant to LDR Section 3.2.4 (B), Environmentally sensitive areas. *That any significant flora or fauna communities which are identified pursuant to a biological survey and habitat analysis required by Conservation Element Policy B-2.1 are being appropriately treated as if they were environmentally sensitive areas as identified in Policy B-1.1 of the Conservation Element.*

- The application provided includes a flora and fauna analysis and no protected species of wildlife to plant life has been identified.

Pursuant to LDR Section 3.2.4 (D), Flood prone areas. *Certification that any development proposed on land which is located in a floodplain has proper provisions for mitigation of flood damage potential.*

- The subject site is located in the Federal Emergency Management Agency (FEMA) X and AE-9 flood zones. The maximum base building elevation for the buildings in the X flood zone is 13.5' NAVD (North American Vertical Datum of 1988) (12' crown of road + 18") and 11' NAVD for the buildings located AE zone (9' BFE + 12" FBC + 12" optional freeboard). The plans provided show 11' NAVD being used for the base building elevation and 13.5' NAVD as the finish floor for all the buildings on site for a uniform grade.

The Aura Delray Beach development is proposing two 20 unit 3-story apartment buildings, four 63 unit 5-story apartment buildings, and one single-story retail outparcel building. As measured from the base building elevation to the top of the flat roof, the 3-story buildings are 34'-0" tall (31.5' above grade) and the 5-story buildings are 55' tall (52.5' above grade). The lowest floor elevation of the buildings will be above the FEMA flood zones thus complying with this section.

Base District Requirements:

The following matrix compares the project design to the minimum and maximum development standards for the SAD zoning district set forth in LDR Section 4.3.4 (K), LDR Section 4.4.25, and Ordinance No. 32-20.

Zoning Special Activities District (SAD)	Required / Allowed	Provided
Lot Frontage (Min.)	-	505 feet (N. Congress), 105 feet (W. Atlantic)
Lot Area (Min.)	-	12.20 acres
Open Space (Min.)	25%	43.6%
Height (Max.)	48 feet	55 feet*
Setbacks (Min.):		
South	15 / 29* feet	15 feet**
East	15 / 29 feet	37.25 feet
North	15 / 29 feet	29.06 feet
West	15 / 29 feet	70 feet

* Pursuant to LDR Section 4.3.4(J)(iv)1., that for each foot in height above 48 feet, an additional building setback of two feet is provided from the building setback lines which would be established for a 48-foot tall structure. The Aura Delray Beach project is requesting an additional 7 feet to the maximum overall height allowed for buildings 3,4,5 and 6. Therefore, an additional 14-foot setback (2 feet x 7 feet) is required above 48 feet for each of the buildings requesting the increase in height.

**The south setback was taken from building 2 which is the closest building to the south property line. Building 2 is a three-story building 34 feet tall and does not require the 29-foot setback above 48 feet.

Special Landscape Setbacks:

Pursuant to LDR Section 4.3.4 (H)(6)(b)3., ***Along West Atlantic Avenue, From I-95 to the Western City Limits, a special landscape area shall be provided on both sides of the ultimate right-of-way. This landscape area shall be the smaller distance of either 30 feet or ten percent of the average depth of the property; however, in no case shall the landscape area be less than ten feet.***

Pursuant to LDR Section 4.3.4 (H)(6)(b)5., **Along Congress Avenue**, from the L-38 Canal northward to the L-30 Canal, a special landscape area shall be provided. This landscape area shall be the smaller distance of either 30 feet or ten percent of the average depth of the property; however, in no case shall the landscape area be less than ten feet.

- The subject property has an approximate lot depths of Sheet SP-1 shows a minimum 30' landscape buffer provided adjacent to W. Atlantic Avenue and N. Congress Avenue.

Supplemental District Regulations:

Distance between residential buildings:

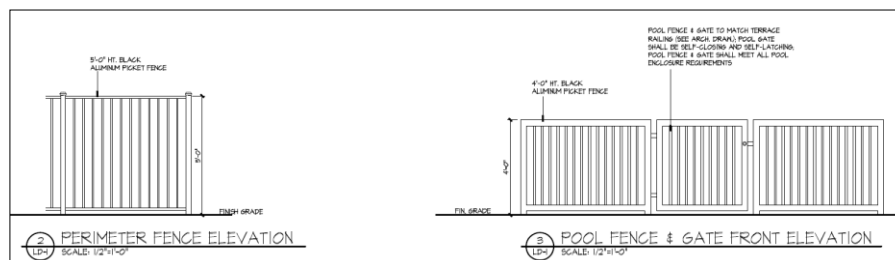
Pursuant to LDR Section 4.6.2 (A) adequate distance between is required between structures to allow for light, air, and open space; and to provide for an aesthetically pleasing designed relationship among buildings which are constructed within a townhouse, apartment, or condominium residential development. The following is a table that demonstrates the project compliance with the distance separation formula listed in LDR Section 4.6.2 (B).

Distance between	Required	Provided
Bldg 1 and 2	45.5 feet	103.58 feet
Bldg 1 and 3	59.25 feet	135.83 feet
Bldg 2 and 4	59.25 feet	166.00 feet
Bldg 3 and 4	114.75 feet	152.83 feet
Bldg 3 and 5	86.8 feet	86.83 feet
Bldg 4 and 6	86.8 feet	101.41 feet
Bldg 5 and 6	59.00 feet	143.83 feet

- The proposed design of the buildings is adequately spaced in accordance with the LDR section.

Fence:

The site and landscape plans provided show a 5' black aluminum picket fence with landscaping around the perimeter of the property buffering the residential portion of the development from adjacent commercial properties. The plans also show a 4' black aluminum picket fence around the pool area. The fence size, setbacks, and materials shown comply with LDR Section 4.6.5.



**Lighting:**

Pursuant to LDR Section 4.6.8 (A), the following demonstrates compliance with the applicable lighting regulations:

Outdoor Lighting	Maximum/Minimum Illumination Foot Candles (fc) Required	Provided
Residential Parking Lot	4.0 (fc) max / 0.3 (fc) min	4.0 (fc) max / 0.3 (fc) min
Commercial Parking Lot	12.0 (fc) max / 1.0 (fc) min	5.2 (fc) max / 1.0 (fc) min
Green Trail	5.0 (fc) max / 0.5 (fc) min	4.2 (fc) max / 0.5 (fc) min
Light control and spillage	0.25 (fc) max at property line	0.24 (fc) max at property line

- The photometric plan provided shows light fixtures less than 25' in height in accordance with LDR Section 4.6.8 (A)(1). The light fixtures specified have full cut off luminaires in accordance with LDR Section 4.6.8 (A)(2). The photometric foot candles provided are in compliance with the minimum and maximum requirements listed in 4.6.8 (A)(1) Table 1. A note has been added to the staff report requesting clarification of the Barn Light fixture type if it is a full cut off luminaire.

Off-Street Parking Requirements:

- The following table demonstrates compliance of the proposed site plan with SAD Ordinance 32-20

Parking	Space per unit	Space Required	Spaces Provided
Efficiency Unit	1.0	26 x 1.0 = 26	-
One Bedroom Unit	1.0	130 x 1.0 = 130	-
Two or more Bedroom Unit	2.0	138 x 2.0 = 276	-
Guest Parking Spaces	-	-	-
First 20 units	0.50	20 x 0.5 = 10	-
Units 21-50	0.30	29 x 0.3 = 8.7	-
Units 51-292	0.20	241 x 0.20 = 48.2	-
		Total Required = 499	Total Provided = 499
Commerical Parking	12 spaces per 1,000 square feet	1,653 / 1,000 square feet x 12 spaces = 19.83	-
		Total Required = 20	Total Provided = 20

- The plans provided show that the project has provided the minimum required residential and commercial parking spaces. Of the residential spaces provided 150 will compact (8 feet by 16 feet), 253 will be standard (9 feet by 18 feet), 86 will be in individual one and two-car parking garages, and 10 will be ADA accessible (12 feet by 18 feet) in accordance with Ord. 32-20. The site plans show 24-foot wide drive aisle widths with 9-foot wide landscape islands throughout the site with adequate turning radius for Fire and Garbage trucks.

Pursuant to LDR Section 4.6.9 (D)(3)(c), **Stacking Distance**, provisions must be made for stacking and transition of incoming traffic from a public street, such that traffic may not back up into the public street system. The minimum distance between a right-of-way and the first parking space or aisleway in a parking lot with 51 or more parking spaces along all streets shall be at least 50 feet. For parking lots designed and operated with two or more access points, this standard may be reduced to a minimum stacking distance of 20 feet, subject to a staff performance analysis.

- The plans provided show two access points to the residential portion of the development, one from W. Atlantic Avenue and one from N. Congress Avenue. Per 4.6.9 (D)(3)(c)(2), *provisions must be made to provide for 100 feet of clear stacking from the first point of transaction for each lane of a drive-thru facility and in advance of all guardhouses or security gates*. The plans show a minimum 100-foot stacking distance from the guard gate to public right-of-way at both entrances of the site to the residential portion of the development. The plans also show a 100-foot stacking distance from the transition lane of the drive-thru to the N. Congress Avenue.

**Sight Line Visibility:**

Pursuant to LDR Section 4.6.14 (B)(5), **Rights-of-way in county, state or federal jurisdiction.** *Sight visibility measurements at the intersection of a right-of-way, accessway, or driveway and a right-of-way under County, State or Federal jurisdiction are subject to sight visibility requirements from those authorities.*

- The subject site is situated at the northwest corner of N. Congress Avenue and W. Atlantic Avenue. Both public rights-of-way are Florida Department of Transportation (FDOT) corridors. The plans provided show sight line visibility triangles in accordance with FDOT requirements.

Landscape Analysis:

Pursuant to LDR Section 4.6.16(C)(1)(a), *prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of LDR Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C).*

- The landscape plans have been reviewed for compliance with LDR Section 4.6.16 by the Senior Landscape Planner. Tree Disposition Plan LD-101 shows the removal of exotic and non-exotic species. The plants specified include Red Geiger, Singapore Bougainvillea, Desert Candle, Red Tip Cocoplum, Dwarf Fire Bush, Parrot Beak Heliconia, Maui Ixora, Wax Leaf Jasmine, Giant Lily Turf, Muhly Grass, Variegated Dwarf Pandanus, Split-Leaf Philodendron, Dwarf Philodendron, Wart Fern, Dwarf Fakahatchee Grass, Sweet Viburnum 'Awabuki' and Edible Ginger shrubs. The trees include Verawood, Hong Kong Orchid, Pink Powder Puff, Brazilian Beauty Leaf, Green Buttonwood, Mypan Coconut Palm, Pitch Apple, Royal Poinciana, East Palatka Holly, Dahoon Holly, Jacaranda, Crape Myrtle, Queen Crape Myrtle, Mango, Alexander Palm, Screw Pine, Yellow Poinciana, Live Oak, Florida Royal Palm, Cabbage Palm, Bald Cypress, Montgomery Palm, and Foxtail Palm trees.

The project design includes a greenway trail in accordance with the Mobility Element of the Comprehensive Plan MBL 2.2.2. The greenway trail features a concrete pathway for biking and walking, benches viewing the canal waterway, and waste stations. The trail features a lush variety of plantings. The plans also include a community garden and community lawn area. The project also features a Tot Lot playground.

Architecture Elevations:

Pursuant to LDR Section 4.6.18 (A)(2), It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings

Pursuant to LDR Section 4.6.18 (B)(1), *Buildings or structures which are a part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the City, the design, scale and location on the site shall enhance rather than detract from the character, value, and attractiveness of the surroundings.*

Pursuant to LDR Section 4.6.18 (E), *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.*

- 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 proposed Aura Delray Beach development includes two 3-story buildings, and four 5-story buildings, containing a total of 292 multifamily apartment units, a two-story clubhouse, and a 1,635 sq.ft. commercial outparcel building. As mentioned, the commercial outparcel building will be a future phase and the elevations are not included with this Class V application. The elevations provided show modern masonry buildings with various color treatments and material claddings. The colors selected include orange, red, yellow, black, and gray. The colors are used to accent the windows, doors, stairwells, and corners of the buildings. The elevations include stucco finishes, impact resistant, doors and windows, stucco banding with scoring, and aluminum balcony railing. The windows orientation and mullion pattern selected provide a variety of shapes, sizes, and orientations to the buildings' aesthetic.



The proposed building designs and scales are uniform throughout the development to internally complement each other aesthetically, thus meeting the intent of LDR Section 4.6.18 (B)(1). The plans provided show buildings with increased setbacks, internal separation, and orienting the higher density buildings away from the public right-of-way to create ample open spaces throughout the site demonstrating compliance with LDR Section 4.6.18 (E)(1). The 2016 Congress Avenue Plan recommends that proposed designs complement the surrounding industrial and mixed-use designs throughout the corridor. The building designs proposed do not appear to be aesthetically compatible with the other residential buildings along the Congress Avenue corridor thus not demonstrating compliance with 4.6.18 (E)(2). If Ordinance No. 32-20 (SAD rezoning) and Resolution No. 152-20 (max. height increase to 55') are approved, the proposed development will be compatible in density and scale with the adjacent uses along the corridor, demonstrating compliance with LDR Section 4.6.18 (E)(3).

Required Findings:

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) - Land Use Map:

The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Future Land Use Map.

- The current zoning of the subject site is zoned MIC and the proposed zoning is SAD. Both zoning districts are compatible with the CMR land use designation.

Section 3.1.1 (B) – Concurrency:

Facilities which are provided by, or through, the City shall be provided to new development concurrent with the issuance of a Certificate of Occupancy. These facilities shall be provided pursuant to levels of service established within the Comprehensive Plan.

- The Concurrency items and analysis are located in Appendix “A.”

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.

- The analysis regarding consistency is located in Appendix “B”.

Section 3.1.1 (D) – Compliance with the LDRs:

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

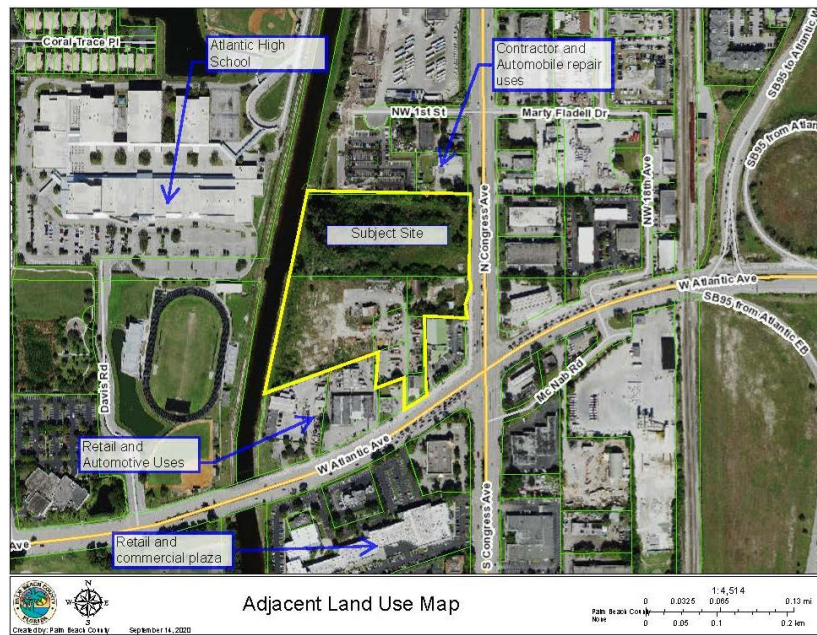
- See the Site Plan Analysis section of this report.

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 diagram and table indicates the zoning and land use of the properties surrounding the subject property:



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT



	Zoning	Land Use Designation	Types of Business
North	MIC	CMR	Contractor and Auto Repair
East	MIC	CMR	Contractor and Auto Repair
South	MIC, GC, PC	CMR, GC	Contractor and Auto Repair, Retail
West	R-1-AA, RM	MD, LD	High School

The subject site is situated at the northwest corner of W. Atlantic Avenue and N. Congress Avenue. The subject is adjacent to contractor, automotive, and retail uses. On the west side, the site is adjacent to Atlantic High School. The proposed development is compatible in scale and use with the surrounding developments. It is important to note, that if approved the project would include workforce housing units and would be in proximity to high school, downtown, and the tri-rail station.

Comprehensive Plan Policies:

A review of the objectives and policies of the adopted "Always Delray" Comprehensive Plan was conducted, and the following applicable objectives or policies were noted.

Neighborhoods, Districts, and Corridors Element

The Neighborhoods, Districts, and Corridors Element provide descriptions of each land use designation. **Objective NDC 1.4, Industrial Land Use Designations**, provides direction that the industrial land use designations are to be applied to those areas "where industrial type uses, such as fabrication and assembly of goods, warehousing, and vehicle repair, are the primary economic strategy for the district, to ensure that those industries, which are essential to the local economy, are appropriately accommodated in the city." The following policies provide specific direction regarding the implementation of the Commerce land use designations.

Policy NDC 1.4.6: Allow a maximum floor area ratio of 0.60 for nonresidential uses and a revitalization/incentive density up to 24 dwelling units per acre with at least 25% of the units provided as workforce housing units, for properties with a Commerce land use designation.

- The proposed Aura Delray Beach project complies with this policy in providing a 1,635 square foot commercial out parcel building (0.068 FAR), and a multi-family residential apartment development utilizing the revitalization/incentive criteria to provide 292 dwelling units (24 du/ac x 12.2 acres = 292 units), with total 73 units (292 x 25% = 73) of workforce housing on site.



Policy NDC 1.4.7: *Use the Commerce land use designation for property located along or adjacent to the North Congress Avenue corridor, north of West Atlantic Avenue, where it is appropriate to accommodate a mix of industrial, service, and commercial uses, and limited residential development opportunities.*

- The Aura Delray Beach is proposing SAD Ordinance 32-20 revitalization/incentive criteria to provide a majority multi-family residential development with a small future phase outparcel commercial site. The proposed project does not specifically comply with the intent of this policy.

Policy NDC 1.4.8: *Recognize the importance of maintaining the Commerce land use designation for long term economic prosperity by discouraging amendments to the Future Land Use Map that diminish the quantity of property with Commerce land use designation.*

- The land use designation of the subject site is Commerce (CMR) and would remain even if Ordinance 32-20 is approved for the rezoning from MIC to SAD.

Policy NDC 1.4.9: *Analyze the existing land use and zoning designations of Commerce and Congress Avenue Mixed Use assigned to property along the Congress Avenue Corridor for the purpose of accommodating a balanced mix of commercial, industrial, office, and residential uses with a cohesive aesthetic for the corridor.*

- The proposed development consists of a commercial outparcel building, a multi-family 292 unit residential development. The clubhouse provided in the residential development includes a Co-Working office space on the 2nd floor for residents. The proposed development provides residential, commercial, and office space.

Policy NDC 3.4.2. *Use the development review process to determine development, redevelopment, and adaptive reuse is consistent with and complementary to adjacent development, regardless of the implementing zoning designations for each land use designation (See Table NDC-1).*

- The subject site is zoned MIC and is proposing a SAD zoning designation. The CMR land use designation is consistent with both zoning districts. The proposed uses would be permitted in the SAD zoning district pending approval of Ordinance No. 32-20.

Housing Element

Policy HOU 4.1.7 – *“Support innovative use of higher density in detached and attached housing which maintains usable open space, while providing larger living spaces.”*

- The proposed development complies with this policy in requesting the revitalization/incentive to provide the maximum allowable 24 du/ac, requesting additional building height to provide larger living areas (Resolution No. 152-20), and by increasing the space and setback in between buildings to maximum open space opportunities.

Policy HOU 6.1.4 – *“Implement incentives in the Land Development Regulations, such as increases in density, to establish workforce housing units within targeted areas.”*

- The proposed project is providing the maximum density allowed (24 du/ac) and providing 25% of workforce housing units on site.

Policy HOU 6.2.4 – *“Utilize incentives outlined in the workforce housing ordinance to develop additional workforce housing units.”*

- The project is providing 25% workforce housing units.

Pursuant to LDR Section 3.2.3 (B), *All development shall provide pedestrian, bicycle, and vehicular interconnections to adjacent properties, where possible, and include accessible routes from the entry points of publicly-accessible buildings to the sidewalk network in accordance with the Americans with Disabilities Act (ADA).*

- The Aura Delray Beach project location is adjacent to mass transit stops on N. Congress and W. Atlantic Avenue. The project is providing a bus shelter along N. Congress Avenue to accommodate mass transit access. Furthermore, the project is located along the Lake Worth Drainage district canal and is required to provide a green trail in accordance with the Comprehensive Plan. The plans also show improvements and connections to the pedestrian sidewalk to the green trail for public access. The green trail will be a part of a linear network of future trails along the canal as new developments arise. The trail would encourage alternative forms of transportation. Lastly, the project is approximately 0.41 miles from the Tri-Rail Station, which would encourage train ridership.

**Review by Others:****Utility Providers:**

Pursuant LDR Section to 2.4.2 (C)(2)(a), utility providers were notified of the site plan submission. No comments of objection were provided to date.

Courtesy Notices:

Pursuant to 2.4.2 (C)(3), courtesy notices have been provided to the following homeowner associations, which have requested notice of developments in their areas:

- High Point of Delray
- Wood Lake

Letters of objection or support, if any, will be presented to the Site Plan Review and Appearance Board (SPRAB).

Appendix "A" – Concurrency Findings

Pursuant to LDR Section 3.1.1(B), Concurrency, as defined by NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in CIE-2, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach:

- Traffic: The provided traffic statement mentions that the proposed 292-unit development with the commercial outparcel building will add 2,383 new daily trips. The statement indicates that the development meets the requirements of the Palm Beach County Traffic Performance Standards. The provided Traffic Performance Standards (TPS) concurrency review letter from the Palm Beach County mentions that the proposed development meets the Traffic Performance Standards of Palm Beach County as long as the project constructs a right turn lane at the northernmost driveway on congress avenue, and extend the northbound turn lane storage length at the intersection of NW 1st Street and Congress Avenue. The roadway improvements will be included in the Class V site plan review before the Site Plan Review and Appearance Board (SPRAB) at a later meeting date. A was added to the staff report requiring that all comments be addressed that were provided in the Palm Beach County TPS letter and the FDOT letter prior to building permit issuance.
- Schools: The site plan application provided includes a School Capacity Availability (SCAD) Determination letter indicating that the proposed development will not have a negative impact on the public school system. Applicable impact fees would be determined during the permitting.
- Water and Sewer: The engineering plans indicate that the proposed development would be connecting into an 8" PVC water line 8" Sewer line off of Congress Avenue.
- Solid Waste:

Proposed Demand:

Proposed Apartment Buildings: 292 units x 0.52 tons per year = 151.84 tons per year

Proposed retail outparcel building: 1,700 gsf x 10.2 lbs = 17,340/ 2,000 = 8.67 tons per year

Total Tonnage per year = 160.51 tons

The proposed Aura Delray Beach development would add approximately 160.51 tons of waste per year to the current demand. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals until the year 2048.



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. All development shall provide pedestrian, bicycle, and vehicular interconnections to adjacent properties, where possible, and include accessible routes from the entry points of publicly-accessible buildings to the sidewalk network in accordance with the Americans with Disabilities Act (ADA).
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- C. Open space enhancements and recreational amenities shall be provided to meet Objective OPR 1.4 and other requirements of the Goals, Objectives, and Policies, as applicable, of both the Open Space, Parks, and Recreation Element and Conservation Element.
- ☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- D. Any proposed street widening or modification to traffic circulation shall be evaluated by the City, and if found to have a detrimental impact upon or result in the degradation of an existing neighborhood, the request shall be modified or denied.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- E. Remaining infill lots within the Coastal High Hazard Area of the Coastal Planning Area shall be developed using zoning which is identical or similar to the zoning of adjacent properties or that results in less intense development.
- ☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- F. Property shall be developed or redeveloped in a manner so that the 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.
- ☐ 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. Consideration shall be given to the effect a development will have on the safety, livability, and stability of surrounding neighborhoods and residential areas. Factors such as but not limited to, noise, odors, dust, and traffic volumes and circulation patterns shall be reviewed and if found to result in a degradation of the surrounding areas, the project shall be modified accordingly or denied.



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

- ☐ 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.

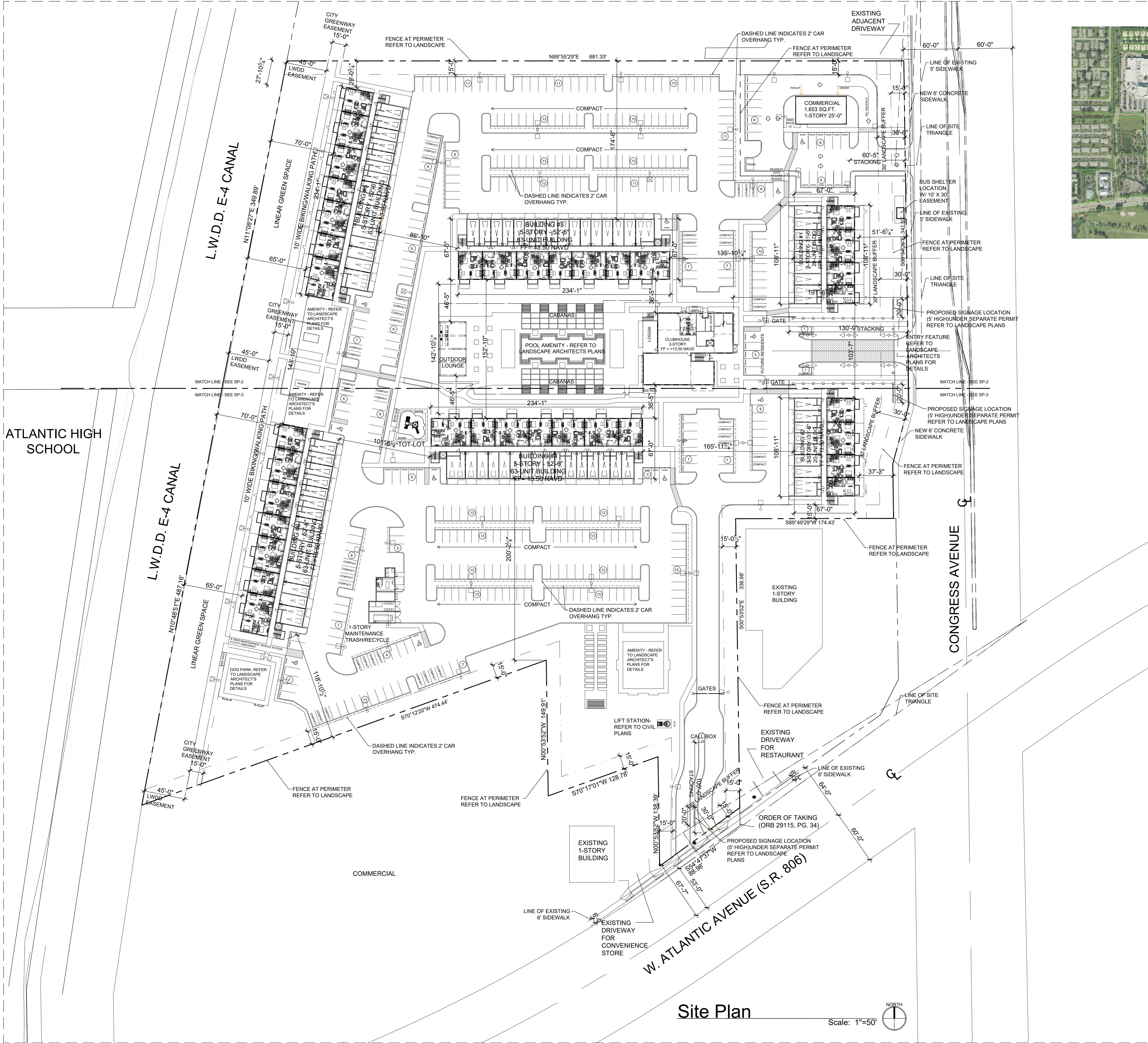
- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent

- J. Tot lots and recreational areas, serving children, teens, and adults 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

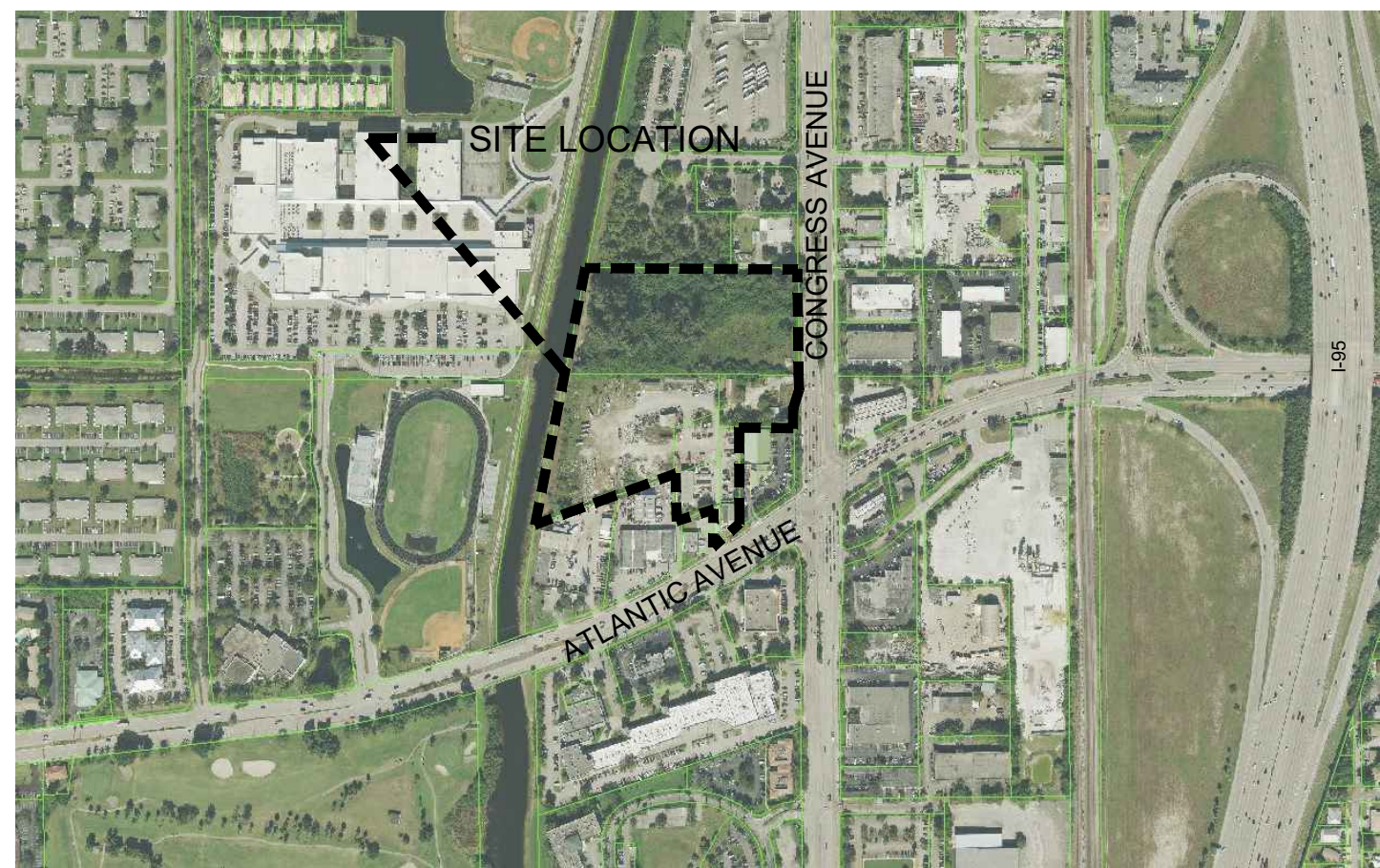
- K. Development shall not exceed the maximum limits established in the Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts, of the Neighborhoods, Districts, and Corridors Element or specific standards established in the zoning districts that limit density (dwelling units per acre) or intensity (floor area ratio) and must adhere to whichever limit is lower. Development in areas included in density or incentive programs (i.e. workforce housing programs specified in Article 4.7-Family/Workforce Housing) may exceed the Standard density limit, up to the specified Revitalization/Incentive density established for the program; development in all other areas shall not exceed the Standard density.

- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent



Location Map

Scale: N.T.S.



SIGHT VISIBILITY TRIANGLES		
MAINTENANCE OF PLANT SPECIES NOT TO OBSTRUCT SITE VISIBILITY TO BE MAINTAINED IN ACCORDANCE WITH LDR SECTION 4.6.14 (C)		
FEMA FLOOD CRITERIA		
THE NORTH PORTION OF THE PROJECT FALLS WITHIN THE FEMA FLOOD ZONE A9 ALL FINISH FLOORS WILL BE SET AT +13.5' NAVD WHICH IS +4.5' ABOVE FEMA MIN. THE BASE BUILDING ELEVATION FOR MEASURING HEIGHT WILL BE +11.0' NAVD		
THE SOUTH PORTION OF THE PROJECT FALLS WITHIN THE FEMA ZONE "X" THE AVERAGE CROWN OF ROAD ALONG ATLANTIC AVENUE IS +12.0 NAVD ALL FINISH FLOORS WILL BE SET AT +13.5' NAVD WHICH IS +1.5' ABOVE CROWN THE BASE BUILDING ELEVATION FOR MEASURING HEIGHT WILL BE +11.0' NAVD FOR CONSISTENCY WITH NORTH PORTION AND WORST CASE SCENARIO		
SETBACKS BETWEEN BUILDINGS		
PER LDR SECTION 4.6.2 (B) D= LENGTH BLDG. A + LENGTH BLDG. B + (2 x (HEIGHT A + HEIGHT B)) / 6		
BETWEEN BUILDINGS 3 AND 5 234'-1" + 67'-0" + (2 X (55' + 55')) / 6 = 86.8' REQUIRED - PROVIDED 86'-10"		
BETWEEN BUILDINGS 3 AND 4 234'-1" + 234'-1" + (2 X (55' + 55')) / 6 = 114.75' REQUIRED - PROVIDED 152'-10"		
BETWEEN BUILDINGS 1 AND 2 67'-0" + 67'-0" + (2 X (34' + 34')) / 6 = 45.5' REQUIRED - PROVIDED 103'-7"		
BETWEEN BUILDINGS 1 AND 3 67'-0" + 108'-11" + (2 X (55' + 34')) / 6 = 59.25' REQUIRED - PROVIDED 135'-10"		
BETWEEN BUILDINGS 2 AND 4 67'-0" + 108'-11" + (2 X (55' + 34')) / 6 = 59.25' REQUIRED - PROVIDED 166'-0"		
BETWEEN BUILDINGS 4 AND 6 234'-1" + 67'-0" + (2 X (55' + 55')) / 6 = 86.8' REQUIRED - PROVIDED 101'-5"		
BETWEEN BUILDINGS 5 AND 6 67'-0" + 67'-0" + (2 X (55' + 55')) / 6 = 59.0' REQUIRED - PROVIDED 143'-10"		
SITE CALCULATIONS		
	SQUARE FEET	PERCENT OF SITE
TOTAL SITE AREA	531,486 SQ. FT. (12.2 AC)	100%
LOT COVERAGE (BUILDINGS + ASPHALT)	258,696 SQ. FT.	48.7%
SIDEWALKS / WALKING PATHS	28,484 SQ. FT.	4.9%
POOL DECK	14,229 SQ. FT.	2.7%
OPEN SPACE	232,087 SQ. FT.	43.6%
WATER BODIES	0 SQ. FT.	0%
FAR (COMMERCIAL)	1,700 SQ. FT.	FAR +/- .0032
BUILDING HEIGHT	35'-0"	
GROUND FLOOR BLDG AREA	90,248 SQ. FT.	
TOTAL FLOOR BLDG AREA	386,795 SQ. FT.	
UNIT DATA		
	QUANTITY - SIZE	%
S1- STUDIO	26 - 600 SQ. FT. +/-	8.9%
A1- ONE BEDROOM	62 - 737 SQ. FT. +/-	21.2%
A2- ONE BEDROOM	66 - 775 SQ. FT. +/-	22.6%
B1- TWO BEDROOM	62 - 1055 SQ. FT. +/-	21.2%
B2- TWO BEDROOM	56 - 1110 SQ. FT. +/-	19.2%
C1- THREE BEDROOM	20 - 1300 SQ. FT. +/-	6.8%
TOTAL NUMBER OF UNITS	292 - 900 SQ. FT. AVG +/-	100.0%
DWELLING UNITS PER ACRE	12.2 X 24 PER AC=292	
PARKING REQUIREMENTS		
COMMERCIAL PARKING REQUIRED 12 SPACES PER 1,000 SQ. FT. = 20 SPACES REQUIRED		
COMMERCIAL PARKING PROVIDED		
19 REGULAR + 1 HANDICAPPED SPACE = 20 SPACES TOTAL		
RESIDENTIAL PARKING REQUIRED		
	TYPE	QUANTITY
S1- STUDIO	26	1.0 SPACES / UNIT 26 SPACES
A1- ONE BEDROOM	62	1.0 SPACES / UNIT 62 SPACES
A2- ONE BEDROOM	66	1.0 SPACES / UNIT 66 SPACES
B1- TWO BEDROOM	62	2.0 SPACES / UNIT 124 SPACES
B2- TWO BEDROOM	56	2.0 SPACES / UNIT 112 SPACES
C1- THREE BEDROOM	20	2.0 SPACES / UNIT 40 SPACES
GUEST SPACES		
	TYPE	QUANTITY
	0-20	5 x UNIT 10 SPACES
	21-50	3 x UNIT 9 SPACES
	51-292	2 x UNIT 49 SPACES
TOTAL GUEST SPACES		68 SPACES
TOTAL	292 UNITS	498 SPACES
RESIDENTIAL PARKING PROVIDED		
	TYPE	PROVIDED
	REGULAR	253 SPACES
	GARAGE	86 SPACES
	COMPACT	150 SPACES
	HANDICAP	10 SPACES
TOTAL PARKING		499 SPACES
WORKFORCE HOUSING UNIT DISTRIBUTION		
UNIT TYPE	MARKET RATE UNITS	WORKFORCE HOUSING UNITS
	AMOUNT % OF MKT	AMOUNT % OF W/F
S1- STUDIO	19 - 8.6%	7 - 9.5%
A1- ONE BEDROOM	46 - 21.0%	16 - 21.9%
A2- ONE BEDROOM	50 - 22.8%	16 - 21.9%
B1- TWO BEDROOM	47 - 21.5%	15 - 20.5%
B2- TWO BEDROOM	42 - 19.2%	14 - 19.2%
C1- THREE BEDROOM	15 - 6.8%	5 - 6.8%
TOTAL 292 (219+73)	219 75% OF TOTAL	73 25% OF TOTAL

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COMMISSION # 19-002
DESIGNER: RJ
DRAWN BY: JH/RJ
PLAN REVIEW: RJ

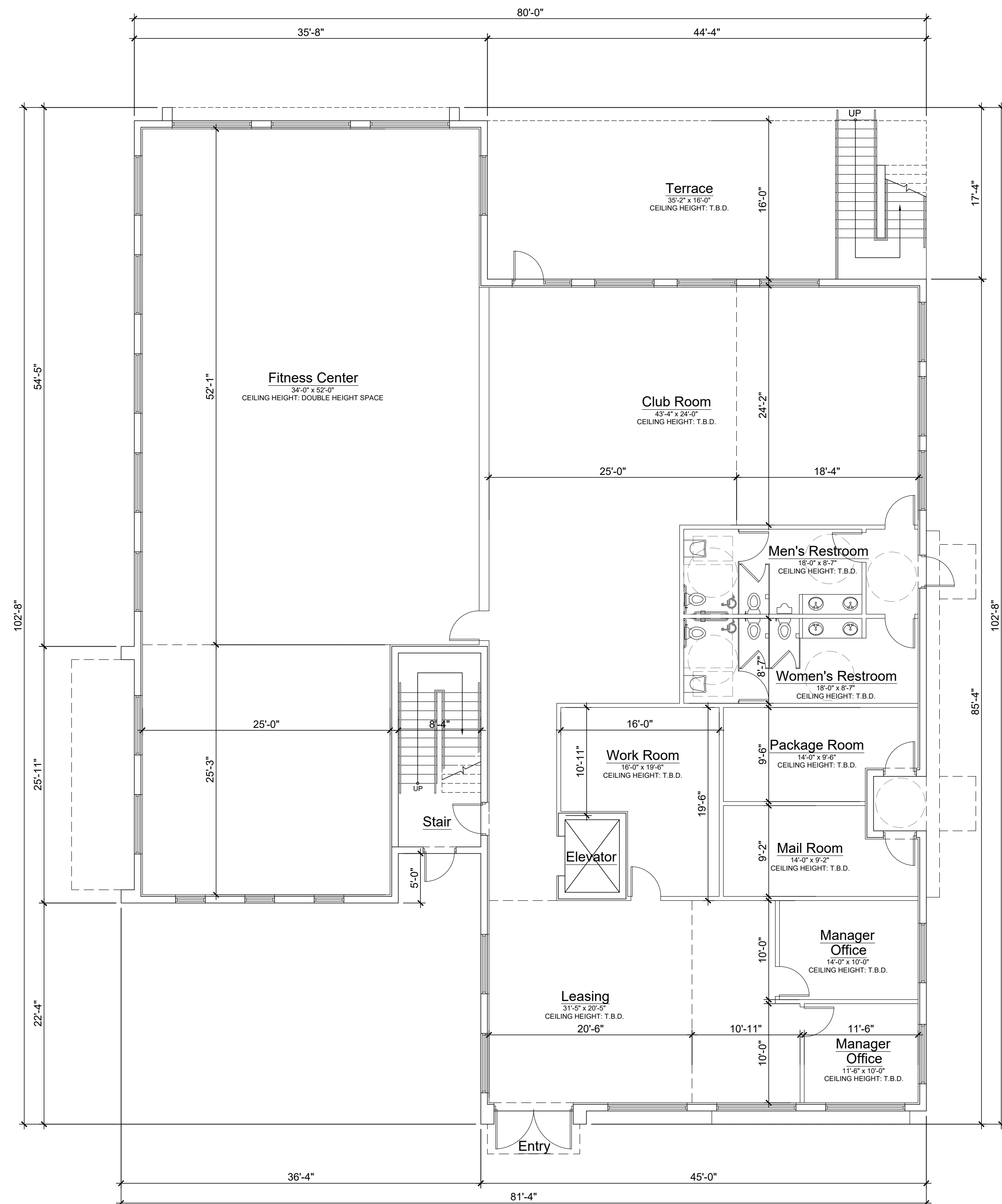
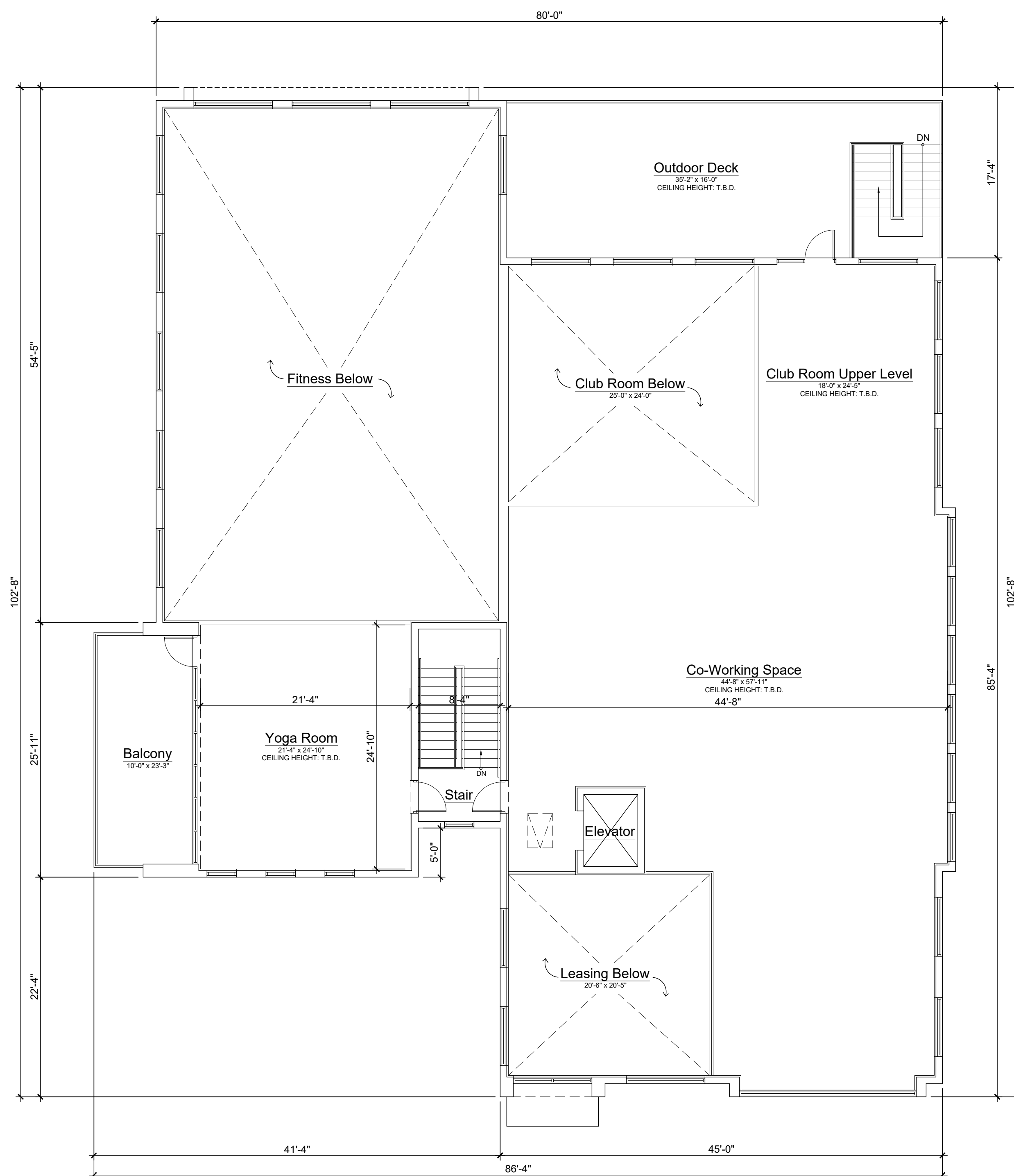
SUBMITTALS:
CLASS-S 06.23.20
SUBMITTAL 07.29.20
TAC COMMENTS
TAC - 2nd Rnd 09.01.20
COMMENTS

REVISIONS:

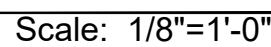
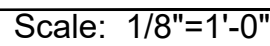
SITE PLAN

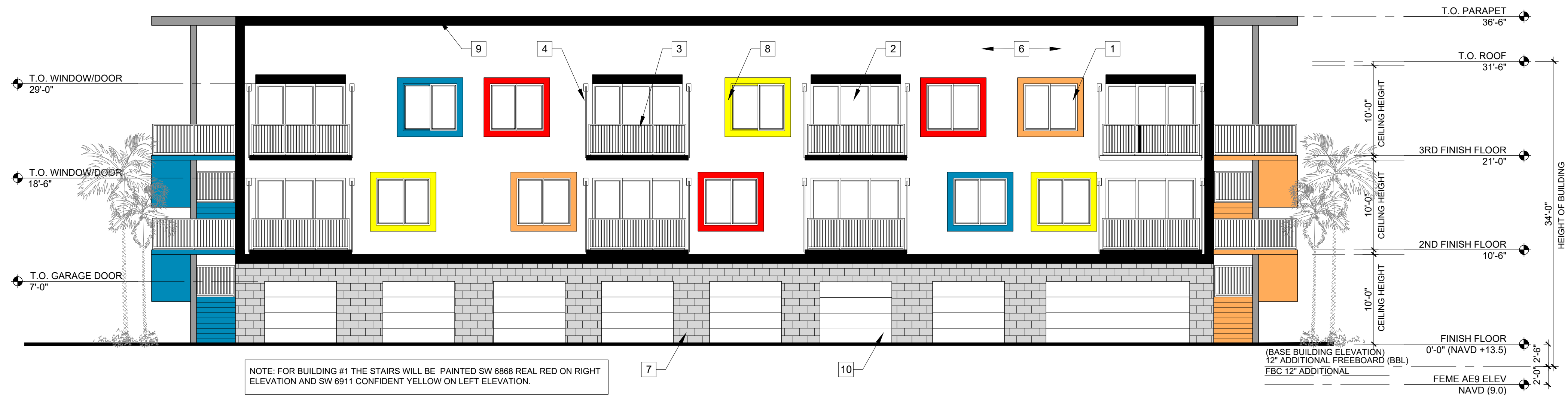
SP-1

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CLUBHOUSE AREA	
GROUND FLOOR A/C	6,635 SQ.FT.
SECOND FLOOR A/C	3,451 SQ.FT.
TOTAL A/C AREA	10,086 SQ.FT.

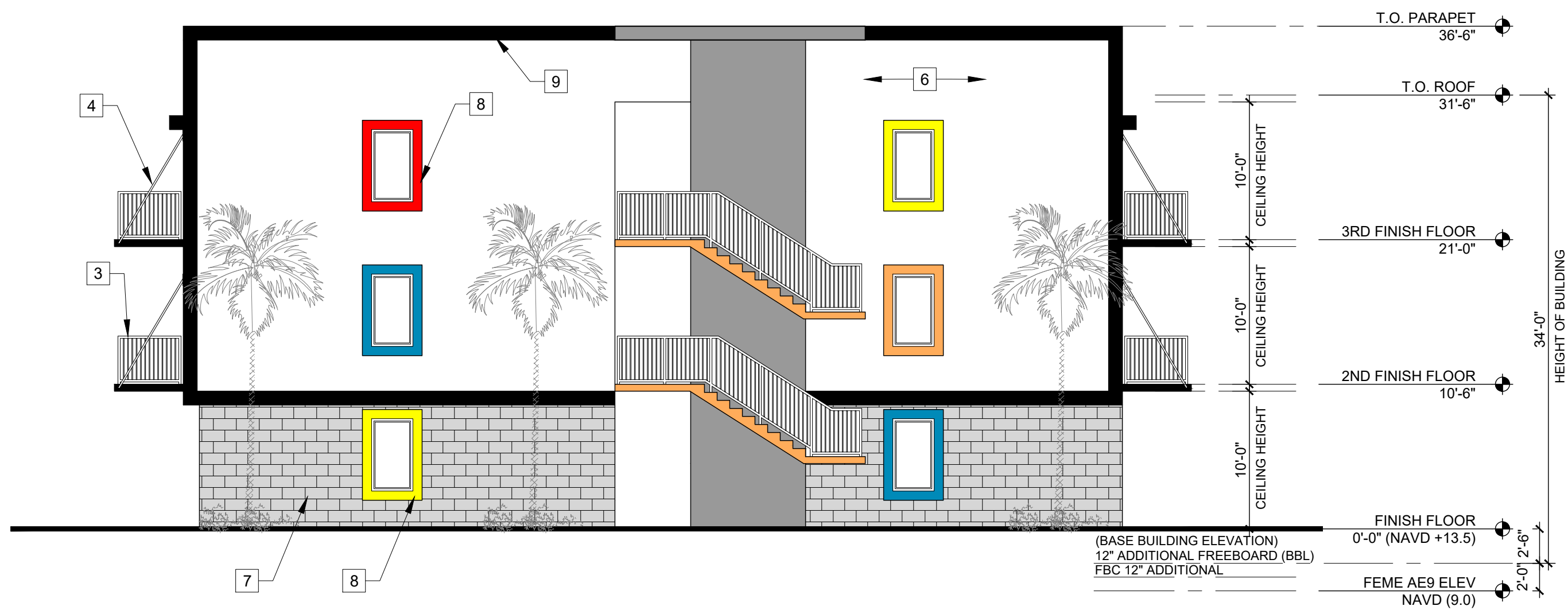




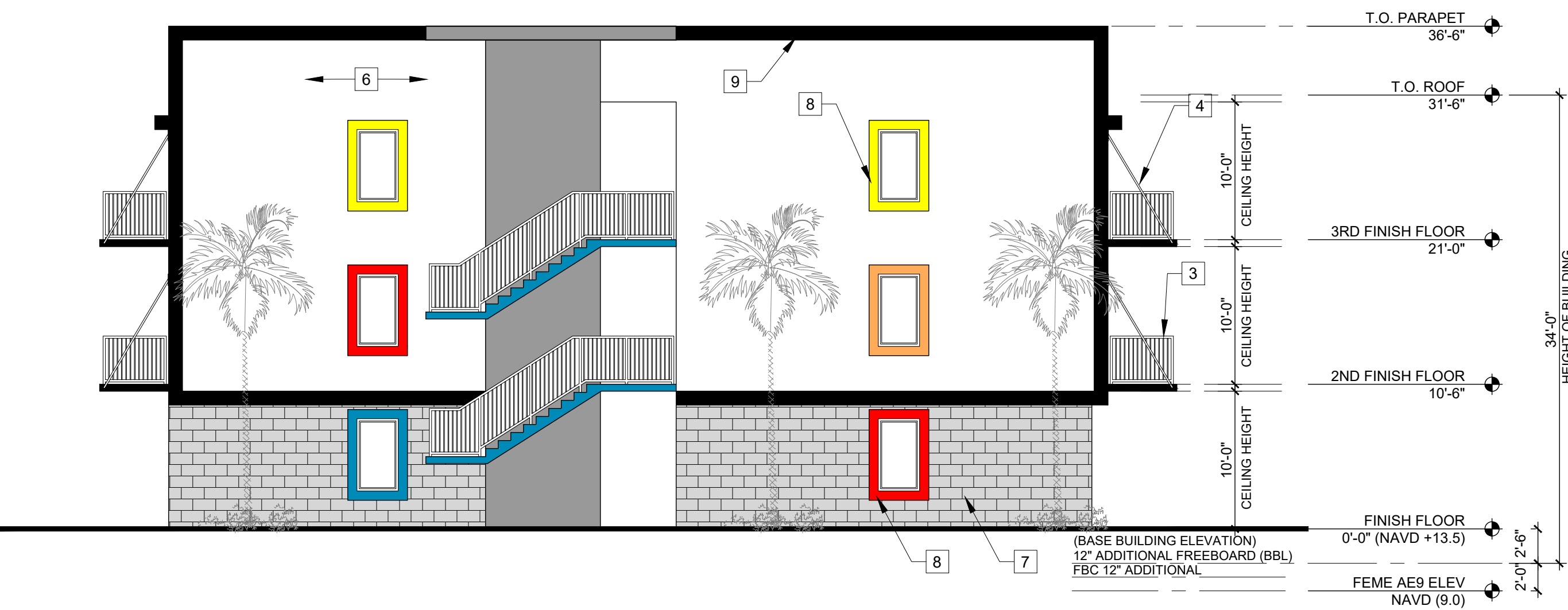
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Scale: 1/8"=1'-0"



Building Type 1:Rear Elevation (Facing Congress)
Scale: 1/8"=1'-0"



Building Type 1:Right Elevation
Scale: 1/8"=1'-0"



Building Type 1:Left Elevation
Scale: 1/8"=1'-0"

COLOR CHART

	SW 6884 OBSTINATE ORANGE
	SW 6868 REAL RED
	SW 6911 CONFIDENT YELLOW
	SW 6959 BLUE CHIP
	SW 6258 TRICORN BLACK
	SW 7006 EXTRA WHITE
	SW 7065 ARGOS
	SW 7067 CITYSCAPE

ELEVATION KEYNOTES

1	IMPACT RESISTANT WINDOW (BLACK)
2	IMPACT RESISTANT SLIDING GLASS DOOR SYSTEM (BLACK)
3	42" HIGH DECORATIVE ALUMINUM RAILING (BLACK)
4	DECORATIVE BALCONY STRUT (BLACK)
5	SMOOTH SCORED STUCCO VERTICAL 8" REVEAL (SW-7067)
6	SMOOTH STUCCO FINISH (SW-7006)
7	STUCCO FINISH WITH SCORE LINES TO SIMULATE CMU (SW-7065)
8	SMOOTH STUCCO RAISED BAND AT WINDOWS - SEE COLOR CHART
9	SMOOTH STUCCO RAISED BAND (SW-6258)
10	OVERHEAD GARAGE DOOR

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COMMISSION # 19-002
DESIGNER: RJ
DRAWN BY: JH/RJ
PLAN REVIEW: RJ

SUBMITTALS:
CLASS-5 06.23.20
SUBMITTAL 07.29.20
TAC COMMENTS
TAC - 2nd Rnd 09.01.20
COMMENTS

REVISIONS:

BUILDING TYPE 1

ELEVATIONS

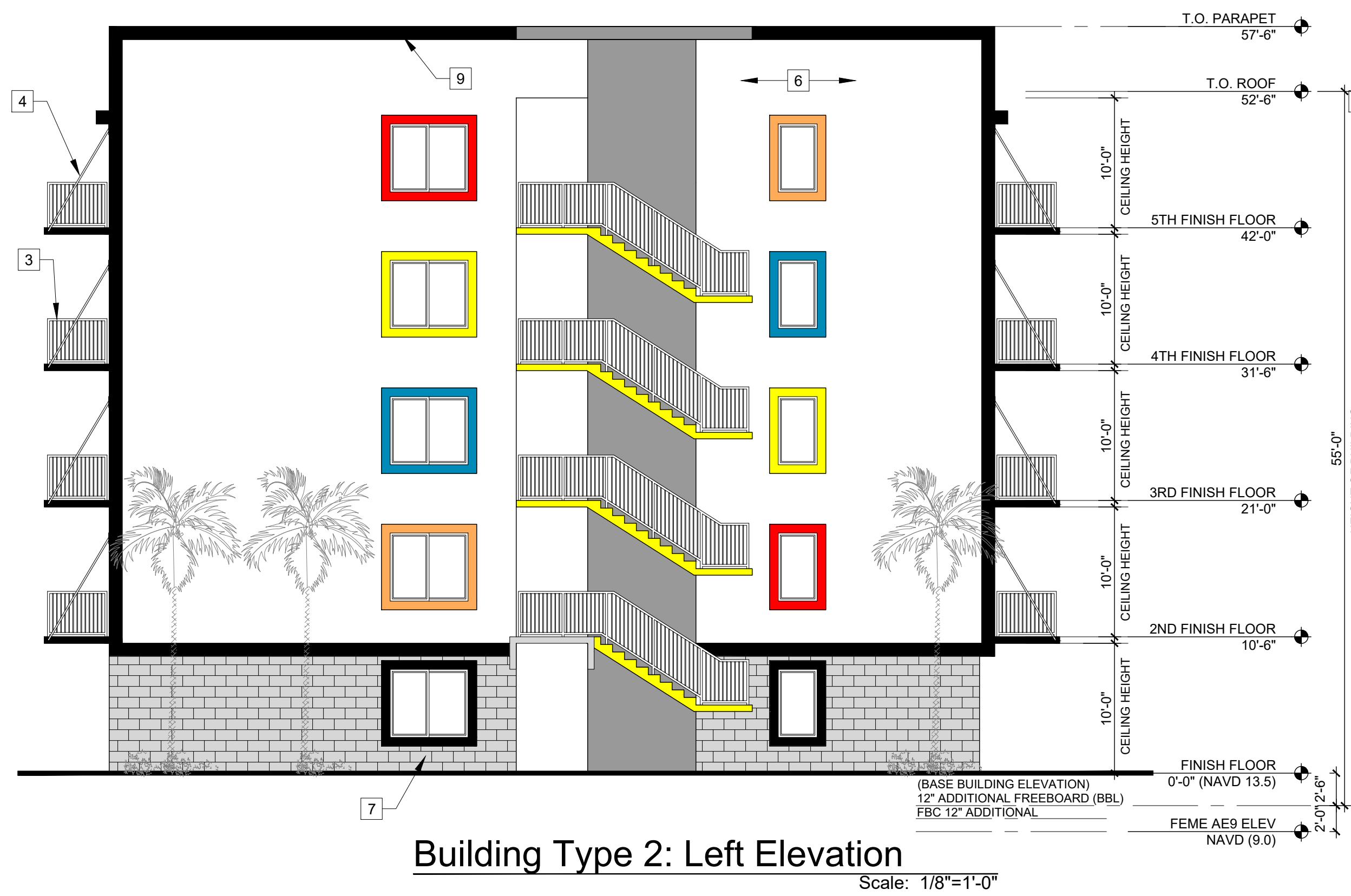
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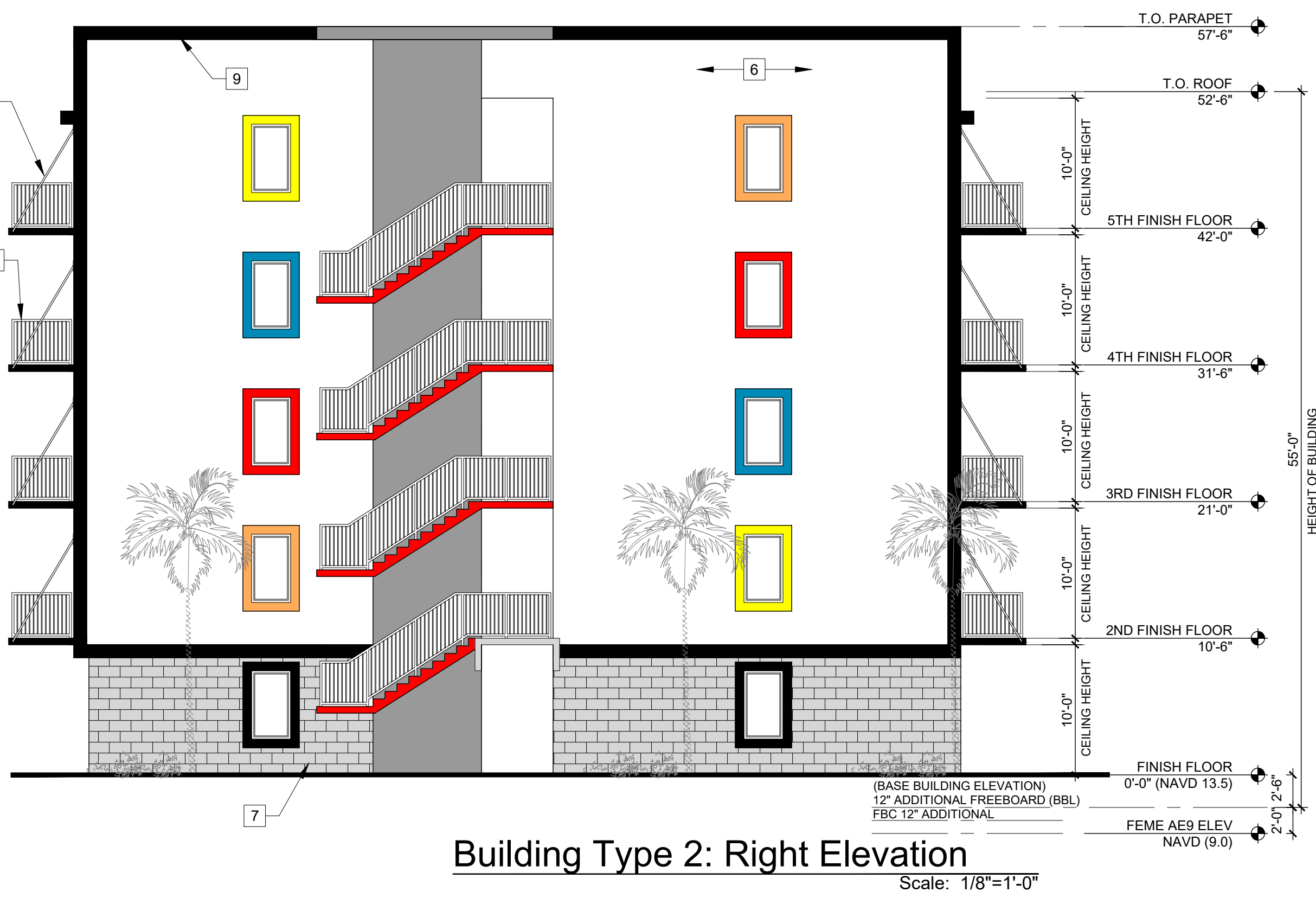
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Building Type 2: Front Elevation (Facing Parking)
Scale: 1/8"=1'-0"



Building Type 2: Left Elevation
Scale: 1/8"=1'-0"



Building Type 2: Right Elevation
Scale: 1/8"=1'-0"

COLOR CHART	
	SW 6884 OBSTINATE ORANGE
	SW 6868 REAL RED
	SW 6911 CONFIDENT YELLOW
	SW 6959 BLUE CHIP
	SW 6258 TRICORN BLACK
	SW 7006 EXTRA WHITE
	SW 7065 ARGOS
	SW 7067 CITYSCAPE
ELEVATION KEYNOTES	
1	IMPACT RESISTANT WINDOW (BLACK)
2	IMPACT RESISTANT SLIDING GLASS DOOR SYSTEM (BLACK)
3	42" HIGH DECORATIVE ALUMINUM RAILING (BLACK)
4	DECORATIVE BALCONY STRUT (BLACK)
5	SMOOTH SCORED STUCCO VERTICAL 8" REVEAL (SW-7067)
6	SMOOTH STUCCO FINISH (SW-7006)
7	STUCCO FINISH WITH SCORE LINES TO SIMULATE CMU (SW-7065)
8	SMOOTH STUCCO RAISED BAND AT WINDOWS - SEE COLOR CHART
9	SMOOTH STUCCO RAISED BAND (SW-6258)
10	OVERHEAD GARAGE DOOR

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DRAWN BY: JH/RJ
PLAN REVIEW: RJ

SUBMITTALS:
CLASS-5 06.23.20
SUBMITTAL 07.29.20
TAC COMMENTS 09.01.20
TAC - 2nd Rnd COMMENTS

REVISIONS:

BUILDING TYPE 2

ELEVATIONS

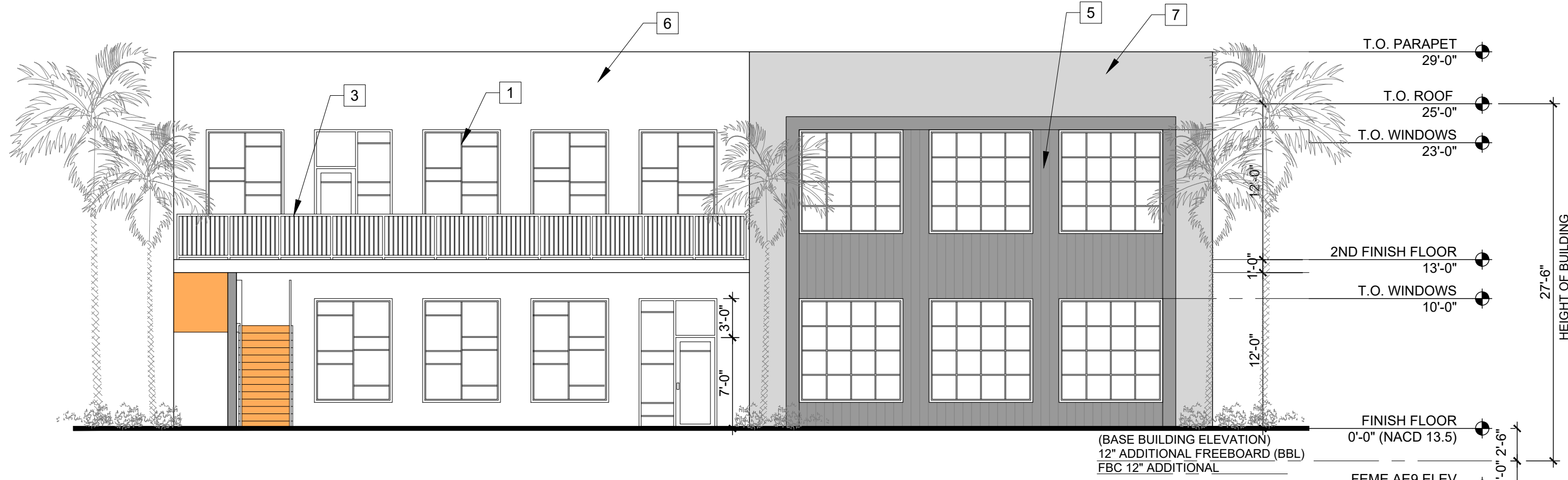
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Clubhouse East Elevation

Scale: 1/8"=1'-0"



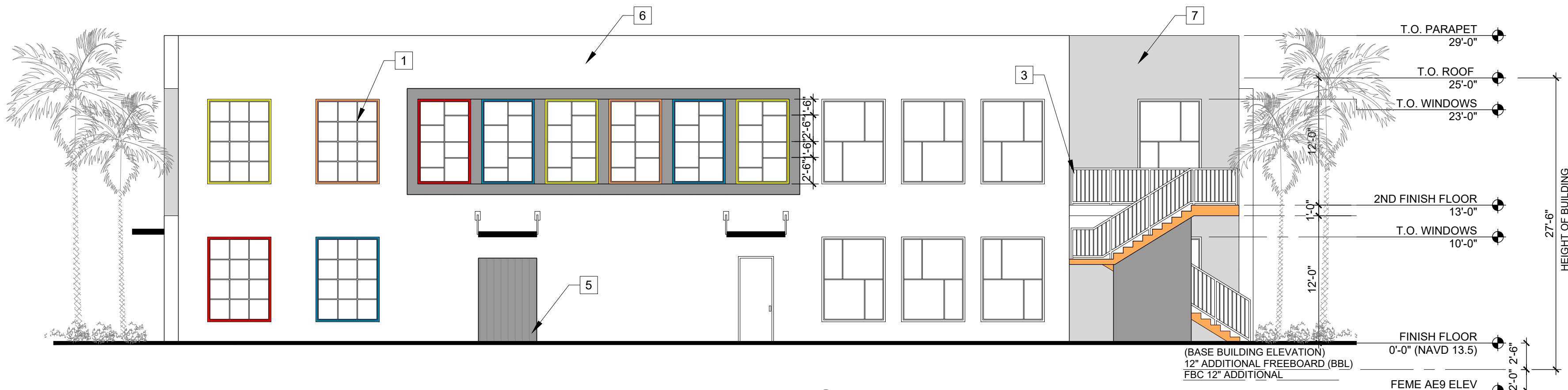
Clubhouse:West Elevation

Scale: 1/8"=1'-0"



Clubhouse:South Elevation

Scale: 1/8"=1'-0"



Clubhouse:North Elevation

Scale: 1/8"=1'-0"

COLOR CHART	
	SW 6884 OBSTINATE ORANGE
	SW 6868 REAL RED
	SW 6911 CONFIDENT YELLOW
	SW 6959 BLUE CHIP
	SW 6258 TRICORN BLACK
	SW 7006 EXTRA WHITE
	SW 7065 ARGOS
	SW 7067 CITYSCAPE
ELEVATION KEYNOTES	
1	IMPACT RESISTANT WINDOW - FRAME COLOR VARIES - SEE CHART
2	IMPACT RESISTANT SLIDING GLASS DOOR SYSTEM (BLACK)
3	42" HIGH DECORATIVE ALUMINUM RAILING (BLACK)
4	ALUMINUM ENTRY CANOPY (BLACK)
5	CURRUGATED ALUMINUM VERTICAL SIDING (GREY)
6	SMOOTH STUCCO FINISH (SW-7006)
7	SMOOTH STUCCO FINISH (SW-7065)
8	SMOOTH STUCCO RAISED BAND AT WINDOWS - SEE COLOR CHART

RICHARD JONES



ARCHITECTURE

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DRAWN BY: JH/RJ
PLAN REVIEW: RJ

SUBMITTALS:
CLASS-5 06.23.20
SUBMITTAL
TAC 07.29.20
COMMENTS
TAC - 2nd Rnd 09.01.20
COMMENTS

REVISIONS:

CLUBHOUSE

ELEVATIONS

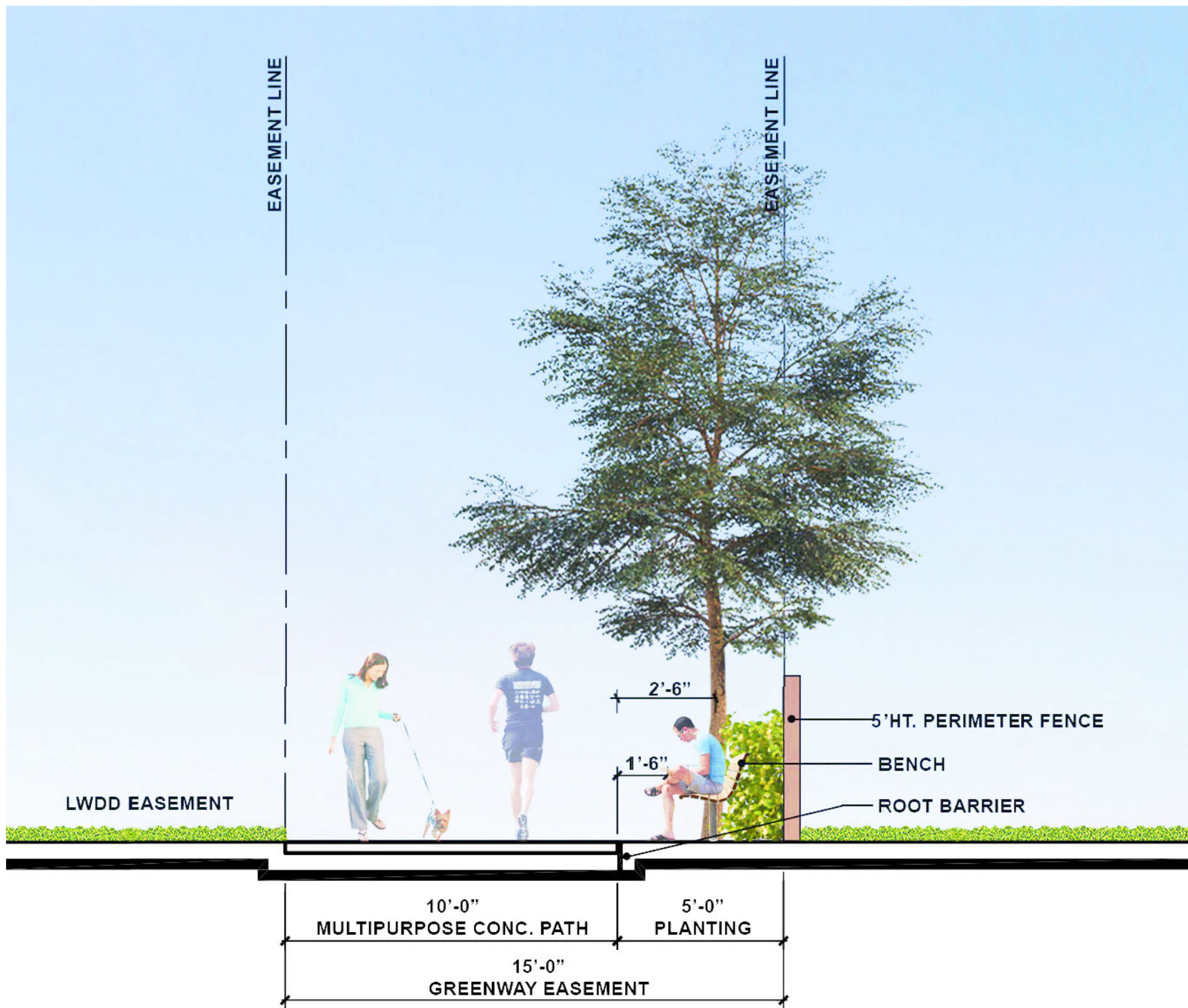
A-11

RICHARD JONES ARCHITECTURE

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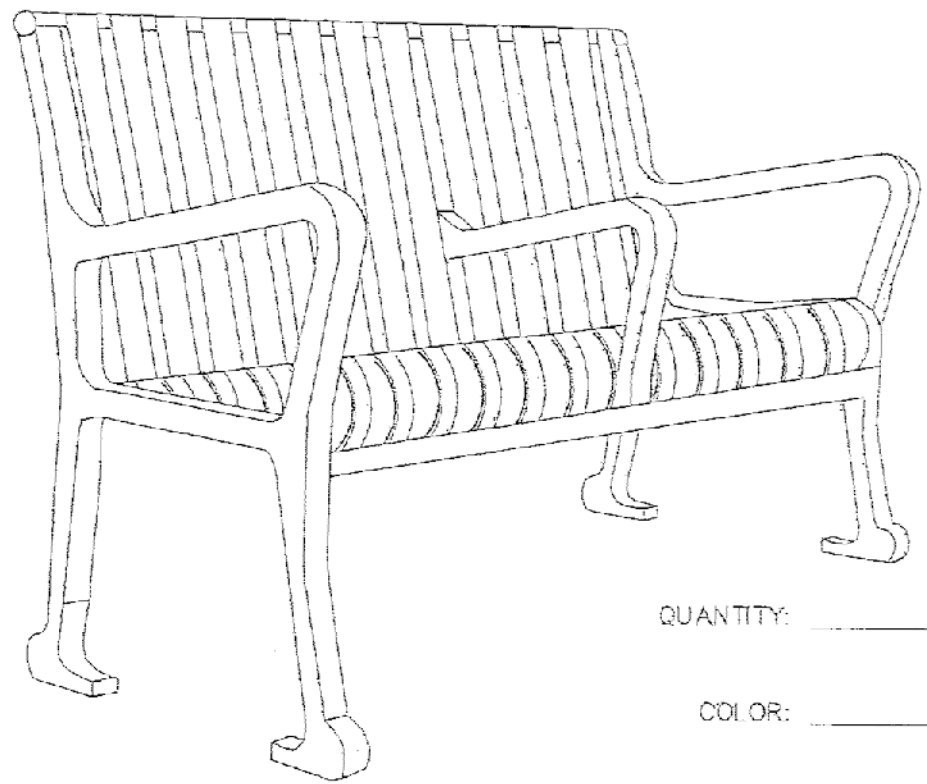
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NOTES:
ALL TREES, FURNITURE, AND OTHER VERTICAL ELEMENTS SHALL BE MIN. 1'-6" FROM THE PATHWAY. ROOT BARRIERS SHALL BE INSTALLED TO PROTECT THE PATHWAY FROM DAMAGE.

ALL FURNITURE IN THE EASEMENT DEDICATION FOR THE SHARED-USE PATH SHALL UTILIZE CITY STANDARD DETAILS (SEE THIS SHEET FOR DETAILS).

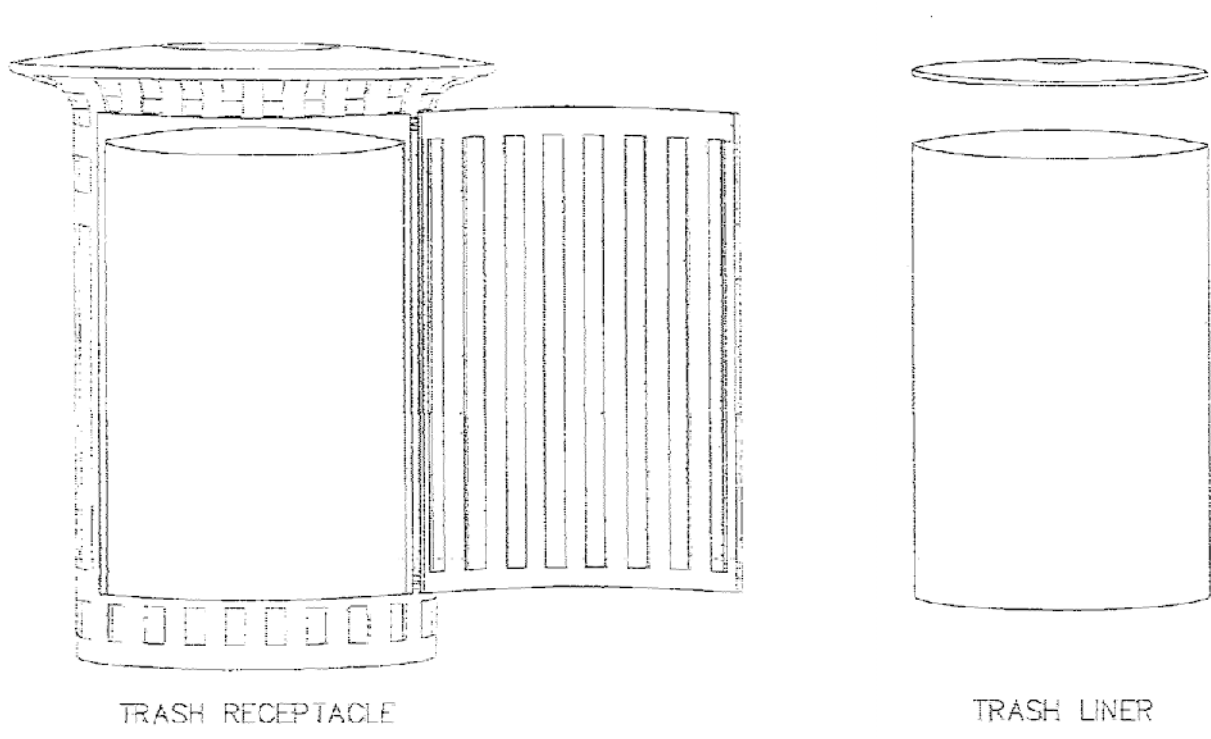
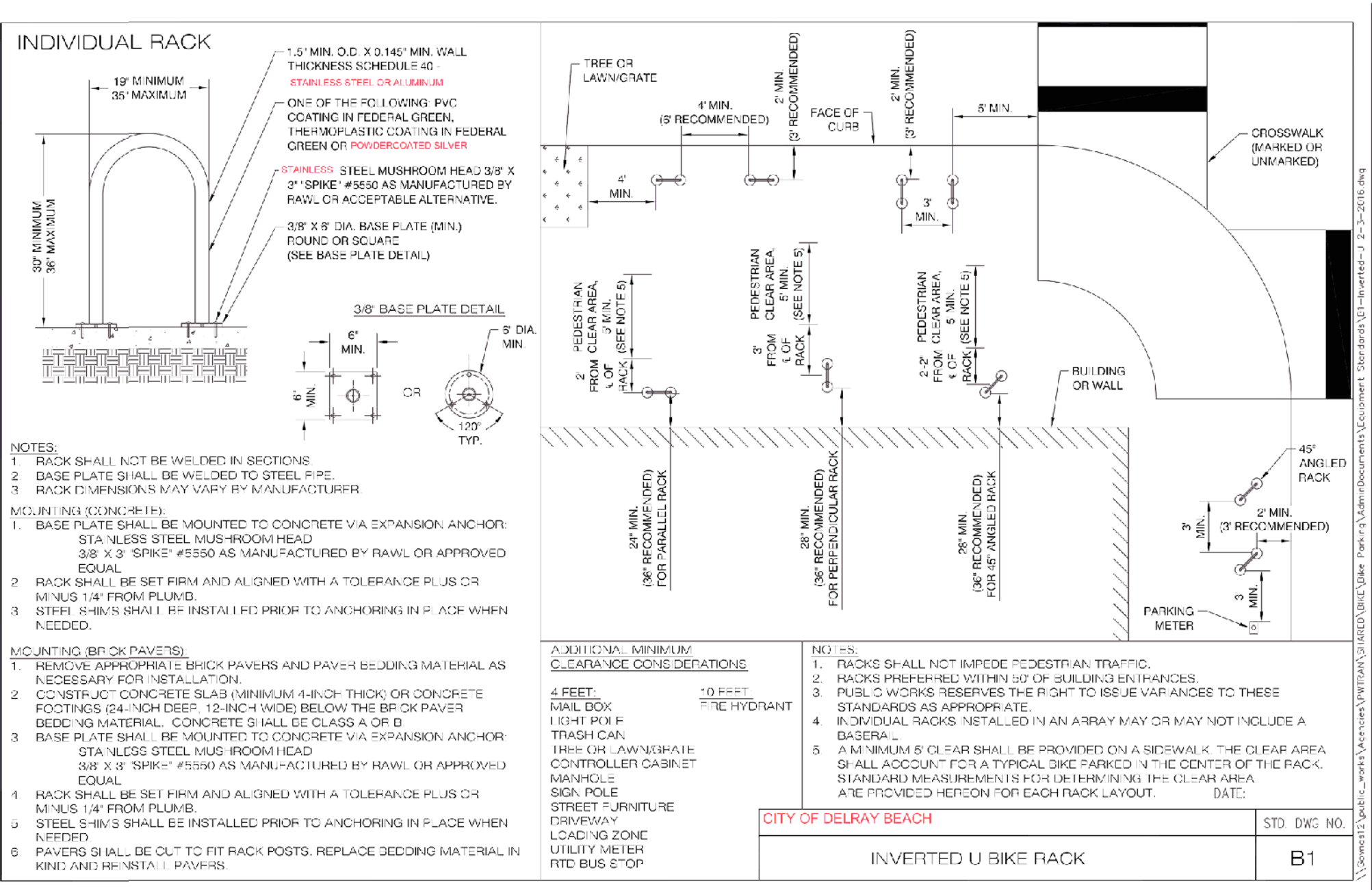
CITY GREENWAY EASEMENT SECTION
LD-2 SCALE: 1/4"=1'-0"



QUANTITY: _____
COLOR: _____
DELIVERY DATE: _____
SIGNATURE: _____

HEAVY DUTY COMMERCIAL BENCHES

MATERIAL: 1/4" 6061-T6 ALUMINUM ALLOY WITH 1-1/2" RIPS 318 ALLOY CAST ALUMINUM BENCH ENDS.
LENGTH: 6' WITH CENTRAL RAIL ARM
DIMENSIONS: OVERALL HEIGHT 32", SEAT HEIGHT 16-3/4" AND DEPTH 24".
MOUNTING: 3/8" ANCHORING HOLES IN FEET.
FINISHES: BAKED ON POLYESTER POWDER COLOR COAT WITH A SECOND SUN RESISTANCE BAKED ON CLEAR COAT FINISH.
WARRANTY: 10 YRS STRUCTURAL WARRANTY AND 5 YRS FINISH WARRANTY BASED ON NORMAL PUBLIC USE AND ATMOSPHERIC CONDITION



TRASH RECEPTACLE SPECIFICATIONS

MATERIAL: 1/4" 6061-T6 ALUMINUM ALLOY WITH 1-1/2" RIPS AND DOOR FOR LINER.
DIMENSIONS: 28" W x 35-1/2" H.
MOUNTING: 3/8" ANCHORING HOLES
FINISHES: BAKED ON POLYESTER POWDER COLOR COAT WITH A SECOND SUN RESISTANCE BAKED ON CLEAR COAT FINISH.
WARRANTY: 10 YRS STRUCTURAL WARRANTY AND 5 YRS FINISH WARRANTY BASED ON NORMAL PUBLIC USE AND ATMOSPHERIC CONDITION

DELRAY BEACH STANDARD DETAIL: BENCH

N.T.S.

DELRAY BEACH STANDARD DETAIL: BIKE RACK

N.T.S.

DELRAY BEACH STANDARD DETAIL: TRASH RECEPTACLE

N.T.S.

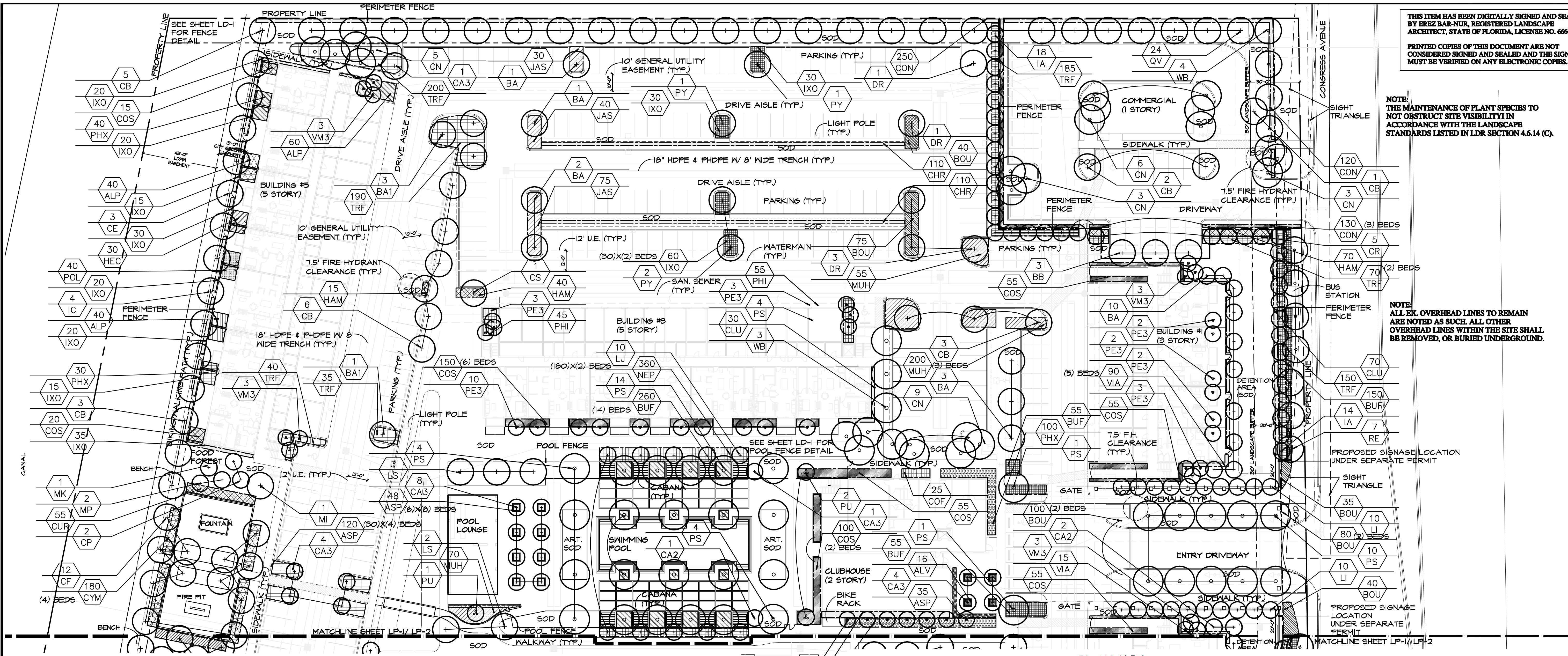
AURA DELRAY BEACH
City of Delray Beach, Florida
DETAILS

REVISED
SEPTEMBER 2, 2020
DATE
MF
DRAWN BY
EB
APPROVED BY

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LD-2

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NOTE: THE MAINTENANCE OF PLANT SPECIES TO NOT OBSTRUCT SITE VISIBILITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS LISTED IN LDR SECTION 4.6.14 (C).

NOTE: ALL EX. OVERHEAD LINES TO REMAIN ARE NOTED AS SUCH. ALL OTHER OVERHEAD LINES WITHIN THE SITE SHALL BE REMOVED, OR BURIED UNDERGROUND.

Shrubs & Groundcover	Key	Qty.	Water Need	Botanical/Common Name	Height	Spread	Trunk	Remarks
ALP	140	Medium	Alpinia purpurata	24"	24"		Full, 24" o.c.	
ALV	16	Medium	Alpinia z. 'Variegata'	24"	24"		Full, 24" o.c.	
ASP	203	Medium	Asparagus densiflorus 'Myers'	18"	18"		Full, 18" o.c.	
BOU	370	Low	Bougainvillea 'Silhouette'	24"	24"		Color: Singapore Pink	
BUF	520	Low	Bulbine frutescens	18"	18"		Full, 18" o.c.	
CHR*	220	Low	Chrysobalanus icaco 'Red-Tip'	36"	24"		Full, 24" o.c.	
CUR	55	Medium	Curcuma longa	24"	24"		Full, 24" o.c.	
CLU*	100	Low	Clusia rosea*	36"	24"		Full, 24" o.c.	
CON*	525	Low	Conocarpus erectus*	36"	24"		Full, 24" o.c.	
COF	25	Medium	Cordyline fruticosa 'Black Magic'	24"	24"		Full, 24" o.c.	
COS	505	Medium	Costus woodsonii 'Red Button'	36"	24"		Full, 24" o.c.	
CYM	180	Medium	Cymbopogon citratus	24"	24"		Full, 24" o.c.	
HAM*	165	Low	Hamelia patens 'Compacta'	24"	24"		Full, 24" o.c.	
HEC	30	Medium	Heliconia psittacorum 'Lady Di'	24"	24"		Full, 24" o.c.	
IXO	295	Medium	Ixora 'Maui'	24"	24"		Full, 24" o.c.	
JAS	145	Medium	Jasminum volubile	18"	18"		Full, 18" o.c.	
MUH*	335	Low	Muhlenbergia capillaris*	24"	24"		Full, 24" o.c.	
NEP*	360	Medium	Nephrolepis exaltata 'Bostoniensis'	24"	24"		Full, 24" o.c.	
PAN	60	Low	Pandanus baptistii 'Aureus'	36"	36"		Full, Spineless	
PHI	100	Medium	Philodendron selloum	24"	24"		Full, 24" o.c.	
PHX	310	Medium	Philodendron 'Xanadu'	18"	18"		Full, 18" o.c.	
POL	40	Medium	Polypodium scolopendria	12"	12"		Full, 12" o.c.	
TRF*	1065	Low	Tripsacum floridanum*	24"	24"		Full, 24" o.c.	
VIA	105	Medium	Viburnum awabuki	48"	24"		Full, 2" o.c.	

NOTE: ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE BASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS (SEE SHEET LP-3 FOR DETAILS)

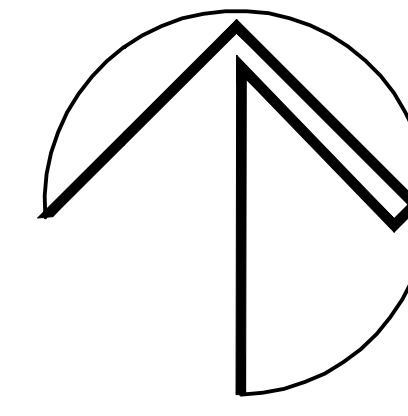
PU	3	Low	Pandanus utilis	10' o.a.	10'	Heavy, Full, Florida Fancy
PY	4	Low	Peltophorum dubium	16'	7'	8' C.T.
QV*	24	Low	Quercus virginiana*	16'	7'	8' C.T.
RE*	7	Medium	Roystonea elata*	Min. 16' o.a.	10' G.W.	Full Head, Matched
VM3	12	Medium	Veitchia montgomeryana 'Triple'	Min. 16' o.a.	Each plant 3@7' of G.W. (min. 8' CT)	Heavy, Full, Eq. Size Trunks
WB	7	Medium	Wodyetia bifurcata	Min. 16' o.a.	8' G.W.	Heavy, Full, Eq. Size Trunks

MISCELLANEOUS
* Indicates Native Plant Material

NOTES:
s.f. Sod - All sod to be St. Augustine 'Floritam' solid sod.
c.y. Mulch - landscape contractor shall provide 3" depth of mulch over all planting beds and as per planting specifications
• In case of discrepancies between planting plans and plant list, planting plans take precedent.
• All landscape areas to receive 100% irrigation coverage with 100% overlap
• General contractor responsible for own take off

Plant List LP-1

Palms & Trees:	Key	Qty.	Water Need	Botanical/Common Name	Height	Spread	Trunk	Remarks
BA	17	Low	Bulnesia arborea Verawood	16'	7'	8' C.T.		Standard; Full canopy; Matched
BA1	4	Low	Bauhinia blakeana Hong Kong Orchid	16'	7'	8' C.T.		Standard; Full canopy; Matched
BB	3	Low	Bucida buceras 'Shady Lady'/ Shady Lady Black Olive	16'	7'	8' C.T.		Standard; Full canopy; Matched
CA2	3	Low	Calliandra surinamensis Pink Powder Puff	12'	6'	5' C.T.		Full, Standard
CA3	18	Medium	Caesalpinia granadillo Brazilian Tree	16'	7'	8' C.T.		Standard; Full canopy
CB	20	Low	Calophyllum brasiliense Brazilian Beech/leaf	16'	7'	8' C.T.		Standard; Full canopy
CE*	3	Low	Conocarpus erectus* Green Buttonwood	16'	7'	8' C.T.		Standard; Full canopy; Matched
CF	12	Medium	Caesalpinia ferrea Brazilian Ironwood	16'	7'	8' C.T.		Standard; Full canopy
CN	26	Low	Cocos nucifera 'Maypan' Maypan Coconut Palm	Min. 22' O.A.		7' of G.W.		Full, Jamaican Certified
CP	2	Medium	Carica papaya Papaya	10'	5'			Full
CR*	5	Low	Clusia rosea* Pitch Apple	10'	5'	4' CT		Standard; Full canopy; Matched
CS*	1	Low	Cordia sebestena* Geiger Tree	10'	5'	4' CT		Full, Standard; Matched
DR	5	Low	Delonix regia Royal Poinciana	16'	7'	8' C.T.		Standard; Full canopy; Matched
IA*	32	Low	Ilex attenuate 'East Palatka'*/ 'East Palatka' Holly	14'	6'			Full to the ground; Matched
IC*	4	Low	Ilex cassine std.* Dahoon Holly	16'	7'	8' C.T.		Standard; Full canopy; Matched
LI	20	Low	Lagerstroemia indica 'Tuscarora'*/ Crape Myrtle 'Tuscarora'	16'	7'	8' C.T.		Full, Standard; Matched
LJ	10	Low	Ligustrum japonicum Wax Privet	8'	8'	Min. 1.75" DBH; 3.5' CT		Full, Multi-stem, min. (3) stems, not crossing
LS	5	Low	Lagerstroemia speciosa Queen Crape Myrtle	16'	7'	8' C.T.		Full, standard; matched
MI	1	Medium	Mangifera indica Mango	10'	5'			Full
MK	1	Medium	Murraya koenigii Curry Tree	10'	5'			Full
MP	2	Medium	Musa paradisiaca Plantain	10'	5'			Full
PE3	32	Medium	Ptychosperma elegans 'Triple'*/ Alexander Palm	Min. 16' o.a	Each plant 3@7' of G.W. (min. 8' CT)			Heavy, Full, Eq. Size Trunks
PS	38	Low	Phoenix sylvestris 'Robusta'*/ Robusta Date Palm	Min. 25' o.a		12' wood to nut		



SCALE: 1" = 30'-0"

BASE INFORMATION TAKEN FROM RICHARD JONES ARCHITECTURE

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Landscape Architecture

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AURA DELRAY BEACH

City of Delray Beach, Florida

PLANTING PLAN

SEPTEMBER 2, 2020
JULY 29, 2020
REVISED
JUNE 23, 2020

DATE
MF
DRAWN BY
EB
APPROVED BY

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LP-1

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