



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: 2/10/2021 | File No: 2020-136-SPF-SPR-CL5 | Application Name: Hatcher Building

General Data:

Applicant: William Hatcher

Location: North of West Atlantic Avenue, South of NW 1st Avenue, West of NW 5th Avenue (20 and 26 NW 6th Avenue)

PCN: 12-43-46-16-01-012-0060 & 12-43-46-17-01-012-0170

Property Size: 0.45 Acres

LUM: Central Core (CC)

Zoning: Central Business District (CBD)

Adjacent Zoning:

- **North:** Central Business District (CBD)
- **East:** Central Business District (CBD)
- **South:** Central Business District (CBD)
- **West:** Central Business District (CBD)

Existing Land Use: Vacant Land

Proposed Land Use: Commercial Building

Floor Area Ratio: 0.36

Item before the Board:

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

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

Subject Site



Optional Board Motions for Action Items:

1. **Move to continue** with direction.
2. **Move approval** of the Class V (2020-136) Site Plan, Landscape Plan, and Architectural Elevations for the Hatcher Building project located at 20 & 26 NW 6th Avenue, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
3. **Move denial** of the Class V (2020-136) Site Plan, Landscape Plan, and Architectural Elevations for the Frederick Isles Townhomes project located at 2621 Frederick Boulevard, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

Notes:

1. Prior to certification of the site plan, depict that the drive aisle will be paved to the west property line to allow for access to the future alleyway to be constructed by the CRA.
2. Prior to building permit issuance, a landscape maintenance agreement shall be recorded to maintain the landscape material adjacent to the on-street parking area.
3. Prior to building permit issuance, a 2'-0" wide property dedication shall be provided and recorded adjacent to the alleyway.
4. Provide an executed and recorded Pedestrian Clear Zone easement agreement prior to building permit issuance.
5. Provide an executed and recorded general utility easement prior to building permit issuance.

Project Planner:

Elizabeth Eassa, AICP, Senior Planner;
eeassae@mydelraybeach.com
561-243-7325

Review Dates:

SPRAB Board:
February 10, 2020

Attachments

1. Site Plans
2. Landscape Plans
3. Architecture Plans



6. At the time of building permit, please provide a Composite Utility Plan signed by a representative of each utility provider attesting to the fact that services (water, sewer, drainage, gas, power, telephone and cable) can be accommodated as shown on the Composite Utility Plan. The Composite Utility Plan needs to address the responsibility for relocation of existing services and installation of new services in accordance with LDR Section 2.4.3 (F) (4). Composite Utility Plan is also used to ensure physical features do not conflict with each other and existing or proposed utility services.
7. Please be aware that at the time of building permit, the applicant must provide 50 percent of the cost of the purchase and installation of a bus shelter (\$5,500 which is 50% of the \$11,000 full bus shelter cost) per City of Delray Beach Comprehensive Plan, Policy A-1.5 and LDR Section 2.4.3 (D) (7).

Summary:

The proposed development consists of two 3,556 square foot buildings consisting of the following:

- Two 2-story commercial buildings, both of which are 24'-9" tall, designed to be Florida Vernacular architectural style to complement the adjacent residential uses to the north and south of the property, as well as the Northwest Neighborhood to the north; and Installation of a paver brick central courtyard area between the two buildings along with paver brick walkways, and two 2-space bike racks; and
- Construction of an 18-space on-site parking lot (10 regular, 6 compact, 2 ADA accessible) with site lighting and landscape areas accessed from NW 6th Avenue; and
- Installation of a 10' X 10' dumpster enclosure at the rear of the property with accommodations for recyclable materials; and
- Construction of three on-street parallel parking spaces with a paver brick sidewalk, landscaping, decorative streetlights in compliance with City standards.

Background:

The subject properties are located at 20 and 26 Northwest 6th Avenue ("Property"), north of West Atlantic Avenue and south of NW 1st Street. The sites are both currently vacant and are zoned Central Business District (CBD) with a Land Use designation of Commercial Core (CC). They are located within the West Atlantic Neighborhood Subdistrict of the CBD as well as the West Atlantic Limited Height Area.

In May of 2020, the City Commission adopted a text amendment (Ordinance No. 07-2) to establish a Limited Height Area (LHA) for new development on properties rezoned from Single-Family Residential (R-1-A) to CBD and located within the West Atlantic Neighborhood Sub-district. The height limitation for properties within the LHA is 35 feet and three stories; properties outside of the LHA have a maximum height of 54 feet and four stories. Additionally, in August of 2020, the City Commission adopted an ordinance to expand the boundary of the CBD through a Land Use Map Amendment (LUMA) and rezoning that included the parcel at 26 Northwest 6th Avenue.

In order to facilitate this request, the Applicant is required to receive conditional use approval from the City Commission to allow a commercial use to extend beyond 150 feet from West Atlantic Avenue within the West Atlantic Neighborhood Sub-District. The applicant has requested the ability to establish office and / or retail uses within the proposed buildings. A range of potential uses has been submitted to allow for flexibility in leasing the new buildings. The proposed uses include general retail uses and/or facilities, as in GC district (4.4.9); Business, professional, and medical uses, as in GC district (4.4.9); and Services and facilities, as in GC district (4.4.9). The following uses have been excluded: retail sales of automotive parts, beer, wine, liquor, meats, fish, lawn care equipment, pets and pet supplies. Additionally the following services and facilities uses have been excluded: auctions, caterers, self-service limited laundromat facilities, pet grooming, drive-through facilities, restaurants including drive-in and drive-through, tobacconist, Neighborhood Electric Vehicle (NEV) sales, lease or rental transactions only (no inventory on-site for any purpose), and rental of sporting goods and equipment (such as but not limited to bicycles, skates, boogie boards).

The conditional use was presented to the Planning and Zoning Board on November 16, 2020. The Board voted on a 7-0 vote to recommend approval to the City Commission. The City Commission approved the Conditional Use request on January 5, 2020 with a 5-0 vote.

**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 Property has a LUM designation of CC, and a zoning designation of CBD, which are compatible with each other. Pursuant to Table 4.4.13(A), business, professional, and medical uses as in GC district (4.4.9) are permitted uses in the West Atlantic Neighborhood Subdistrict of the CBD. Per LDR Section 4.4.13(4)(c)1., a conditional use is required when a commercial use is proposed to be established or expanded beyond the 150-foot limit from Atlantic Avenue set forth in the same section. The City Commission is approved the Conditional Use request on January 5, 2020 with a 5-0 vote.

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

LDR Section 4.4.13(D) – Dimensional Requirements by CBD Sub-district

Pursuant to Figure 4.4.13-6 (West Atlantic Sub-district Regulating Plan), NW 6th Avenue is considered a Secondary Street. Pursuant to Table 4.4.13(C), the following dimensional requirements are applicable:

PROPOSED BUILDING (CLV)	Required	Proposed
Lot Width	20 ft. min.	151 ft.
Lot Area	2,000 sf. min.	19,653 sf.
Front Setback	10 ft. min./15 ft. max.	13 ft. 5 in.
Rear Setback	10 ft. min.	55 ft. 10 in.
Interior Side Setback (North)	10 ft.	52 ft. 10 in.
Interior Side Setback (South)	10 ft.	11 ft. 2 in.
Civic Open Space	0 sf	0 sf
Maximum Height	3 Stories & 35 ft.	2 Stories & 30.10 ft. (NAVD)

The proposed building complies with the dimensional requirements in Table 4.4.13(C).

Frontage Types

A bracketed balcony is a second-story balcony, located over the main building entry, which provides cover for a person entering or exiting the building, emphasizes the entryway, and creates a semi-public space overlooking the street. The applicant is proposing one bracketed balcony on each commercial building. The table below illustrates additional Bracketed Balcony requirements.

Dimensional Requirements for Bracketed Balcony		
	Required	Proposed
Building Setback	10 ft. min./15 ft. max	13 ft. 5 in.
Depth	5' max	4 ft. 6 in.
Width	4 ft min.	12' ft. 6 in.
Allowable encroachment	5 ft. max	1 ft.

**Streetscape Standards:**

Pursuant to LDR Section 4.4.13(E)(2)(a), the combination of public sidewalk (located within the right-of-way) and hardscape (located in front setback areas) shall provide a minimum streetscape area no less than 15 ft. in width, measured from the back of curb. The streetscape area is comprised of a curb zone, a pedestrian clear zone, and any remaining front setback area. The curb zone is at least four feet wide, measured from the back of curb, and accommodates street trees and public infrastructure needs such as utility poles, street lights, street signs, parking meters, etc. The pedestrian clear zone is at least six feet wide. The code requires that portion of the pedestrian clear zone located within the front setback area must be designed as an extension of the public sidewalk, providing a seamless physical transition. The site plan has a distance of approximately 13 ft. 5 in. from the back of curb to the buildings that face along NW 6th Street. The bracketed balcony setback is approximately 9 ft. 6 in. Each streetscape area contains the required curb zone and pedestrian zone element within the respective setback areas; thus this requirement is met. As the pedestrian clear zone encroaches onto the property, an easement will be required.

Pursuant to LDR Section 4.4.13(E)(2)(b), street trees are required to be planted in the public right-of-way directly in front of the property line uniformly spaced no greater than 30 feet on center. For new construction, the street trees may only exceed 30 feet in order to accommodate curb cuts, fire hydrants, utilities, existing trees, and other infrastructure elements. Consistency in street tree species shall be established on both sides of the street along each block. The first to develop shall establish the species with approval from the Development Services Director in consultation with the Senior Landscape Planner. In this application, a street tree species of Live Oaks are proposed.

Lighting:

Pursuant to LDR section 4.6.8 (A)(3) table 2, **Photometric requirement**, on-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. The following chart shows the photometric calculations proposed for the site:

Photometric Plan	Requirements		Proposed	
	Minimum (fc)	Maximum (fc)	Minimum (fc)	Maximum (fc)
Building Entrance	1.0	10.0	1.10	4.70
Property Line (North)	0.0	0.25	0.03	0.2
Property Line (South)	0.0	0.25	0.01	.22
Property Line (East)	0.0	0.25	Note (1)	Note (1)
Property Line (West)	0.0	0.25	0.04	0.16
Parking Lot	1.0	12.0	1.0	3.6
Light Pole	25' (Max)		25'	
Notes:				
1) Property line abuts public roadway lit to City Standards				

The photometric plan sheet E101 demonstrates compliance with Section 4.6.8 (A)(3). A mixture of cutoff luminaire wall mounted fixtures and poles are provided.

Off-Street Parking Requirements:**Parking/Parking Garages**

Required parking for the project is accommodated on site. The project requires 14 spaces at a calculation of one parking space for every 500 square feet of gross commercial use area. The applicant is providing 18 spaces. Additionally, the applicant is providing three (3) on-street parallel parking spaces with a paver brick sidewalk, landscaping, decorative streetlights in compliance with City standards.

Bicycle Parking:

Pursuant to LDR Section 4.4.13(I)(4) bicycle parking is required. Ordinance No. 19-18 reduced the required amount of bicycle parking. The project has provided over the required number of spaces as presented below.

Use	Requirement	Units/Sq. ft.	Number Required
Business/Office	7,112 sf	1/1,000 sq. ft.	7.12
Total Bicycle Spaces Required			8
Total Bicycle Spaces Provided			8

Bicycle parking in the proposed courtyard, there are two twist racks that store 4 bikes each.

**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 L-1 shows that there are no trees that need to be removed as the site is clear.

The project design includes perimeter buffering and landscape islands with a mixture of shade tree and palm tree species. The streetscape is lined with Cathedral Live Oaks at a 30 foot on center spacing as the LDR require.

Architecture Elevations:

Pursuant to LDR Section 4.4.13(F), the CBD has seven permitted architectural styles, which are described and illustrated in the Central Business District Architectural Design Guidelines. Pursuant to LDR Section 4.6.18(E), the following criteria shall be considered by the Site Plan Review and Appearance 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.

The building proposes to use the Florida Vernacular style of architecture, which is identified as one of seven permitted architectural styles in LDR Section 4.4.13(F). The elevations exhibits many of the characteristics of the style:

- Roofs of the primary structure to be sloped;
- Deep roof overhangs;
- Horizontal siding;
- Vertically proportioned windows with surrounds and sills;
- Integral porches;
- Simplified classical detailing and trim; and
- Decorative railing.

Both buildings propose sloped roofs with multiple gable elements. Horizontal siding is proposed on the second floor of both buildings. The windows on the first floor provide surrounds and sills while the windows on the second floor provide sills in contrast with the horizontal siding that surrounds them. As the applicant proposed a bracketed balcony as their frontage type, integral porches have been included in the design. Additional balconies are proposed interior to the center courtyard as well. The proposed buildings are adorned with simplified classical detailing and trim in the form of brackets, sills, siding and decorative railing. Given the analysis above, staff finds the proposed Architectural Elevations meets the intent of the design guidelines and the three criteria listed above.

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 Land Use Map.

As previously discussed, the subject property has recently gone through a FLUM amendment and rezoning to allow for a Future Land FLUM designation of CC, and a zoning designation of CBD, which are compatible with each other. Pursuant to Table 4.4.13(A), business, professional, and medical uses as in GC district (4.4.9) are permitted uses in the West Atlantic Neighborhood



Subdistrict of the CBD. Per LDR Section 4.4.13(4)(c)1., a conditional use is required when a commercial use is proposed to be established or expanded beyond the 150-foot limit from Atlantic Avenue set forth in the same section. As the proposed site plan establishes a professional office/retail uses, approximately 244 -feet from Atlantic Avenue, a conditional use is required.

As previously discussed, the conditional use was presented to the Planning and Zoning Board on November 16, 2020. The Board voted on a 7-0 vote to recommend approval to the City Commission. The City Commission is scheduled to hear the conditional use request on January 5, 2020, which is after the staff report for SPRAB review is distributed. As such, staff will report the decision of the City Commission during the meeting.

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:

Adjacent Zoning, Land Use, and Use			
	Zoning Designation	Land Use	Use
North	Central Business District (CBD)	Central Core (CC)	Single-Family Residential
South	Central Business District (CBD)	Central Core (CC)	Single-Family Residential
East	Central Business District (CBD)	Central Core (CC)	Delray Beach Fire Station
West	Central Business District (CBD)	Central Core (CC)	Vacant

The proposed northernmost commercial building is located approximately 277 feet from West Atlantic Avenue. The surrounding properties include a single-family home to the north; a duplex to the south; Fire Station # 1 and parking for Donnie’s Place restaurant to the east; and vacant land to the west, which is primarily owned by the CRA.

The Purpose and Intent of the CBD Zoning District is to preserve and protect the cultural and historic aspects of downtown Delray Beach and simultaneously provide for the stimulation and enhancement of the vitality and economic growth of this special area. Further, the West Atlantic Avenue Neighborhood was established to provide for development that is consistent with the adopted West Atlantic Avenue Redevelopment Plan and the Downtown Delray Beach Master Plan. The emphasis is on the preservation and enhancement of existing neighborhoods, while promoting a pedestrian friendly commercial area along Atlantic Avenue that contains a mix of residential, commercial, and civic functions. Businesses that are oriented toward serving the local neighborhood, as opposed to a regional area, are encouraged.

The recently adopted West Atlantic Avenue Redevelopment Plan recommends some flexibility in allowing commercial developments to encroach beyond the 150’ limit with the approval of a Conditional Use by the City Commission. In addition, the following are proposed Action Strategies identified in the West Atlantic Avenue Redevelopment Plan Update relate to this general area and the proposal:



- *Allow commercial buildings on West Atlantic Avenue to exceed the current 150' -300' depth without conditional approval within selected blocks subject to the following requirements: Site and building design that exceeds code as defined between the City Land Development Regulations, the developer, and the CRA.*
- *If the project extends to SW 1st Street, create a transition between the existing neighborhood and the new project by lining the north side of SW 1st with housing.*
- *Entering into a Community Benefits Agreement*

The LDRs were recently amended to include a height limitation of 35' for those properties that are rezoned from single-family zoning to CBD to ensure compatible transitions. The designation was recently applied to the Northwest 600 Block, where the subject site is located. The result of the recent FLUM amendment, rezoning, and height limitation results in a mixed-use zoning that maintains the scale, density, intensity, of the character of the surrounding area.

The applicant is proposing different scenarios which would each create a different impact on the surrounding neighborhood. On the lower intensity end, a 7,112 square foot general office building would have a low traffic generation and complement the existing neighborhood as it would be a quiet use that operates typically on a 8 AM to 5 PM schedule, Monday through Friday. The scenarios change based on the intensity of the proposed use that would be allowed in the building. Retail and medical office generate a higher rate of vehicular trips throughout the day than a general office use and would cause more of an impact on the adjacent single-family and multi-family residential. Additionally, retail use would extend the hours of operation for the building past 5 PM on the weekdays and allow for hours on the weekend. Higher impact uses, like restaurants and bars, are expressly excluded from this request. The balance between commercial activity and residential uses must be considered, as well as the potential for the addition of a low scale commercial project on previously vacant land, which will likely enhance the overall aesthetic of the neighborhood while spurring additional development in the adjacent area.

The project is proposed with one driveway, which will limit the intensity of traffic on the neighboring properties. The proposed lighting is required to consist of cut-off luminaires to not impact adjacent properties, and the landscape plan illustrates significant buffering from the residential areas. The proposed height is consistent with the intent of the limited height area which will help to ensure the existing scale of the neighborhood remains.

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.

Policy 3.3.6 of the Economic Prosperity Element of the Comprehensive Plan states that (the City shall) "*Promote development or redevelopment of vacant, underutilized or surplus properties, particularly those with the potential to serve as a catalyst for economic development*". As the subject site has never been developed and has been included within the boundaries of the CBD, the development of the site will help spur new development around it. The property is located adjacent to many other vacant sites that will be more desirable to be developed once the proposed project is complete.

Policy 5.4.2 of the Economic Prosperity Element of the Comprehensive Plan states that (the City shall) "*Support development of neighborhood business centers that serve adjacent residential areas and neighborhoods within redevelopment areas*". The project, as proposed, is located within a redevelopment area and the proposed use of office/retail can be used to enhance the quality of life and provide employment opportunities for the existing residential neighborhood. The project will also achieve the development of a long-standing undeveloped piece of property which will improve the aesthetic and economic vitality of the West Atlantic Neighborhood.

Objective 6.5 of the Economic Prosperity Element of the Comprehensive Plan states that (the City shall), "*Support the growth and development of small businesses that enhance the vitality and quality of life in Delray Beach neighborhoods*." The addition of the proposed office/retail project will serve to develop an undeveloped lot in the West Atlantic Neighborhood while also providing greater amenities and employment opportunities to the residents with the subdistrict.

Policy 1.1.2 of the Neighborhood, Districts and Corridors Element of the Comprehensive Plan states that (the City shall) "*Provide a complementary mix of land uses, including residential, office, commercial, industrial, recreational, and community facilities, with design characteristics that provide:*

- *Similar uses, intensity, height, and development patterns facing each other, especially in residential neighborhoods.*
- *Uses that meet the daily needs of residents.*
- *Public open spaces that are safe and attractive."*



The proposed project is designed to be generally consistent in height and intensity as the existing surrounding neighborhood. The project as designed provides a transition between the West Atlantic Avenue commercial corridor and the residential neighborhood to the north. The proposed use of office and retail are consistent with the existing commercial uses in the West Atlantic Neighborhood Subdistrict and will help to meet the daily needs of the residents in the area.

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 were sent to the following associations: Paradise Heights; West Settlers; NW Community Improvement Association; West Side Heights; and Ebony Delray Beach.

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 applicant has received a Traffic Performance Standards (TPS) approval letter from Palm Beach County with three scenarios for potential trip generation based off different allocations of uses.

- a) Scenario 1: General Office = 7,112 square feet
- b) Scenario 2: General Office = 3,556 square feet; General Commercial = 3,556 square feet
- c) Scenario 3; Medical Office = 7,112 square feet

The TPS Letter states that the “worst case scenario” (Scenario 3) would result in 222 new daily trips with 30 new AM peak hour trips and 22 new PM peak hour trips. One entrance is proposed: Northwest 6th Avenue: 24-foot wide driveway approximately 300 feet north of the intersection with West Atlantic Avenue, within the Palm Beach County Transportation Concurrency Exception Area.

Schools. Commercial development is not subject to school concurrency evaluation. Therefore, there will be no negative impact on the public-school system.

Water. The City’s Water Atlas and the survey indicate water is provided to the site by an 8-inch water main located within the NW 6th Avenue right-of-way.

Sewer. The survey indicates sanitary sewer service is provided. The City’s Sewer Atlas indicates that sewer service provided to the site by an 8-inch water main located within the NW 6th Avenue right-of-way.

In a letter dated October 5, 2020 and an email dated 1/3/2020, the Deputy Director of Utilities noted that adequate supply for water and sewer is available for the site.

The proposed development, as office use, was reviewed by the Deputy Director of Utilities who noted that it as the proposed project is connected to the City of Delray Beach service area the City would therefore be the provider of water and sewer service. At that time, based on estimated sewage flow calculations submitted by the applicant’s firm, dated August 21, 2020, it appeared adequate treatment capacity for both water and sewer are available to serve the proposed project. However, if mains and/or services require extension to serve the project, or if an upgrade is required to a downstream lift station, all costs associated with such design and construction upgrades would be the responsibility of the applicant. Capacity would be able to be reserved upon review and approval of the site engineering plans, calculations, and payment of required fees. Reclaimed water for irrigation is not currently



available in this area.

Solid Waste. Proposed Office: 3,556 square feet x 5.4 lbs. = 19,202.4 lbs. /2,000 = 9.6 tons per year

As the property is vacant, the proposed development will generate an additional 9.6 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2047.

Drainage. The applicant has provided 80.3% impervious surfaces on the site. The drainage calculations have been included as an attachment.

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.
- ☐ 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