



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

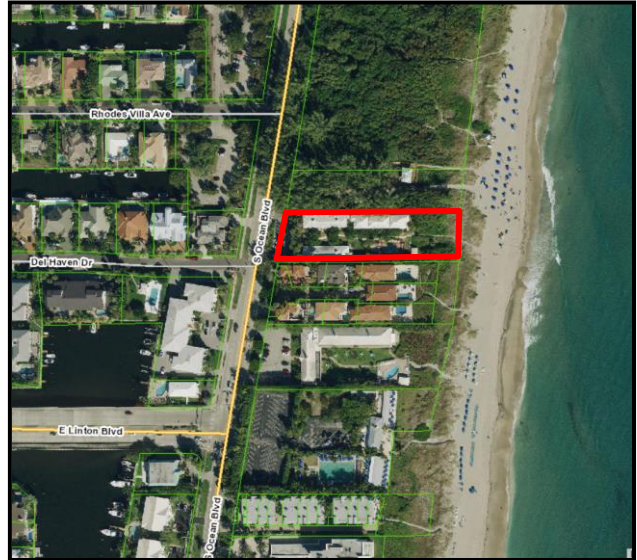
Meeting: July 28, 2021 | **File No.:** 2021-181-SPF-SPR-CLII | **Application Name:** 1625 S. Ocean Blvd.

General Data:

Applicant: 1625 South Ocean, LLC
Agent: Thomas F. Carney, Jr., Carney Stanton P.L.,
Owner: 1625 South Ocean, LLC
Location: 1625 S. Ocean Blvd.
PCN: 12-43-46-28-00-000-1060
Property Size: 1.17 Acres (51,304 sf)
FLUM: Medium Density (MD)
Zoning: Residential Medium (RM)
Adjacent Zoning:

- **North:** Open Space (OS)
- **East:** N/A (Atlantic Ocean)
- **South:** Multiple Family Residential (RM)
- **West:** Single Family Residential (R-1-AA)

Existing Land Use: Multiple-Family Structure/Condominium
Proposed Land Use: Multiple-Family Structure/Condominium



Item before the Board:

The action before the Board is for the approval of a Class II Site Plan application for 1625 South Ocean Boulevard, pursuant to LDR section 2.4.5 (F)(1)(a), including the following:

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

Optional Board Motions for Action Item:

1. Move to continue with direction.
2. Move approval of the Class II Site Plan (2021-181) for site plan, landscape plan, and architectural elevations, for **1625 S. Ocean Blvd.**, by finding that the request is consistent with the Comprehensive Plan and Land Development Regulations, (as amended, if applicable).
3. Move denial of the Class II Site Plan (2021-181) for site plan, landscape plan, and architectural elevations, at **1625 S. Ocean Blvd.**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the Land Development Regulations.

Notes:

Any outstanding notes from the previous Class V must be addressed prior to issuance of building permit.

1. The Photometric Plan shall comply with applicable lighting requirements prior to issuance of a building permit.
2. The proposal shall be deemed compliant in accordance with the Florida Building Code, American Society of Civil Engineers (ASCE) 24, FEMA, and the LDRs Chapter 10 prior to issuance of a building permit.
3. Provide condominium documents prior to certificate of occupancy.

Project Planner:
Jen Buce, Planner;
buce@mydelraybeach.com
561-243-7138

Review Dates:
SPRAB Board:
July 28, 2021

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



4. A fee of \$63,300 for the mitigation of plants and a fee of \$2,800 for the mitigation of Palm Trees into the Tree Trust Fund.
5. Provide FDEP and SFWMD approvals.

Background:

The subject 1.17 acres property consists of the South 120 feet of the North 4900 feet of Section 21, Township 46 South, Range 43, lying East of the East right of way line of State Road A-1-A as now laid out and in use said lands situate, lying and being in Palm Beach County, Florida. The subject property is located on the east side of South Ocean Blvd, approximately 400 ft. north of Linton Blvd. On October 29, 1969, the property was annexed into the City via Ordinance No. 39-69 with the zoning designation of RM-1A/ multi-family. The site is zoned Multiple Family Residential (RM) and has a Land Use designation of Medium Density (MD). The available records indicate that the existing 15-units multiple-family development was built in the early 1980s.

On June 24, 2020, The Site Plan Review and Appearance Board approved a Class V Site Plan which included a Special Action from LDR 4.6.9(D)(3)(c)(2) to reduce the stacking distance.

Now before the board is a Class II Site Plan Modification for the Site Plan, Landscape Plan and Architectural Elevations to address building comments as well as FDOT comments on the design of the building entrance. The entrance and exit into the property were redesigned to meet FDOT requirements. In order to meet, required parking, it was redesigned on the surface. The parking in the garage was also redesigned to accommodate building comments from the Fire Department which required a fire rated wall. The floor plans of the units changed slightly with an additional bedroom in units 11 – 14 and the reduction of baths in units 1, 2, 7, 8, and 11 – 14. The pool design changed but maintained the required setbacks. There are also architectural elevation changes.

Site Plan Analysis:

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.

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.

LDR section 4.3.4 (K) Development Standards Matrix:

The following table demonstrates that the proposal complies with LDR Section 4.3.4(K) as it pertains to the RM Zoning District:

| <u>Zoning</u> | <u>Required</u> | <u>Proposed</u> |
|--|---------------------------|----------------------------------|
| RM (Medium Density – Multiple Family Residential) | (1&2/3 story*) | (1&2/3 story*) |
| Building Setbacks (min.): - Front | 25'/30'* | 37'2" |
| (west) | | |
| Side Interior(north) | 15'/30'* | 15'/30' |
| Side Interior (south) | 15'/30'* | 15'/30' |
| Rear (east) | 25' | 109'-7" |
| Maximum Lot Coverage: | 40% (max) | 39.4% |
| Open Space: | 25% (min) | 46.0% |
| **Building Height (max.): | 35' | 35 ft. |
| ***Building Height including Appurtenances | SPRAB Approval*** | 42 ft. |
| Minimum/Maximum Density: | 6-12 units/acre | 14 units (11.88 units/acre) |
| Min. Lot Size (sq.ft.) | 8,000 sq. ft. | 51,304 sq. ft. (1.1777 acres) |
| Min. Lot Frontage (ft.) | 60 ft. | 121.73 ft. |
| Min. Lot Width (ft.) | 60 ft. | 120 ft. 2 in. |
| Min. Lot Depth (ft.) | 100 ft. | 431.86 ft. |



*Third story setback.

** Pursuant to LDR section 4.3.4 (J)(2)(e), Basis for Measurement, the height of buildings located within the Federal Emergency Management Agency (FEMA) "V" zone, the grade is established as the higher of the following: (i) The minimum required finished floor or base flood elevation as published by FEMA and the Florida Building Code, as amended; or, (ii) The average crest of the dune located within the property limits, measured from north to south. The proposed building height measurement is in compliance with subsection (ii).

***Appurtenances usually required to be placed above the roof level of a building and not intended for human occupancy may be allowed to extend above the height limitations but only when specifically approved by action of the SPRAB, per LDR Section 4.3.4(J)(3)(b). Approval of the proposal would include acceptance of the proposed appurtenance (not intended for human occupancy and does not serve to provide access to the rooftop amenities) height by the SPRAB.

LDR Sections 4.6.8, Lighting:

When lighting is proposed within the vicinity of the beach it shall comply with all other City of Delray Beach Code sections, including, but not limited to, section 91.51 (Sea Turtles) which requires that all lighting shall be screened or shielded so that the light is not visible from the beach. The proposal is required to comply with the sea turtle lighting standards. The site plans provided does not meet the applicable illumination levels per Table 2. Deviations to the lighting requirements in this section of the LDR may be necessary (as allowed in the code) to comply with specific requirements, such as the sea turtle lighting standards. The plans provided are currently under review by staff and the City's independent engineering consultant "Masters Consulting Engineering, Inc". As stated in the Note section of this report, the proposal shall comply with applicable lighting requirements, prior to issuance of a building permit. This comment is from the approval of the Class V Site Plan.

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 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 subject proposal is required to comply with the landscape standards under LDR 4.6.16. A proposed landscape plan has been submitted and evaluated and found to be in compliance.

The proposed landscape plan provides parking area, perimeter, and foundation landscaping. The changes to the landscaping include the addition of Green Malayan Coconut Palm and an increase of Pitch Apple. The Greenbutton Wood trees have been removed. The underground and shrubs changed a few species by adding Firecracker and Garcina.

Mitigation Plan:

Pursuant to LDR 4.6.19(D)(5)(d) in lieu fee. Where the property cannot accommodate tree replacement on a DBH/caliper inch-per-inch basis, an in-lieu of fee shall be deposited into the Tree Trust Fund for those trees with a condition rating of 50 percent or greater. The in-lieu fee is calculated per DBH inch for each tree that cannot be mitigated by replacement and shall be approved by the Site Plan Review and Appearance Board (SPRAB) or the Historic Preservation Board (HPB), as appropriate, as part of the landscape plan. The in-lieu fee shall be calculated on an escalating scale. There is 70" of caliper to be paid into the tree trust fund of \$63,300.

A total of 46 Palms trees, including Christmas Palm, Sabal Palm, Ponytail Palm, and Areca Palm trees, are proposed to be removed and replaced with 39 new Palm trees including, Christmas Palm, Sylvester Palm, Green Malayan Coconut Palm, Macarthur Palm and Key Thatch Palm trees. The difference between the palm trees proposed to be removed (46 proposed to be removed) and the total being installed (39 new trees). This difference, 7 palms, shall be mitigated via an in-lieu fee of \$2,800 to be deposited into the Tree Trust Fund.

Architectural Elevations Analysis

Pursuant to LDR Section 4.6.18(E), Criteria for Board Action, the following criteria shall be considered by the Site Plan Review and Appearance Board (SPRAB) in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

1. The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of



the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.

2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The development proposal consists of a three-story condominium building with underground parking access along the front of the property. The building has a contemporary architectural style with flat roofs, smooth stucco finish in pure white color, vertical windows with clear glass anodized aluminum (grey) frames, porcelain tile cladding walls, glass handrail with aluminum framing, and aluminum decorative fins and panels in "Shipyard Grey". The south elevation has been modified to meet FDOT requirements, the porte cochere has been replaced with parking. Stairs have been added to the first floor and the underground garage entrance is visible from this level. The south and north elevations consist of window openings and balconies. The rear/east elevation, consist of balconies and a large expanse of openings facing the ocean. The appurtenances (elevator shaft, mechanic equipment) placed above the roof level of the building are not intended for human occupancy. The equipment placed on the roof is screened with opaque aluminum panels. A new retaining wall has been added to both the north and south sides.