

**DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
MEMORANDUM NO. PZ 17-012**

STAFF REPORT

TO: Chair and Members
Planning and Development Board and City Commission

THRU: Michael Rumpf
Planning and Zoning Director

FROM: Ed Breese
Principal Planner

DATE: March 13, 2017

PROJECT NAME/NO: Nurse 1 / NWSP 17-001

REQUEST: New Site Plan

PROJECT DESCRIPTION

Property Owner: CM&J Boynton Properties, LLC

Applicant: Bradley Miller, Miller Land Planning, Inc.

Location: East side of SE 3rd Street, one lot north of SE 23rd Avenue (see Exhibit "A" – Location Map)

Existing Land Use: High Density Residential (HDR)

Proposed Land Use: Local Retail Commercial (LRC)

Existing Zoning: Neighborhood Commercial (C2)

Proposed Zoning: No change proposed

Proposed Use: Request for New Site Plan approval to construct a one-story, 2,338 square foot office building and related site improvements.

Acreage: 11,149 square feet

Adjacent Uses:

North: Developed Multi-Family residential building with a High Density Residential (HDR) future land use classification, and zoned Multi-Family Residential (R3);

South: Developed Multi-Family residential building with a Local Retail Commercial (LRC) future land use classification, and zoned Neighborhood Commercial (C2);

East: Developed Multi-Family residential building with a Local Retail Commercial (LRC)

future land use classification, and zoned Neighborhood Commercial (C2); and

West: To the northwest is developed Multi-Family residential building with a High Density Residential (HDR) future land use classification, and zoned Multi-Family Residential (R3) and to the southwest is a developed Office building with a High Density Residential (HDR) future land use classification, and zoned Neighborhood Commercial (C2).

Site Details: The subject site is vacant and is located on the east side of NE 3rd Street, one lot north of SE 23rd Avenue. The parcel has approximately 75 foot of frontage and a lot depth ranging between 145 and 151 feet and is the only vacant parcel on the block.

BACKGROUND

Proposal: Bradley Miller, of Miller Land Planning, Inc., representing CM&J Boynton Properties, LLC, is requesting site plan approval to construct a one-story, 2,338 square foot office building and related site improvements for administrative offices for Nurse 1. A concurrent application has been submitted for future land use (FLU) amendment which would allow a commercial use on the property. The requested amendment would eliminate the existing discrepancy between the property's residential future land use classification and the commercial zoning of C-2 (Neighborhood Commercial) currently on the property.

ANALYSIS

Concurrency:

Traffic: A traffic statement for the proposed project was sent to the Palm Beach County Traffic Division for concurrency review in order to ensure an adequate level of service. A traffic concurrency approval letter was received from Palm Beach County indicating that eight (8) AM peak hour trips and three (3) PM peak hour trips would be generated as a result of this project and that no permits are to be issued after the build-out date of 2018.

School: School concurrency is not required for this type of project.

Utilities: The City's water capacity, as increased through the purchase of up to 5 million gallons of potable water per day from Palm Beach County Utilities, would meet the projected potable water for this project. Sufficient sanitary sewer and wastewater treatment capacity is also currently available to serve the project, subject to the applicant making a firm reservation of capacity, following site plan approval. Solid Waste disposal capacity has been evidenced through the issuance of a certificate of availability by Palm Beach County Solid Waste Authority.

Police / Fire: Staff reviewed the site plan and determined that current staffing levels would be sufficient to meet the expected demand for services.

Drainage: Conceptual drainage information was provided for the City's review. The Engineering Division has found the conceptual information to be adequate and is

recommending that the review of specific drainage solutions be deferred until time of permit review.

Vehicular Access: The site plan (Sheet SP-1) shows that a single point of ingress/egress is proposed, located along the west side of the property and connecting to SE 3rd Street on the north side of the proposed building.

Circulation: Vehicular circulation would include two-way circulation that continues along the north side of the building to the parking spaces at the rear of the site. A waiver request was submitted for a reduction of the aisle width from the standard 24 feet to 20 feet, in an effort to provide the required 15 foot wide landscape buffer along the north side of the property and allow for a four (4) foot wide foundation landscape strip along the building wall. The Engineering Division approved the waiver request based upon the anticipated low traffic volume and low rate of speed in the parking lot, the fact that there is no parking spaces immediately abutting the drive aisle, as well as the related benefit of additional landscape/pervious area. A covered bike rack is proposed on the east side of the building, adjacent to the handicap parking space.

Parking: The site plan (Sheet SP-1) includes a 2,338 square foot office building, which would require eight (8) parking spaces, based upon the applicable minimum parking standard of one (1) parking space per 300 square feet of building. The site plan depicts the provision of eight (8) parking spaces, including one (1) designated for handicap use. As noted previously, all parking spaces are located behind the building. All proposed parking stalls, including the size and location of the handicap space, were reviewed and approved by both the Engineering Division and Building Division. In addition, all necessary traffic control signage and pavement markings will be provided to clearly delineate areas on site and direction of circulation.

Landscaping: The landscape plan (Sheet L-2) indicates compliance with the required minimum buffers around the perimeter of the site. A fifteen (15)-foot wide buffer is proposed adjacent to residentially-zoned property to the north, which includes a six (6) foot tall decorative buffer wall, Green Buttonwood, Live Oak and Tibouchina trees, Sabal palms, and Small Leaf Clusia, Dwarf Firebush, and Wart Fern shrubs. A five (5)-foot wide buffer is provided along the east and south sides of the property, containing Green Buttonwood trees and Cocoplum shrubs in the east buffer and an opaque fence with Green Buttonwood trees and Small Leaf Clusia shrubs in the south buffer. In the west buffer, where the building is placed forward on the site in compliance with the Urban Commercial Overlay, the 7.5 foot wide area is proposed to be planted with a Tibouchina tree, Alexander palms, Blue Pacific Juniper, Green Island Ficus and Muhly Grass. The applicant received utility consent approvals for the retaining wall, fence and landscaping within the utility easements.

The pervious area would total 31% of the entire site and consists of landscaped areas. Additionally, the landscape code requires that 50% or more of the plant material be native species or low to medium water demand varieties, as denoted in the South Florida Water Management District's WaterWise Guide. The plant list (Sheet L-3) indicates that 85% of the proposed plant material is native and that nearly all are listed as "High" drought tolerant. The code also limits the use of sod to larger open spaces for passive or active recreation purposes, as well as swales, water detention and retention areas, in an effort to reduce water consumption. The

applicant has eliminated any sodded areas from the plan.

- Building and Site:** The proposed building is designed as a one (1)-story structure with parapet walls at two (2) varying heights to provide architectural character to the structure. The proposed building placement complies with the minimum setbacks of the C3 zoning district and Urban Commercial Overlay, with the building setback 7.5 feet from the west (front) property line abutting SE 3rd Street, 37 feet from the residentially-zoned property on the north side, 80 feet from the east property line, and 2.5 feet from the south property line abutting the commercially-zoned property being utilized for residential purposes. The floor plan (Sheet A-1) indicates the proposed building is designed as a typical 2,338 square foot office building, with entry doors at the front of the building and at the rear where the parking is located.
- Building Height:** The building elevations (Sheet A-2) indicate the highest point of the structure would be the top of the parapet element at the southwest corner of the building, near the entry, at approximately 18 feet in height. The typical parapet height is proposed at 17 feet, well below the maximum of 25 feet allowed in the C2 zoning district, and comparable to buildings in the immediate vicinity.
- Design:** The proposed building utilizes sleek, modern design features, such as rectangular score lines, rhythmic window pattern, wraparound aluminum awning providing the appearance of an eyebrow, natural aluminum reveals and trim cap. To ground the building, the architect has chosen stacked stone for the building corner base at the front entry. According to the details on Sheet A-2, the body paint color would be a light grayish white, “Distant Gray” – Benjamin Moore OC-68. All of the trim is proposed as natural aluminum. The natural aluminum frame windows are proposed with green tint glazing. The elevations show that the parapet roof would have a slight increase in height at the front building entry corner to add architectural character.
- Public Art:** The applicant has indicated they have not selected the proposed artwork or artist at this time. The proposed development of the site is anticipated to cost \$500,000, which places the value of any artwork for the site at approximately \$3,500. Ultimate review and approval of the artist and artwork would be under the purview of the Arts Commission.
- Site Lighting:** The photometric plan (Sheet SL-1) proposes a total of three (3) freestanding lights in the parking lot. The freestanding lights would consist of a square concrete pole, with a natural aluminum color Phillips Gardco LED light fixture mounted at 15 feet in height. The lighting levels proposed comply with the City requirement of a maximum allowance of 5.9 foot-candle spot readings.
- Signage:** Wall signage on the south building elevation would consist of red and blue reverse channel letters utilizing a Garamond Premier Pro font. The west elevation would have a smaller, non-illuminated sign with the same red and blue lettering and font style, placed upon a white aluminum panel. No monument sign is planned for the site.

RECOMMENDATION

The Development Application Review Team (DART) has reviewed this request for new site plan approval and recommends approval contingent upon satisfying all comments indicated in Exhibit “C” – Conditions of Approval. Any additional conditions recommended by the Board or City Commission shall be documented accordingly in the Conditions of Approval.

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