SRS
A Zyscovich Company

To: Alexia Howald
Project Planner
Planning and Zoning Department
City of Delray Beach, FL

Date: June 11th, 2026

Re: 34 NW 6th Ave – CRA Office - Compliance with Chapter 3, Performance Standards

Per City of Delray Beach LDR Chapter 3, site plan actions shall comply with the Performance Standards noted in Article 3.2 and findings related to Establishment of a Conditional Use per Sec. 2.4.6. The Narrative below details how this project meets the following standards:

Sec. 3.2.3. - Standards for site plan and/or subdivision plan actions.

(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. [Amd. Ord. 13-99 3/16/99]

Response: Site plan and elevations depict building design compatible with the neighborhood and traffic circulation. Landscape plan shows landscape is designed to not interfere with the depicted sight triangles. Photometric plans show no or miniscule light spillage at property lines.

(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). [Amd. Ord. 13-99 3/16/99] (Ord. No. 23-20, § 12, 9-10-20)

Response: Pedestrian access is improved with wider sidewalks, bicycle parking is incorporated in the project, and vehicular connection is from the rear alley. Accessible routes are incorporated from the building entrance to the public right of way.

(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. [Amd. Ord. 13-99 3/16/99] (Ord. No. 23-20, § 12, 9-10-20)

Response: Not Applicable

(D) Any proposed street widening or modifications 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. [Amd. Ord. 13-99 3/16/99] (Ord. No. 23-20, § 12, 9-10-20)

Response: Not Applicable

(E) Development of residentially zoned vacant land shall be planned in a manner consistent with adjacent development regardless of zoning designations. [Amd. Ord. 13-99 3/16/99] (Ord. No. 23-20, § 12, 9-10-20)

Response: Not Applicable

(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. [Amd. Ord. 13-99 3/16/99] (Ord. No. 23-20, § 12, 9-10-20)

Response: Use and intensity of development is appropriate, as a single-story office structure, acting as a buffer from the CBD zoned area to the single family residential zoned area. Soil and topography are appropriate for this scale of development. The project fulfills the needs in the area for affordable office / commercial spaces.

(G) Development shall provide a variety of housing types that accommodates the City's growing and socio-economically diverse population to meet the Goals, Objectives, and Policies the Housing Element. [Amd. Ord. 13-99 3/16/99] (Ord. No. 23-20, § 12, 9-10-20)

Response: Not Applicable

(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. [Amd. Ord. 13-99 3/16/99] (Ord. No. 23-20, § 12, 9-10-20)

Response: Development minimally impacts an increase in noise, odors, dust, and traffic and adds activity that will support the safety, livability, and stability of surrounding neighborhoods and residential areas.

(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. [Amd. Ord. 13-99 3/16/99]

Response: Not Applicable

(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. [Amd. Ord. 13-99 3/16/99] (Ord. No. 23-20, § 12, 9-10-20)

Response: Not Applicable

(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. (Ord. No. 23-20, § 12, 9-10-20)

Response: Development does not exceed the intensity limits as required in the LDR

(L) Development shall meet the intent of CSR 5, Energy Efficiently and Diverse Energy Mix and, where applicable, the requirements of LDR Section 7.11.1, Green Building Regulations. (Ord. No. 30-22, § 4, 11-1-22)

Response: Development will utilize energy efficient design and meet the intent of the code.

Sec. 2.4.6. - Regulation of Uses.

(A) Establishment of a Conditional Use.

(5) Findings. In addition to provisions of Chapter 3, the City Commission must make findings that establishing the conditional use will not:

(a) Have a significantly detrimental effect upon the stability of the neighborhood within which it will be located.

Response: Development will increase stability of the neighborhood by offering compatible and moderately-scoped office use as a buffer from the commercial district by Atlantic Ave to south and single-family neighborhood across the alley to the north.

(b) Hinder development or redevelopment of nearby properties.

Response: Development will promote the development or redevelopment of nearby properties with a project that is appropriately planned and scaled to align with the both the north and south neighborhoods.