



# SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

## DEVELOPMENT SERVICES DEPARTMENT

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

### SITE PLAN REVIEW AND APPEARANCE BOARD

**Meeting:** February 13, 2019

**File No.:** 2018-169-  
SPF-SPR-CL5

**Application Type:** Class V Site Plan and Landscape Plan,–  
36 SE 2<sup>nd</sup> Avenue Parking Lot

**General Data:**

**Agent/Applicant:** City Parking, Inc.

**Owner:** Granite Worthing, LLC

**Location:** 36 SE 2<sup>nd</sup> Avenue

**PCN:** 124346160107700171

**Property Size:** 0.23 Acres

**FLUM:** CC (Commercial Core)

**Zoning:** CBD (Central Business District)

**Adjacent Zoning:**

- North: CBD
- South: CBD
- East: CBD
- West: CBD

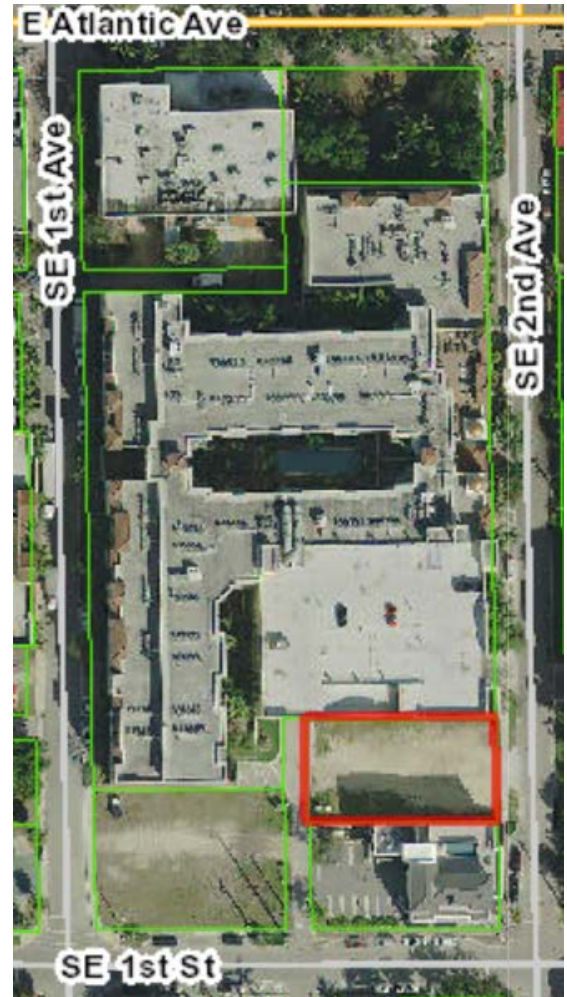
**Existing Land Use:** Vacant Land.

**Proposed Land Use:** 23 space privately owned self-service Public Parking Lot

**Item before the Board:**

The action before the Board is for the consideration of a Class V Site Plan application for the 36 SE 2<sup>nd</sup> Avenue Parking Lot pursuant to LDR Section 2.4.5 (G), including:

- ☐ Site Plan
- ☐ Landscape Plan



**Staff Recommendations:**

**Site Plan:**

Move approval of the Class V Site Plan (2018-169) for **36 SE 2<sup>nd</sup> Avenue Parking Lot** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(F)(5) and Chapter 3 of the Land Development Regulations.

*\*Note: If the site plan is denied, no further action shall be taken on the landscape plan due to potential inconsistencies.*

**Landscape Plan:**

Move approval of the Landscape Plan (2018-169) for **36 SE 2<sup>nd</sup> Avenue Parking Lot** by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in LDR Section 4.6.16.

**Project Planner:**

Christine Stivers, Senior Planner;  
[stiversc@mydelraybeach.com](mailto:stiversc@mydelraybeach.com),  
561-330-6056

**Review Dates:**

SPRAB Board: February 13, 2019

**Attachments:**

- 1.Site Plan
- 2.Landscape Plan
- 3.Misc. Plans

**Background:**

The subject property consists of a portion of Lot 17, Block 77 according to the plat thereof as recorded in Plat Book 1, Page 3, Town of Linton, containing 0.23 acres. The parcel has a Future Land Use Map (FLUM) designation of Central Core (CC) and is zoned Central Business District (CBD). A 6,000 sf retail building formerly occupied the site. The building was demolished in 2008 in conjunction with the development of Worthing Place. Currently, the site is vacant.

Before the Board is consideration of a Class V Site Plan proposal to construct a 23 space privately owned self-service Parking Lot.

**Project Description:**

The subject request includes a Class V Site Plan and Landscape Plan, to construct a 23 space parking lot consisting of 15 standard size spaces, 7 compact spaces and 1 designated handicap space. One alternative fuel parking space and charging station is provided. The project is along SE 2<sup>nd</sup> Avenue located in the Central Business District (CBD) between SE 2<sup>nd</sup> Avenue and a rear alley. SE 2<sup>nd</sup> Avenue is considered a Secondary Street. Parking areas are a permitted use on a Secondary Street. Frontage along the project will contain the required streetscape elements of the CBD such as curb zone, pedestrian clear zone and a street-wall in the form of a continuous hedge.

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.

**Right-of-Way Dedications**

Pursuant to LDR Section 5.3.1(A)(3), new development adjacent to an existing street is responsible for one-half of the ultimate right-of-way (ROW). No ROW dedication is required along SE 2<sup>nd</sup> Avenue, however, portions of the rear alley ROW are required to be dedicated in order to further reach the City's goal to have 20-foot wide alleys. The alley dedication ranges from 2-feet to 10-feet in width.

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

Pursuant to Figure 4.4.13-5 (Central Core Regulating Plan), SE 2<sup>nd</sup> Avenue is considered a Secondary Street. Pursuant to Table 4.4.13(C), the following dimensional requirements are applicable:

| PROPOSED SITE (CLV) | Required       | Proposed   |
|---------------------|----------------|------------|
| Lot Width           | 20 ft. min.    | 72.6 ft.   |
| Lot Area            | 2,000 sf. min. | 10,152 sf. |

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

**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. In this case, the entire curb zone and pedestrian clear zone are located within the public RO, therefore additional easements will not be needed.

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 a separation of 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 Environmental Services Director. In this application, Live Oaks are proposed as there is an existing live oak established as a street tree north of the subject parcel.

**Streetwall Standards:**

Pursuant to LDR Section 4.4.13(F)(7)(d), in the absence of a building façade, a streetwall is required along both Primary and Secondary Streets. Streetwalls shall be three-feet to three-feet, six inches in height, located in line with the building façade or the front setback. Streetwalls shall be composed of either an opaque wall of the same material and color as the building or of a continuous, maintained hedge. In addition, one shade tree per 30 lineal feet, uniformly spaced, shall be installed along the length the streetwall. The Applicant has chosen to utilize a continuous hedge of Podocarpus. **Prior to site plan certification, the specified height of the hedge shall be revised to a maximum of 42-inch in height and shall show an outline of the streetwall hedge on the site plan and note the maximum hedge height shall not exceed 42 inches in height.**

**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). A proposed landscape plan has been submitted and evaluated by the Senior Landscape Planner and found to be in compliance. Per Section 4.4.13(E)(2)(b), tree species have been planted in the public right-of-way uniformly spaced and planted within the curb zone. Several native species were utilized in the design. **Prior to building permit issuance, the property owner shall be required to enter into a maintenance agreement, in a form acceptable to the City Attorney, requiring the property owner to be responsible for and maintain any tree grates, irrigation, and landscaping installed by the property owner to meet the requirements of this section. The maintenance agreement shall be recorded prior to building permit issuance.**

**Parking Lots:**

Alleys and Secondary Streets are encouraged to be the primary source of access to parking lots. Alleys may provide access to parking lots and function as standard drive aisles, provided public access is maintained. Parking lots must be screened from view of the street by a streetwall and be landscaped per Section 4.6.16 of the code. These requirements have been met as discussed previously regarding the streetwall and landscape plan.

**Lighting:**

Pursuant to LDR Section 4.6.8, on-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. The photometric plans for the parking lot can have maximum illumination of 12.0 ft. candles and a minimum of 1.0. The parking lot has levels between 7.8 and 1.6 which fall within the minimum and maximum permitted levels. The lighting plan proposes a luminaire height of 18-feet which is below the maximum permitted luminaire height of 25-feet. Section 4.4.13(J) requires alley lighting to be provided per Section 6.1.5. **Prior to building permit issuance, a bond for alley lighting shall be submitted**

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, 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 four areas.

**FUTURE LAND USE MAP: The use or structures must be allowed in the zoning district and the zoning district must be consistent with the land use designation).**

The subject property has a Future Land Use Map designation of CC and a zoning designation of CBD. It is located in the Central Core Sub-district. The CBD zoning is consistent with the Commercial Core FLUM designation. Pursuant to Table 4.4.13(A), Allowable Uses in the CBD Sub-Districts, in the Central Core, principle uses "P" parking areas. Based upon the above, a positive finding is made with respect to consistency with the Future Land Use Map (FLUM) designation.

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

As described in Appendix "A", a positive finding of concurrency is made as it relates to applicable standards such as water and drainage.



**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.

A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following applicable objective and policy was found:

**Future Land Use Element - Objective A-1:** Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.

The proposed development will replace vacant land by providing parking that can be utilized by the public, improving the downtown CBD.. Therefore, the proposed use and intensity of the development will be complementary to adjacent land uses.

**COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS (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.

As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDRs is made.

**LDR Section 2.4.5(F) (5) - Compatibility (Site Plan Findings):** 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 zoning designations and uses are abutting the subject property:

|               | <i>Zoning Designation:</i>      | <i>Land Use:</i>                   |
|---------------|---------------------------------|------------------------------------|
| <i>North:</i> | CBD – Central Core Sub-district | Mixed Use (Parking Garage)         |
| <i>South:</i> | CBD – Central Core Sub-district | Mixed Use (Residential/Commercial) |
| <i>East:</i>  | CBD – Central Core Sub-district | Office                             |
| <i>West:</i>  | CBD – Central Core Sub-district | Mixed Use (Residential/Commercial) |

The surrounding uses are a wide mix, including office, retail, and residential, typical of development in the Central Core Sub-district of the CBD. The project is compatible with the surrounding uses and consistent with the mixed-use district. Thus, a finding can be made that the use will not have a detrimental effect upon the stability of the downtown, nor will it hinder the development or redevelopment of nearby properties. Thus, positive findings is made pursuant to LDR Section 2.4.5(F)(5).

#### **Review by Others:**

At the meeting of September 10, 2018, the **DDA (Downtown Development Authority)** reviewed the development proposal and voted in support of the project.

#### **Assessment and Conclusion:**

The Class V Site Plan and Landscape Plan are associated with the construction of a 23 space self-service public parking lot. The parking lot will be consistent with the current policies and objectives of the Comprehensive Plan and Chapter 3 of the Land Development Regulations, subject to the notes as indicated in the staff report. Therefore, positive findings are made with respect to Section 2.4.5(F)(5) and 4.6.16.



**Alternative Actions:**

- A. Continue with direction.
- B. Move approval of the Class V Site Plan and Landscape Plan for **36 SE 2<sup>nd</sup> Avenue Parking Lot**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(F)(5), 4.6.16, and Chapter 3 of the Land Development Regulations.
- C. Move denial of the Class V Site Plan and Landscape Plan for **36 SE 2<sup>nd</sup> Avenue Parking Lot**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Sections 2.4.5(F)(5), 4.6.16 and Chapter 3 of the Land Development Regulations.

**Recommended Actions:**

By Separate Motions:

**Site Plan:**

Move approval of the Class V Site Plan (2018-169) for **36 SE 2<sup>nd</sup> Avenue Parking Lot** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(F)(5) and Chapter 3 of the Land Development Regulations.

**Landscape Plan:**

Move approval of the Landscape Plan (2018-169) for **36 SE 2<sup>nd</sup> Avenue Parking Lot** by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in LDR Section 4.6.16.

**NOTES:**

If the site plan and associated plans are approved, the following must be addressed prior to site plan certification or building permit issuance, as noted:

1. Prior to site plan certification, site must be platted or a plat exemption requested.
2. Prior to site plan certification, provide signage on the site plan for the alternative fuel parking space and charging station.
3. Prior to site plan certification, include the OR Book and Page number of the access easement on the site plan.
4. Prior to site plan certification, the specified height of the hedge shall be revised to a maximum of 42-inch in height and shall show an outline of the streetwall hedge on the site plan and note the maximum hedge height shall not exceed 42 inches in height.
5. Prior to site plan certification, provide the proper FDOT urban flared turnouts and ramps.
6. Prior to site plan certification, provide water quantity runoff calculations along with the pre vs. post analysis.
7. Prior to building permit issuance, the property owner shall be required to enter into a maintenance agreement, in a form acceptable to the City Attorney, requiring the property owner to be responsible for and maintain any tree grates, irrigation, and landscaping installed by the property owner to meet the requirements of this section. The maintenance agreement shall be recorded prior to building permit issuance.
8. Prior to building permit issuance, a bond for alley lighting shall be submitted.
9. Prior to building permit issuance, portions of the alley as shown on the site plan must be dedicated

Staff Report Prepared by: *Christine Stivers, Senior Planner*

Attachments: *Appendix "A", Appendix "B", Plans*

**APPENDIX "A" – Concurrency Findings**

**Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or**



development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer:

- Water Service is available via an existing 6" water main within the site and an 8" main within SE 2<sup>nd</sup> Avenue.
- Sewer Service is not applicable to this project.

Streets and Traffic:

N/A

Parks and Recreation Facilities:

N/A

Solid Waste:

N/A

Drainage:

Drainage will be accommodated on site. No problems for adjacent properties are anticipated with respect to drainage as it relates to this standard.

**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. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.

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

C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.

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

D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.

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

E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.

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

F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of



soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.

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

G.Redvelopment 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.The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, 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 from toddler to teens, 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

**PARKING LOT:**  
City Parking, Inc.  
36 SE 2nd AVE.  
DELRAY BEACH, FL.

## PROJECT DATA

|                         |              |
|-------------------------|--------------|
| GROUND FLOOR AREA -     | N/A          |
| TOTAL FLOOR AREA -      | N/A          |
| PARKING PAVED AREA -    | 7,163 SQ.FT. |
| OPEN LANDSCAPED SPACE - | 2,989 SQ.FT. |
| WATER BODIES -          | N/A          |

NUMBER OF DWELLING UNITS -  
DWELLING UNITS PER ACRE -

PARKING SPACES REQUIRED  
PERSUANT TO LDR SECTION 4.6.9 N/A

PARKING SPACES PROVIDED

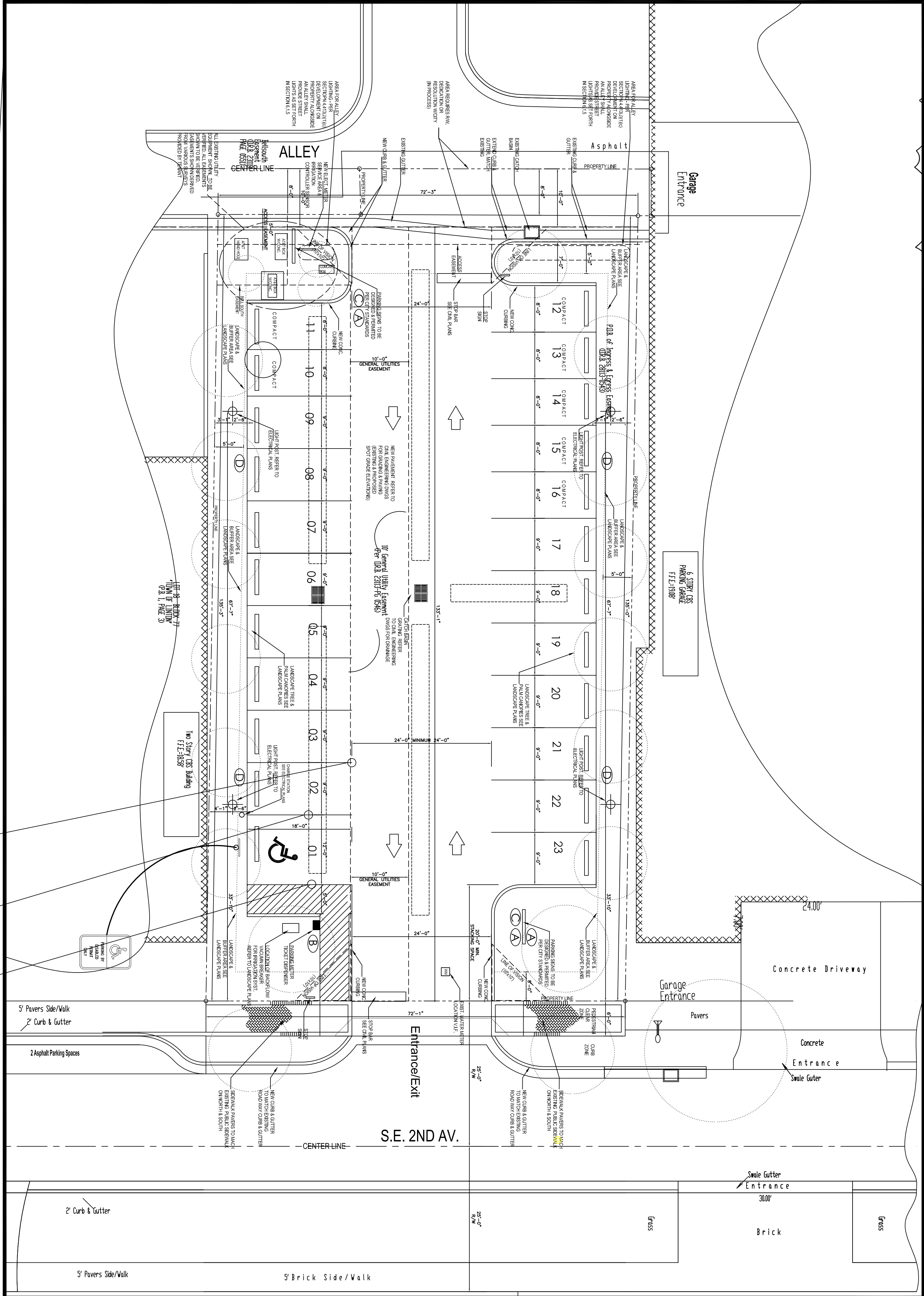
| REGULAR -<br>COMPACT -<br>STANDARD | 15<br>7 (30% OF TOTAL SPACES)<br>4 |
|------------------------------------|------------------------------------|
|------------------------------------|------------------------------------|

|              |    |
|--------------|----|
| UNADJUSTED - | 1  |
| TOTAL -      | 23 |

BUILDING DATA PROVIDED PURSUANT TO LDR SECTION 4.3.4(K)  
DEVELOPMENT STANDARDS MATRIX

## SETBACKS -

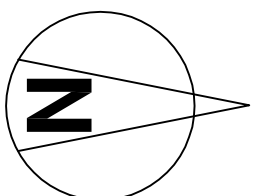
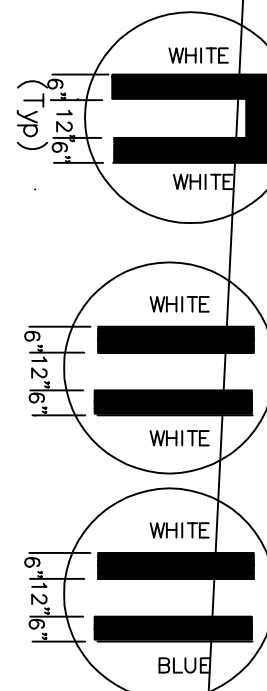
|                 |                       |               |      |
|-----------------|-----------------------|---------------|------|
| FRONT -         | 5 FT. (20' STACKING)  | REAR -        | 5 FT |
| INTERIOR SIDE - | 5 FT. (N. & S. SIDES) | STREET SIDE - | N/A  |
| HEIGHT -        | N/A                   | FLOORS -      | N/A  |



**36 SE 2ND AV. DELRAY BEACH FL. -- PROPOSED SITE LAY-OUT**  
**SCALE: 1" = 10'**  
**(& OVERLAY PLAN)**

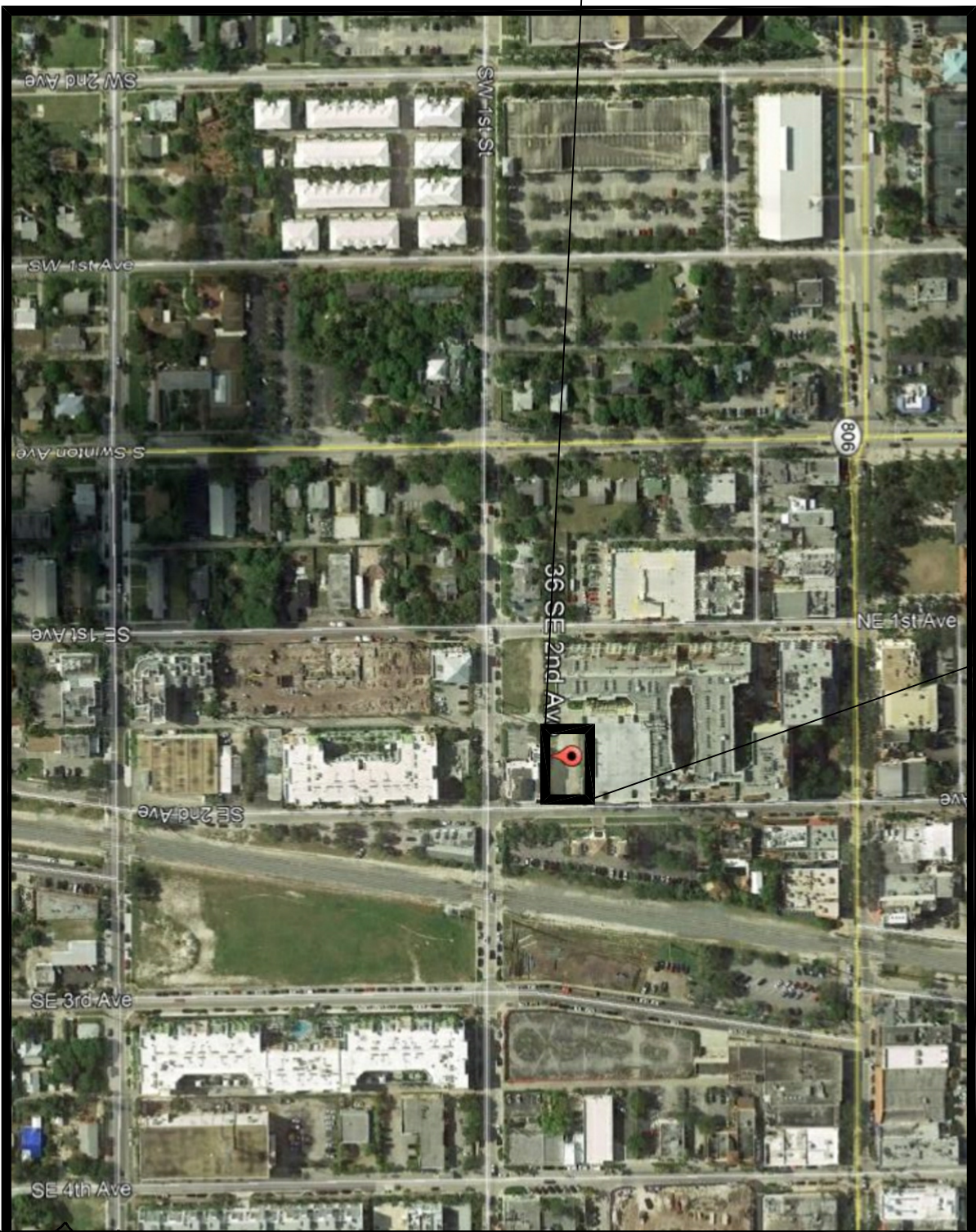
**SCALE: 1" = 10'**

Legal Description: Lot 17, less the North 2.10 feet thereof, Block 77, Map of the Town of Linton, Florida (now Delray Beach), according to the Map or Plat thereof recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida: Together with that part of the East 8 feet of that certain 16 foot wide alley lying West of and adjacent thereto, bounded as follows: on the North by the Westerly extension of Lot 17, on the West by the centerline of the said 16 foot alley; on the South by the easterly extension of the South line of the North 50.50 feet of Lot 11, Block 77, Map of the Town of Linton, Florida (now Delray Beach), according to the Map or Plat thereof recorded in Plat Book 1, page 3; and on the East by the West line of Lot 17. EY.



# SITE LOCATION AERIAL

SCALE: NT



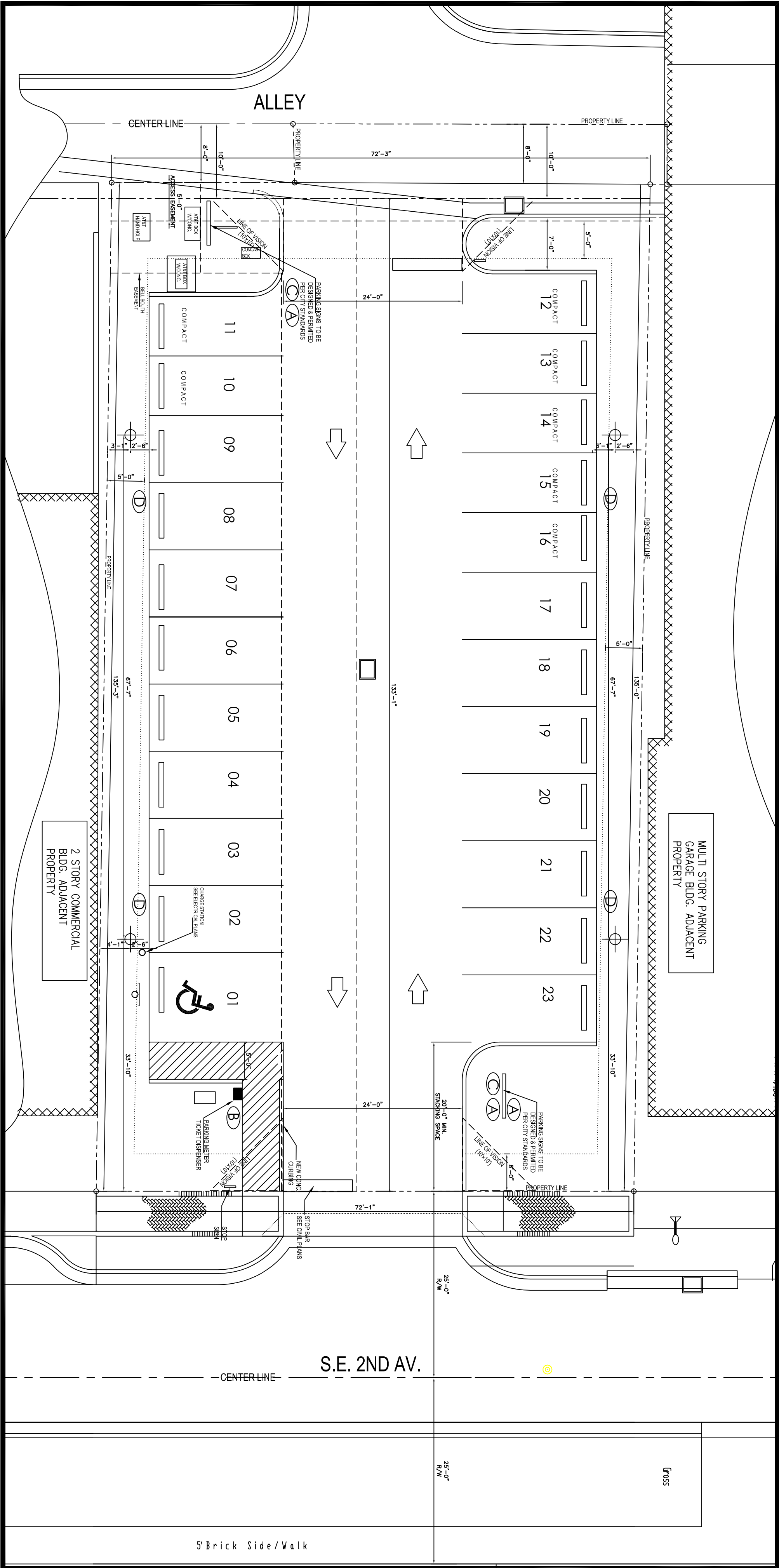
A-02

ARCH SITE PLAN

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

AA0003569  
ANTHONY LEON  
0016752

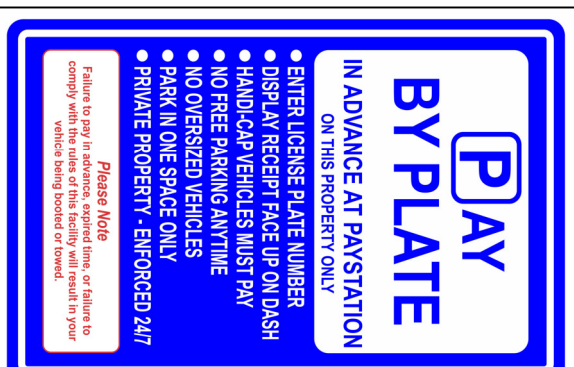
PARKING LOT:  
City Parking, Inc.  
36 SE 2nd AV.  
DELRAY BEACH, FL.



SIGN "A" -  
ENTRANCE SIGN - PERPENDICULAR TO ROADWAY @ ENTRANCE FACING EACH ON-COMING TRAFFIC DIRECTION, DIRECTIONAL ENTRANCE ARROW TOWARDS LOT.



SIGN "B" -  
LOT RULES - POSTED BESIDES TICKET/METER W/PAY HERE SIGN ABOVE.



SIGN "C" -  
PARKING INSTRUCTIONS - POSTED AT THE ENTRANCE



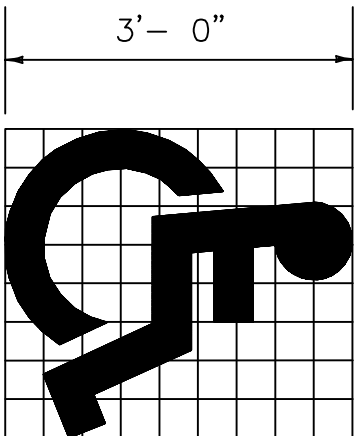
SIGN "D" -  
PAYMENT OPTIONS



SIGN "D" -  
PAYMENT OPTIONS - POSTED THROUGHOUT THE LOT (APPX 1 FOR EVERY 5-7 SPACES).

(FORMATS BASED ON APPROX. MIN. DIMENSIONS AS SHOWN MAY BE RE-DESIGNED TO 30"X30". SAME GENERAL LAYOUT AND INFORMATION)  
ALL SIGNAGE TO BE PERMITTED UNDER SEPARATE PERMIT & TO CONFORM W/APPLICABLE ZONING REQUIREMENTS & GUIDELINES.

USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS REQUIRED. WHEN USED THE SYMBOL SHALL BE 3 FT. HIGH AND WHITE IN COLOR.



## HANDICAPPED PAVEMENT SYMBOL

N.T.S.

TYPICAL CHARACTER AND SYMBOLS CONTRASTING BACKGROUND COLORS TO BE UNIVERSAL STANDARDS.

MOUNT: GALV. POST ACCESSIBLE LOCATION: AT EACH PARKING SPACE

TO PORTION SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOLS AND BORDER  
BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OR AQUE LEGEND AND BORDER

9'-0" LONG GALVANIZED STEEL (UNPAINTED) "U"  
IRON POST 3LB/FT  
WEIGHT BY "FRANKLIN STEEL" OR APPROVED EQUAL

## HANDICAPPED SIGN DETAIL

N.T.S.

## Multi-Space Pay Station For On- and Off-Street Parking Environments

Public and private parking operators are realizing the benefits of multi-space pay stations. Increased revenue, reduced operational costs, and superior customer service. To ensure full, fair, and secure payment, consumers also enjoy the added convenience of diverse payment options and ease of use provided by our stations. The Luke® II pay station is highly secure, flexible, and suitable for both on- and off-street environments. Luke II offers superior service expectations and delivers superior performance and significant contributions to operators' trip and bottom line.

### Like II Features for Consumers

- Range of convenient payment options, such as coins, bills, credit cards, smart cards, proximity value cards, contact cards, coupons, and Pay by Phone services
- Contactless payments for rapid paying transactions
- Extended Pay-By-Phone service provides empty reminders and the ability to add time via mobile phone
- Large color screen that is easy to read
- Prompts in multiple languages
- Ability to pay for parking or add time using any pay station in the system
- Coin return/refund consumer money upon a completed transaction
- 36-key full alphanumeric keypad for easy license plate entry
- Easily recognizable design identifies machine as a parking pay station

### Like II Features for Parking Operators

- Separate maintenance and collectors compartments for enhanced security
- Theft-resistant design to protect coins, bills, and internal components
- Enhanced locking mechanism and electronic lock support for added security
- PCI compliant and PK-DSS validated system ensures credit card data security
- Pay-and-Display, Pay-by-Space, and Pay-by-License Plate on the same pay station
- Remote configuration of dates and policies saves time and money
- Integration with leading parking technology partners for a complete solution
- Flexible architecture and diverse payment options can increase revenue
- Reduced maintenance and collection costs
- Real-time credit card processing to reduce processing fees and eliminate bad debt
- Real-time reporting and alarming
- Complete audit trail and rich analytics



## PARKING METER TICKET DISPENSER

### Like II Specifications

|                             |                                                                                                                                                                                                       |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Climate:                    | 17-30 deg. Celsius (61-86 deg. Fahrenheit)                                                                                                                                                            |
| Payment Options:            | Coin, bill, credit card, proximity value card, coupon, Pay by Phone service. Coin return optional                                                                                                     |
| Card Reader:                | Cards are not required - no moving parts. Cards conforming to ISO 7810 and 7811. Cards conforming to ISO 7810 and 7811. Cards conforming to ISO 7810 and 7811. Cards conforming to ISO 7810 and 7811. |
| Bill Reader:                | 1,000 bill capacity (U.S. only)                                                                                                                                                                       |
| Printer:                    | 2" receipt width                                                                                                                                                                                      |
| Display:                    | Color backlit LCD with 640 x 480 resolution                                                                                                                                                           |
| Keypad:                     | 36-key alphanumeric with tactile buttons                                                                                                                                                              |
| Locks:                      | Can be re-locked twice without removal of lock cylinder. Electronic locks optional                                                                                                                    |
| Access:                     | Separate compartments for maintenance and collections                                                                                                                                                 |
| Communications:             | GSM, CDMA, Ethernet                                                                                                                                                                                   |
| Environmental Requirements: | -40°F to +140°F (-40°C to +60°C) Relative humidity, up to 95%                                                                                                                                         |
| Power:                      | 120V AC (Simplex solar panel optional)                                                                                                                                                                |
| Operational Modes:          | Pay-and-Display, Pay-by-Space, Pay-by-License Plate                                                                                                                                                   |
| Support:                    | Up to four languages using roman or non-roman characters                                                                                                                                              |
| Audio/Alarm:                | Service stock and vibration                                                                                                                                                                           |
| Color:                      | Charcoal gray. Additional color on optional PCI compliant PK-DSS validated                                                                                                                            |
| Standards:                  | UL1669, approved ADA compliant, UL1669, approved ADA compliant                                                                                                                                        |

Noting separately for operators' maintenance costs, hardware and software.

| PLANT LIST |     |                                       |                                                                                            |                 |
|------------|-----|---------------------------------------|--------------------------------------------------------------------------------------------|-----------------|
| QTY        | KEY | Botanical Name / Common Name          | Description                                                                                | Native Yes / No |
| 2          | QV  | Quercus virginiana / Live Oak         | 16"oa ht, 6" single straight trunk, 8" ct, 7', spr, 4-5" cal. <i>Highrise or Cathedral</i> | Yes             |
| 3          | QV  | Quercus virginiana / Live Oak         | 16"oa ht, 6" single straight trunk, 8" ct, 7', spr, 4-5" cal. <i>Highrise or Cathedral</i> | Yes             |
| 15         | SP  | Sabal palmetto / Sabal Palm           | 16', 20', 24' CT, slick                                                                    | Yes             |
| 20         | POM | Podocarpus macrophyllus / Podocarpus  | 48" ht, 18" spr, full, 15 gal.                                                             | No              |
| 126        | COE | Conocarpus erectus / Green Buttonwood | 36" ht, 18" spr, full, 7 gal.                                                              | Yes             |
| 116        | JAV | Jasminum volubile / Wax Jasmine       | 12" ht x 12" spr, 3 gal.                                                                   | No              |
| 350        | ARG | Arachis glabrata / Perennial Peanut   | 1 gal.                                                                                     | No              |

Site Area= 9654.70 sf, .22 Acres  
-7147.36 = 2507.34 sf pervious

VUA (asphalt) 7147.36 sf

Interior landscape area req'd=  
7147.36 sf x 10%= 714.73 sf

715 sf / 125 sf= (5.72) 6 Trees req'd.  
(3 palms= 1 tree)

3 Trees Provided & 12 palms/3=4

7 Trees Provided

Interior LDSC Areas:

Area 1=653sf

Area 2=536sf

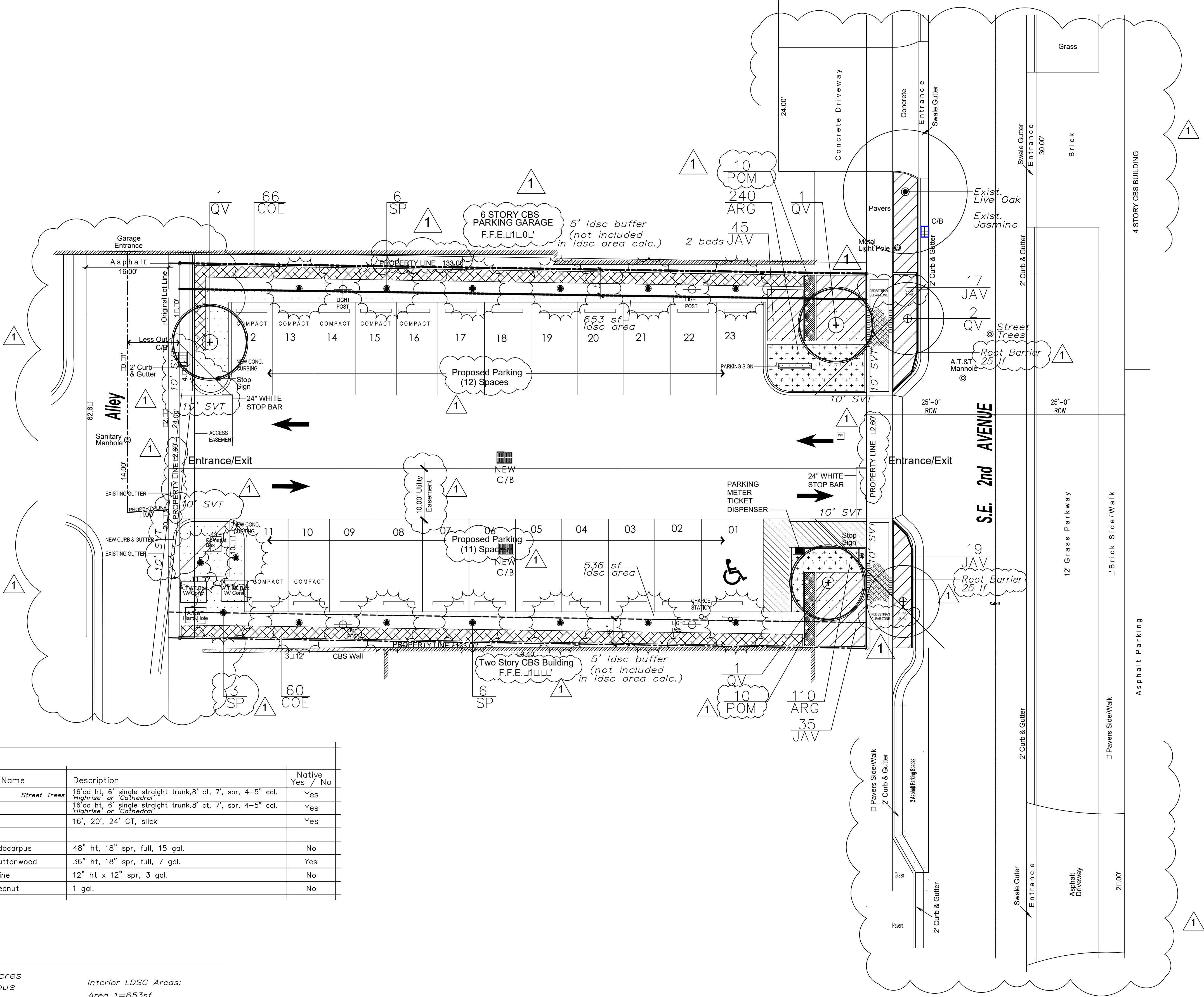
Total =1189 sf

1189 sf > 715 sf

Interior LDSC Areas

5'w ldsc buffer areas

Not included



36 SE 2ND AV. DELRAY BEACH FL. - - PROPOSED PARKING LOT  
LANDSCAPE PLAN  
SCALE: 1"= 10'-0"

LA 1.0 Landscape Plan  
LA 1.1 Landscape Notes,  
Details & Legend  
LA 1.2 Irrigation Plan

DRAWN BY:  
REVISIONS:  
Response to Planning  
Comments 12.04.18

AA0003569  
ANTHONY LEON  
001652

3  
DESIGN  
ARCHITECTURE  
3260 NW 7 St. Miami, FL 33125  
P: 305.438.9377 | F: 305.438.9379

H.L. Morth, Landscape Architect, P.A.  
Lic# 2600004 / Lic# 0001722  
5965 SW 38th Street, Miami, Florida 33155  
305.790-4372, hlmorther@bellsouth.net  
Herbert L. Morth, Landscape Architect  
SEAL

PARKING LOT:  
City Parking, Inc.  
36 SE 2nd Ave.  
DELRAY BEACH, FL.

THESE PLANS ARE FOR BUILDING  
DEPARTMENT REVIEW ONLY. THEY ARE  
NOT TO BE CONSTRUED AS CONSTRUCTION  
DOCUMENTS UNTIL ALL BUILDING  
DEPARTMENT APPROVALS ARE OBTAINED.

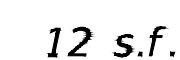
LA 1.0



10'X10' VISIBILITY TRIANGLE

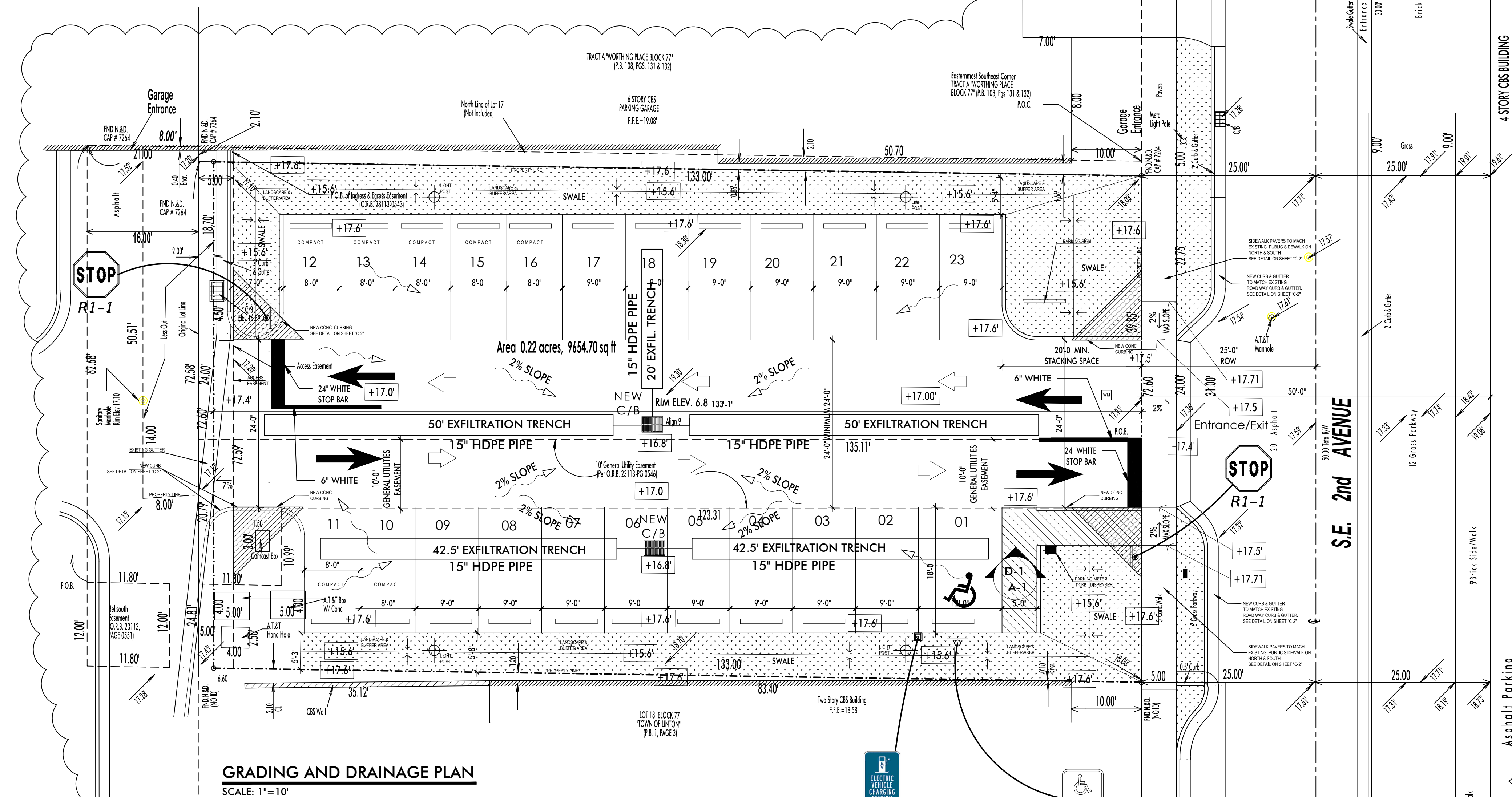
Existing elevations on existing roadway including on edge of pavement and center line have been noted.

4. Lighting & post details are for any work in ROW if applicable shown on C-2. Parking Lighting is included in Electrical Engineer's Electrical/Lighting Plans



NOTE: When arrow and pavement message are used together, the arrow shall be located down stream of the pavement message and shall be separated from the pavement message by a distance of 25' (Base of the arrow to the base of the message). Stop message shall be placed 25' from back of stop line.

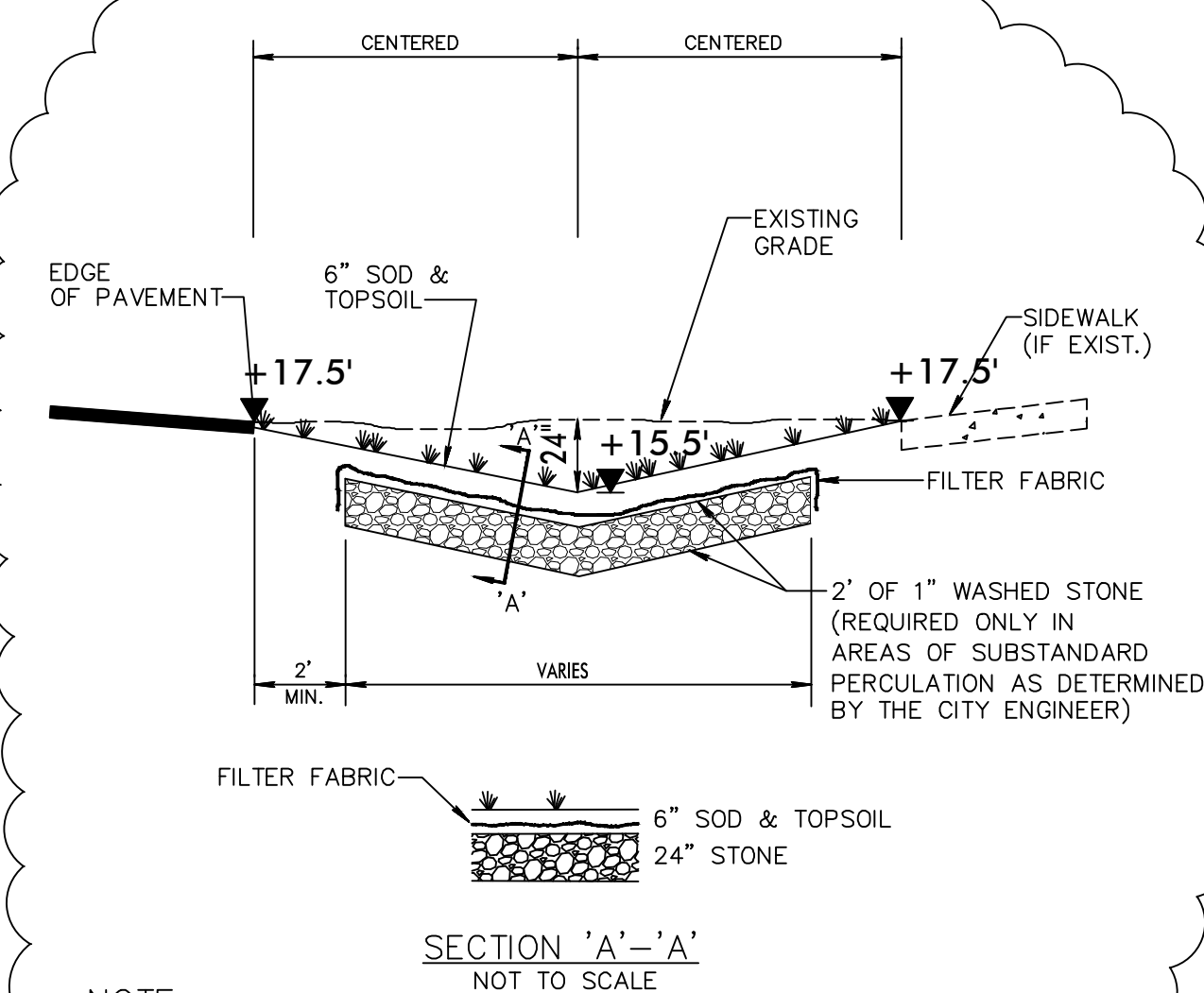
FDOT INDEX NO. 17346



TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS APREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

THE FOUNDATION HAS BEEN DESIGNED FOR SOIL BEARING CAPACITY OF 2000 PSF BASED VISUAL AND SOIL EXPLORATION. THE ATTACHED SOIL LETTER PROVIDES RECOMMENDATIONS FOR SITE PREPARATION. CONTRACTOR TO OBTAIN LETTER FROM ENGINEER OF RECORD UPON PAD PREAPARTION THAT THE PAD HAS DONE AS DESIGN REQUIREMENTS.

SOIL UNDER FOOTING AND SLABS SHALL BE COMPACTED TO A MIN. OF 98% OF MAX. DRY DENSITY. COMPACTION SHALL BE CHECKED USING A MODIFIED PROCTOR TEST TO DETERMINE IN PLACE DENSITY. TEST SHALL BE MADE BY A CERTIFIED TESTING LABORATORY WITH REPORTS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER.



NOTE:

1. CONTRACTOR TO REPLACE ALL IRRIGATION, TREES & SHRUBBERY IN SWALES DAMAGED DURING CONSTRUCTION.

**D-1** **SWALE SECTION**  
NTS

FBC 2017 6TH EDITION

LOT AREA 10,151.7 sq. ft.  
GREEN AREA 2,438.8 sq. ft.

**SCOPE OF WORK:**

1. INSTALL NEW ASPHALT PARKING
2. INSTALL NEW CATCH BASIN
3. INSTALL NEW EXFILTRATION TRENCHES
4. INSTALL NEW SIGNAGE AS PR PLAN

REVISIONS:

| NO. | DATE:  | DESCRIPTION  |
|-----|--------|--------------|
| 1   | 8/9/18 | TAC COMMENTS |
| 2   |        |              |
| 3   |        |              |

MR ENGINEERING CONSULTANTS INC

STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS

CA 9824

CA 9824

CA 9824

**PARKING LOT:**  
City Parking, Inc

36 SE 2nd AVE.  
DELRAY BEACH, FL

PROJECT NO:18C19

DATE: 12/6/18

DRAWN BY: B.J.J.

CHECKED: R.R.

DRAWING NO.

**C-1**

CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARCHITECTURES, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF MREC. WRITTEN PERMISSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY OR ALL DIMENSIONS, CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE QUALITY SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

RAHIMUDDIN RAHIMI PE  
LICENCE NUMBER  
5 1 4 8 4

EAL, SIGN AND DATE:

### SYMBOLS & LEGEND OF ABBREVIATIONS:

|   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---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**STREET ADDRESS:**  
36 S.E. 2nd Avenue, Delray Beach, Florida

**LEGAL DESCRIPTION:**

Lat 17, less the north 2.10 feet thereof, Block 77, Map of the Town of Union, Florida, now Delray Beach, according to the Map or Plat thereof recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida; Together with that part of the East 8 feet of that certain 15 foot wide alley lying West of and adjacent thereto, bounded as follows: on the North by the Western extension of Lat 17; on the West by the centerline of the said 15 foot alley, on the South by the Eastern extension of the South line of the North 50.50 feet of Lat 11, Block 77, Map of the Town of Union, Florida (now Delray Beach), according to the Map or Plat thereof recorded in Plat Book 1, Page 3, and on the East by the West line of Lat 17.

**NOTES:**

1. Unless otherwise noted field measurements are in agreement with record measurements.
  2. Bearing shown hereon are based on local bearing of North 89°00'07" West along the South line of tract A, Plat Book 133, Page 65, Palm Beach County Records.
  3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveys, Inc.
  4. Ownership of fences and walls if any are not determined.
  5. This survey is the property of Accurate Land Surveys, Inc. and shall not be used or reproduced in whole or in part without written authorization.
  6. This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
  7. The flood zone information shown hereon is for the dwelable structure only unless otherwise indicated.
8. The location of overland utility lines are approximate in nature due to their proximity above ground size. Type and quantity must be verified prior to design or construction.

**FLOOD INFORMATION:**

Community name and number: Delay Beach 125102  
Map and panel number: 12011C0979F  
Panel date: 10-05-17  
Index date: 10-05-17  
Flood zone: "X"  
Base flood elevation: N/A

### BENCHMARK INFORMATION:

Palm Beach County Benchmark 14.264(SRD)  
Elevation = 12.726'NAVD1988

|                                                                   |                 |
|-------------------------------------------------------------------|-----------------|
| DATE OF FIELD SURVEY 12-04-18                                     | DRAWN BY: MLW   |
| FIELD BOOK: A.S.-91-18-587                                        | CHECKED BY: MLW |
| REVISIONS                                                         | DATE            |
|                                                                   | BY              |
|                                                                   |                 |
|                                                                   |                 |
|                                                                   |                 |
| ADD WALK MATHS                                                    | 12-18-18        |
| REUSE SKETCH TO INCORPORATE 50' FROM NORTH PROPERTY LINE 12-18-18 | MLW             |
|                                                                   | MLW             |

**CERTIFY TO:**

**CERTIFICATION:**  
This is to certify that this above ground sketch of boundary survey was made under my personal supervision and that I possess the knowledge and skill to prepare and certify that this sketch meets the current Standards of Practice for the field of Professional Surveys and Mapings, Chapter 51-17, Florida Administrative Code, pursuant to Bureau Section 472.027, Florida Statutes.