



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

ADMINISTRATIVE APPROVAL – STAFF REPORT

Tint World - 3416 S Federal Hwy

| Meeting | File No. | Application Type |
|----------------------------|---------------------------------|-------------------------------|
| November 14, 2023 | 2022-149 | Level 2 Site Plan Application |
| Property Owner | Agent | |
| Franchise Headquarters LLC | Dunay, Miskel, and Backman, LLP | |

Request

Level 2 Site Plan application, including a Landscape Plan and Architectural Elevations, for 13,200 sq. ft. commercial building with office and non-mechanical automotive service area.

Site Data & Information

Location: 3416 S. Federal Hwy.

PCN: 12-43-46-32-12-008-0030

Property Size: 0.85 acres (gross);

Land Use Designation: General Commercial (GC)

Zoning: Planned Commercial (PC)

Adjacent Zoning:

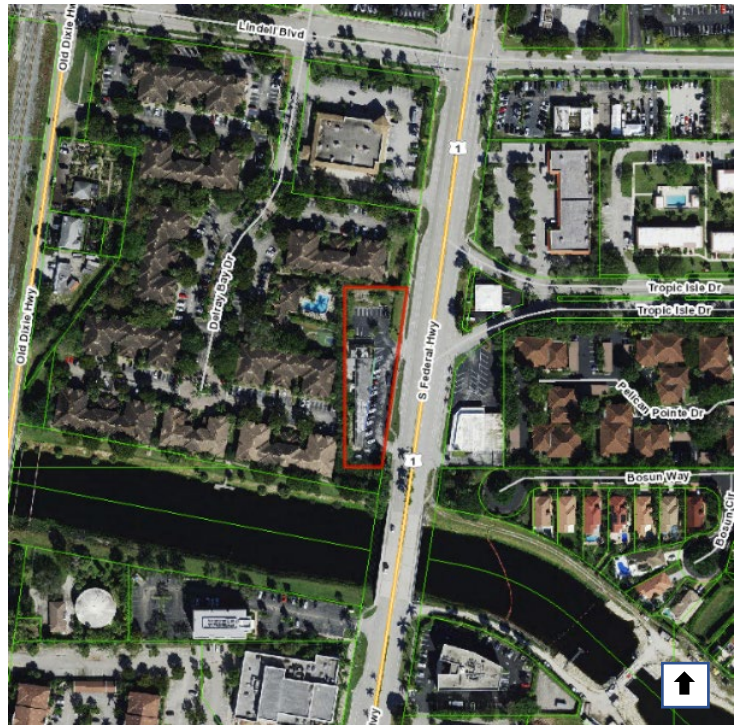
- North, South, East, and West: PC
- Southeast: GC

Existing Land Use: Commercial

Proposed Land Use: Commercial

Floor Area Ratio:

- Proposed: 0.35
- Maximum allowed: 3.0



Background

The subject property, totaling approximately 0.85 acres, is located on the west side of South Federal Highway south of Lindell Boulevard at the southern edge of the city limits. A vacant commercial strip center built in 1978 currently occupies the property (image below). The property is zoned Planned Commercial (PC) with an underlying Land Use Map (LUM) designation of General Commercial (GC). Per Section 4.4.12(A), PC zoning is generally intended to provide *retail, office, and other commercial activities to be established on large sites in a well-planned, functional, and aesthetically pleasing manner.*

The applicant submitted a request for a similarity of use determination pursuant to LDR Section 2.4.5(N) and a determination was made by the Planning and Zoning Board on January 24, 2022, that vehicle care limited to window tinting and styling services is similar to vehicle care limited to the changing of oil and filters, and lubrication. Pursuant to LDR Section 4.4.12(D) and 4.4.9(D) *Vehicle care limited to the changing of oil and filters, and lubrication with no mechanical work or outside storage of vehicles except as a part of a gasoline station* is permissible in the PC district, contingent on an approval of a conditional use application.



On April, 4, 2023, the City Commission – after recommendation from The Planning and Zoning Board – approved the request for conditional use to allow non-mechanical vehicle care including window tinting and styling services on the subject property.



Description of Proposal

The proposed project consists of a 13,200 sq. ft. two-story commercial building with offices, a product showroom, and a service area for non-mechanical automotive service. The building is oriented on the site fronting Federal Highway with a direct pedestrian entrance from the sidewalk. The mass of the building is shifted eastward to the maximum degree feasible to help line the commercial corridor, while simultaneously shifting the massing away from the neighboring residential use. A substantial 10' landscape buffer is provided along Federal Highway to help soften the building mass and benefit how the project is visually experienced from the corridor. Landscape screening along with a 6 ft. privacy wall are proposed to provide visual separation between the subject property and neighboring residential use. The project meets minimum parking requirements and is providing infrastructure to accommodate alternative travel modes including bicycle parking and EV charging stations. The architecture is a contemporary style that meets the minimum design criteria of LDR Section 4.6.18. The design proposes a mix of materials including scored stucco, glass, and stone, which are appropriate for the style. The composition emphasizes symmetry, and the front façade is articulated with fenestration openings and subtle shifts in the massing that add interest across the façade. Prominent use of glass and a cantilevered projecting awning help accentuate and define the front entrance of the building. All rooftop mechanical equipment will be screened from view.

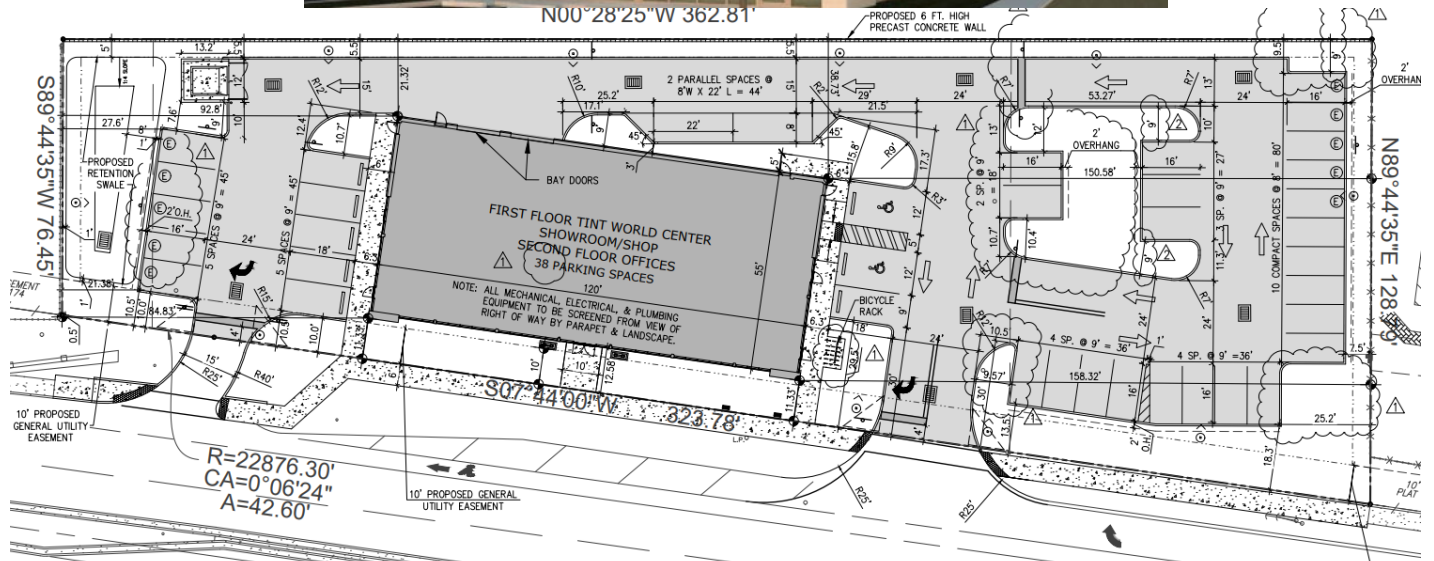




SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

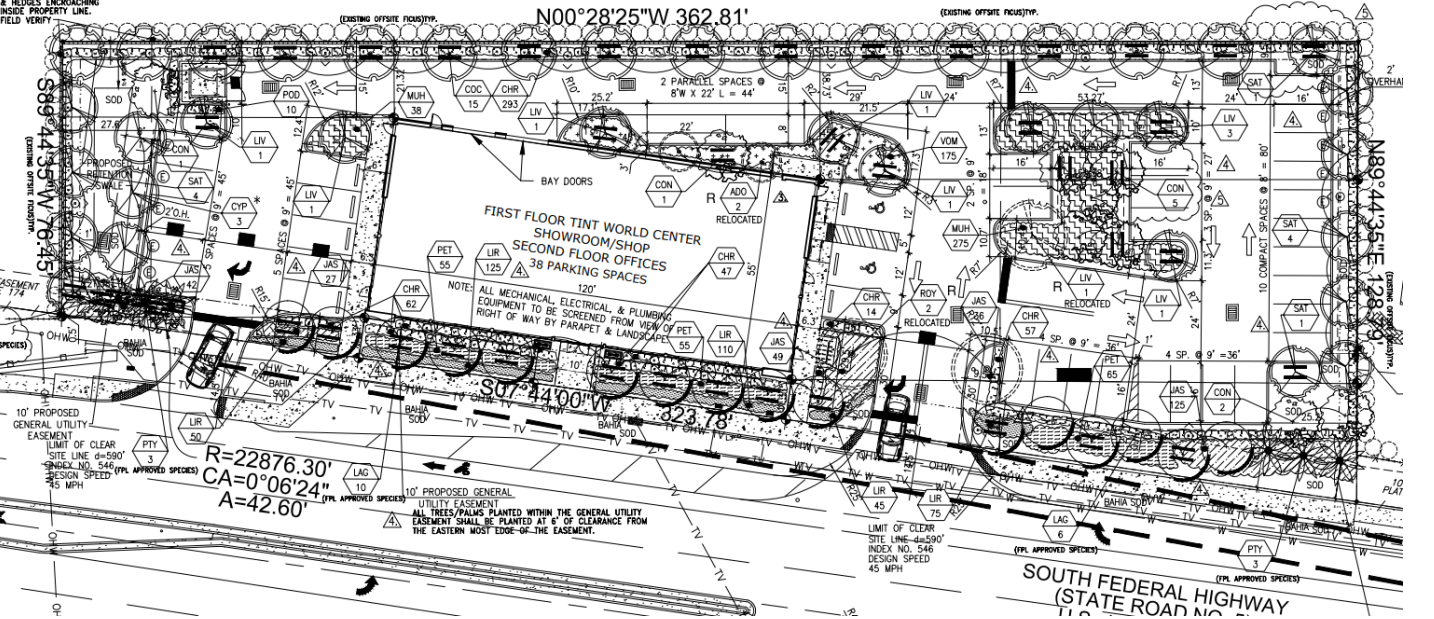


N00°28'25"W 362.81'



R=22876.30'
CA=0°06'24"
A=42.60°

N00°28'25"W 362.81'



R=22876.30'
CA=0°06'24"
A=42.60°

SOUTH FEDERAL HIGHWAY
(STATE ROAD NO. 112)



Review & Analysis: Site Plan and Zoning

Pursuant to LDR Section 2.4.10(A)(2)(c), *Level 1 and Level 2 Site Plan applications may be approved, denied, or approved with conditions pursuant to Article 2.2 by the Director.*

Pursuant to LDR Section 2.4.10(A)(3)(b), *Level 2, Level 3, and Level 4 Site Plan applications require compliance with the findings in Chapter 3, Performance Standards.*

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.*

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.

The subject property has a Land Use Map designation of GC, and a zoning designation of PC, which is a compatible zoning district to implement the CC land use designation. Office is a permitted use within the PC district. Likewise, a conditional use has been approved to allow for non-mechanical automotive servicing.

3.1.1(B), Concurrency

Concurrency as defined by Objective 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 Table CIE-2, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach. Note, the concurrency items were also reviewed as part of the conditional use approval.

Potable Water and Sewer: Water and sewer services will be connected to adjacent available networks pursuant to approval of the utilities plan reviewer. Pursuant to the Comprehensive Plan, treatment capacity is available at the City’s Water Treatment Plant and the South-Central County Wastewater Treatment Plant for the City at build-out.

Drainage. Drainage and water run-off will be addressed through on-site retention, which should not impact the level of service standard.

Transportation: A Traffic Performance Standards (TPS) letter has been provided by Palm Beach County (dated February 2022) indicating the project meets concurrency standards with an anticipated net daily increase of 23 trips, generating a total of 42 new trips at AM peak hour and 12 new trips at PM peak hour.

Parks and Open Space: Park impact fees are not applicable for commercial development.

Solid Waste: The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2054.

Schools: Concurrency is not applicable.



3.1.1(C), Consistency

A finding of overall consistency may be made even though the action may be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.

The applicable subsections of Article 3.2, Performance Standards, are Section 3.2.1, which requires a determination of consistency with the Comprehensive Plan, and Section 3.2.3, which provides standards for site plan actions.

Section 3.2.3, Standards for site plan and/or plat actions

The applicable subsections of Article 3.2, Performance Standards, are Section 3.2.1, which requires a determination of consistency with the Comprehensive Plan, and Section 3.2.3, which provides standards for site plan actions. The proposed development generally meets the applicable standards. It is identified with the Comprehensive Plan that auto industry uses are a legacy industry within the City and there is an existing conglomeration of auto-oriented uses along the South Federal Highway corridor. The project is designed and configured such that the proposed use is contextually appropriate and compatible.

Comprehensive Plan

Overall, the proposed application is consistent with applicable Goals, Objectives, and Policies of the Comprehensive Plan, particularly those of the Neighborhood, Districts, and Corridors Element.

Neighborhoods, Districts, and Corridors Element

Policy NDC 1.1.2 *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.*

Objective NDC 2.5 - Automotive Dealerships *Recognize that automotive dealers and auto-related uses are local legacy industries with unique impacts that require appropriate and strategic locations.*

Policy NDC 2.5.1 *Accommodate automotive dealerships and auto-related uses on land with a General Commercial land use designation, zoned Automotive Commercial, and located: north of George Bush Boulevard, between North Federal and Dixie Highways, on the east side of North Federal Highway north of 2200 North Federal Highway, south of Linton Boulevard, between South Federal and Dixie Highways, on the north side of West Linton Boulevard, between Interstate 95 and SW 10th Avenue, or; along Wallace Drive.*

While the subject property is not zoned automotive commercial, it has a general commercial land use designation and is located in one of the areas the Comprehensive Plan specifically identifies as appropriate for accommodating auto-related uses. Furthermore, the Comprehensive Plan states that auto-related uses have unique impacts and should be strategically located in areas where the uses are contextually appropriate, are not a detriment to redevelopment, and are such that any potential negative externalities are adequately mitigated. The site design and diagram is thoughtfully programed, such that there are no anticipated negative impacts on the surrounding area. This project is consistent with the intent for redevelopment of the corridor and is compatible within the context of the surrounding built environment.

3.1.1(D), Compliance with the LDRs

The proposed project has been reviewed by the Technical Advisory Committee and has been deemed technically compliant with regard to all applicable regulations of the Land Development Regulations. No relief is needed to accommodate the proposed site configuration or building design. The scope of work is compliant with regard to all development thresholds including, but not limited to, setbacks, height, FAR, parking, lot coverage, and open space. The project exceeds the minimum landscape requirements and provides replacement trees at a greater amount than is required to address mitigation.

Director Action

The proposed project has been administratively approved by The Director. Final action is pending approval of the City Commission via the appealable process.



Technical Notes

- Prior to Site Plan Certification note the 10' landscape buffer on the site plan.
- Prior to Site Plan Certification provide an updated mitigation chart per the Landscape Plan Reviewer comments correcting the dbh mitigated on site from 59 to 64.
- Prior to issuance of a building permit submit a plat exemption application to establish the property as a defined lot of record with a consolidated and simplified legal description in compliance with Subdivision Regulations Sec 5.1.3 (A)".

TINT WORLD

AUTOMOTIVE STYLING CENTERS®

TINT WORLD HEADQUARTERS

3416 S. FEDERAL HIGHWAY
DELRAY BEACH, FL 33483



DESIGN AND DEVELOPMENT CONTACTS

- PROPERTY OWNER**
FRANCHISE HEADQUARTERS, LLC
1000 CLINT MOORE Rd, SUITE 110
BOCA RATON, FLORIDA 33487
(561) 207-8303
ATTN: CHARLES BONFIGLIO
- DEVELOPER**
TINT WORLD HEADQUARTERS
1000 CLINT MOORE Rd, SUITE 110
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ATTN: CHARLES BONFIGLIO
- ARCHITECT**
CKE GROUP, INC.
17190 ROYAL PALM BLVD, SUITE 2
WESTON, FLORIDA 33326
(305) 558-4124
ATTN: EDUARDO L CARCACHE P.E.
- ENGINEER**
CKE GROUP, INC.
17190 ROYAL PALM BLVD, SUITE 2
WESTON, FLORIDA 33326
(305) 558-4124
ATTN: EDUARDO L CARCACHE P.E.
- SURVEYOR**
PULICE LAND SURVEYORS, INC
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
(954) 572-1777
ATTN: JOHN F. PULICE P.S.
- LANDSCAPE**
RICHARD BARTLETT LANDSCAPE, INC.
12773 W. FORESTHILL Blvd, SUITE 213
WELLINGTON, FLORIDA 33414
(561) 795-0443
ATTN: RICHARD BARTLETT

GOVERNING AGENCIES CONTACTS

- PLANNING & ZONING**
CITY OF DELRAY BEACH PLANNING
DEPARTMENT
100 NW 1st AVE.
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- BUILDING PERMIT**
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- FIRE DEPARTMENT**
CITY OF DELRAY BEACH FIRE
DEPARTMENT
501 W ATLANTIC AVE.
DELRAY BEACH, FLORIDA 33444
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- WATER / WASTEWATER**
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434 S SWINTON AVE
DELRAY BEACH, FLORIDA 33444
CONTACT: ROB HUNT P.E.
(561) 243-7303
- TRANSPORTATION**
FLORIDA DEPARTEMENT OF
TRANSPORTATION - DISTRICT 4
3400 WEST COMMERCIAL Blvd
FORT LAUDERDALE, FLORIDA 33309
CONTACT: MATT CARLOCK
(954) 777-4439
- STORMWATER**
CITY OF DELRAY BEACH PUBLIC
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DELRAY BEACH, FLORIDA 33444
CONTACT: MISSIE BARLETTTO
(561) 243-7000 EXT 4104
- CITY OF DELRAY BEACH PLANNING DEPARTMENT**
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CONTACT: BRIAN RUSCHER
(561) 243-7040 EXT. 6236
- ENGINEERING**
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100 NW 1st AVE
DELRAY BEACH, FLORIDA 33444
CONTACT: PATRICK A FIGURELA
CITY ENGINEER
(561) 243-7000 EXT 4104

UTILITY CONTACTS

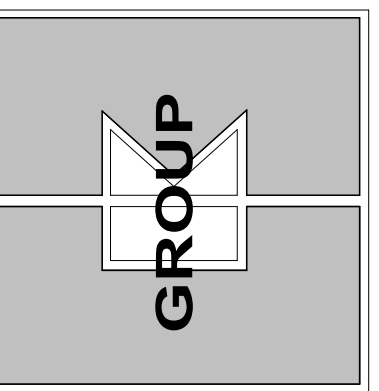
- ELECTRICAL COMPANY**
FP&L
21400 POWERLINE Rd.
BOCA RATON, FLORIDA 33433
CONTACT: JOSE RAMOS
(561) 479-4553
- WATER / WASTEWATER**
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434 S SWINTON AVE
DELRAY BEACH, FLORIDA 33444
CONTACT: HASSAN HADJIMIRY
(561) 243-7303
- STORMWATER**
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PUBLIC WORKS
100 NW 1st AVE
DELRAY BEACH, FLORIDA 33444
CONTACT: MISSIE BARLETTTO
(561) 243-7000 EXT 4104
- NATURAL GAS**
FLORIDA PUBLIC UTILITIES
1641 WORTHINGTON Rd, SUITE 220
WEST PALM BEACH, FLORIDA 33409
CONTACT: ALEIDA SOCARRAS
(561) 832-0872
- TELEPHONE / CATV**
AT&T
2021 SOUTH MILITARY TRAIL
PLANTATION, FLORIDA 33322
CONTACT: JORGE APODACA
(954) 723-2400

DRAWING LIST

| | | | |
|---|---|---|---|
| <input type="checkbox"/> CS ARCHITECTURAL COVER SHEET | <input type="checkbox"/> A-7 BUILDING SECTIONS | <input type="checkbox"/> C-2.1 PAVING AND DRAINAGE PLAN | <input type="checkbox"/> CO-1 COMPOSITE OVERLAY |
| <input type="checkbox"/> SURVEY | <input type="checkbox"/> A-8 STREET VIEW | <input type="checkbox"/> C-2.2 OFF-SITE ROAD IMPROVEMENTS | <input type="checkbox"/> L-1 LANDSCAPE PLAN |
| <input type="checkbox"/> SP-1 SITE PLAN | <input type="checkbox"/> LS-1 LEVEL 1 - LIFE SAFETY PLAN | <input type="checkbox"/> C-3.0 SITE UTILITY PLAN | <input type="checkbox"/> L-2 TREE DISPOSITION PLAN |
| <input type="checkbox"/> SP-2 SITE PARKING ANALYSIS | <input type="checkbox"/> LS-2 LEVEL 2 - LIFE SAFETY PLAN | <input type="checkbox"/> C-4.1 SITE DETAILS | <input type="checkbox"/> L-3 IRRIGATION PLAN |
| <input type="checkbox"/> A-1 LEVEL 1 FLOOR PLAN | <input type="checkbox"/> TE-1 TRASH ENCLOSURE | <input type="checkbox"/> C-4.2 PAVEMENT MARKING & SIGNAGE DETAILS | <input type="checkbox"/> L-4 IRRIGATION DETAILS |
| <input type="checkbox"/> A-2 LEVEL 2 FLOOR PLAN | <input type="checkbox"/> SD-1 SITE DEMOLITION PLAN | <input type="checkbox"/> C-5.1 DRAINAGE, WATER AND SEWER DETAILS | <input type="checkbox"/> L-5 CODE DIAGRAM OPEN SPACE PLAN |
| <input type="checkbox"/> A-3 ROOF PLAN | <input type="checkbox"/> C-1.1 SITE PLAN | <input type="checkbox"/> C-5.2 DRAINAGE, WATER AND SEWER DETAILS | |
| <input type="checkbox"/> A-4 BLACK LINE ELEVATIONS | <input type="checkbox"/> C-1.2 SIGNAGE AND MARKING PLAN | <input type="checkbox"/> C-6.1 STORMWATER POLLUTION PREVENTION PLAN | |
| <input type="checkbox"/> A-5 COLORED ELEVATION / PERSPECTIVES | <input type="checkbox"/> C-1.3 CODE DIAGRAM OPEN SPACE PLAN | <input type="checkbox"/> C-6.2 POLLUTION PREVENTION DETAILS | |
| <input type="checkbox"/> A-6 COLORED ELEVATION / PERSPECTIVES | <input type="checkbox"/> C-1.4 VEHICULES ACCESS | <input type="checkbox"/> CE-1 SITE LIGHTING PLAN | |

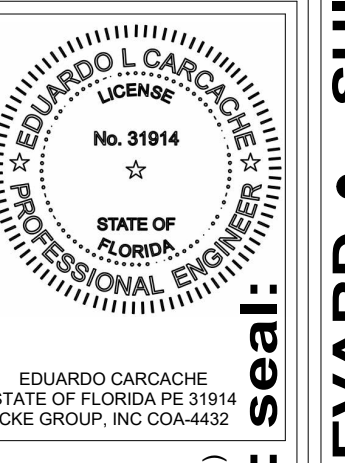
PROJECT SUMMARY

LEGAL JURISDICTION: CITY OF DELAY BEACH
 BUILDING CODE: FLORIDA BUILDING CODE 7th EDITION (2020)
 MECHANICAL CODE: FLORIDA BUILDING CODE 7th EDITION (2020) - MECHANICAL
 PLUMBING CODE: FLORIDA BUILDING CODE 7th EDITION (2020) - PLUMBING
 ELECTRICAL CODE: LATEST NATIONAL ELECTRIC CODE / NFPA 70
 ENERGY CODE: FLORIDA BUILDING CODE 7th EDITION (2020) - ENERGY CONSERVATION
 FIRE CODE: FLORIDA FIRE PREVENTION CODE 7th EDITION (2020)
 ACCESSIBILITY: FLORIDA BUILDING CODE 7th EDITION (2020) - ACCESSIBILITY
 BUILDING AREA: 13,200 S.F. (2 STORY @ 6,600 S.F. EACH)
 OCCUPANCY: (M) MERCANTILE, (B) BUSINESS & (S1) STORAGE - MOTOR VEHICLE
 TYPE OF CONSTRUCTION: V - B (SPRINKLERED)



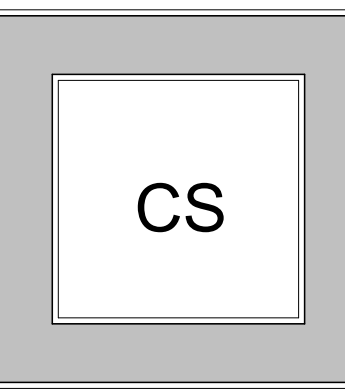
CKE GROUP INCORPORATED
engineering • architecture • planning

TINT WORLD
3416 S. FEDERAL HWY
DELRAY BEACH, FL 33483



EDUARDO CARCACHE
STATE OF FLORIDA PE 31914
CKE GROUP, INC. CCA-4432

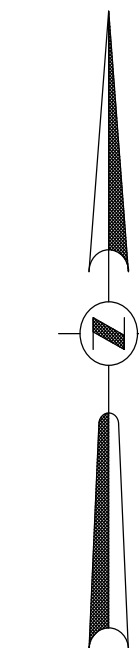
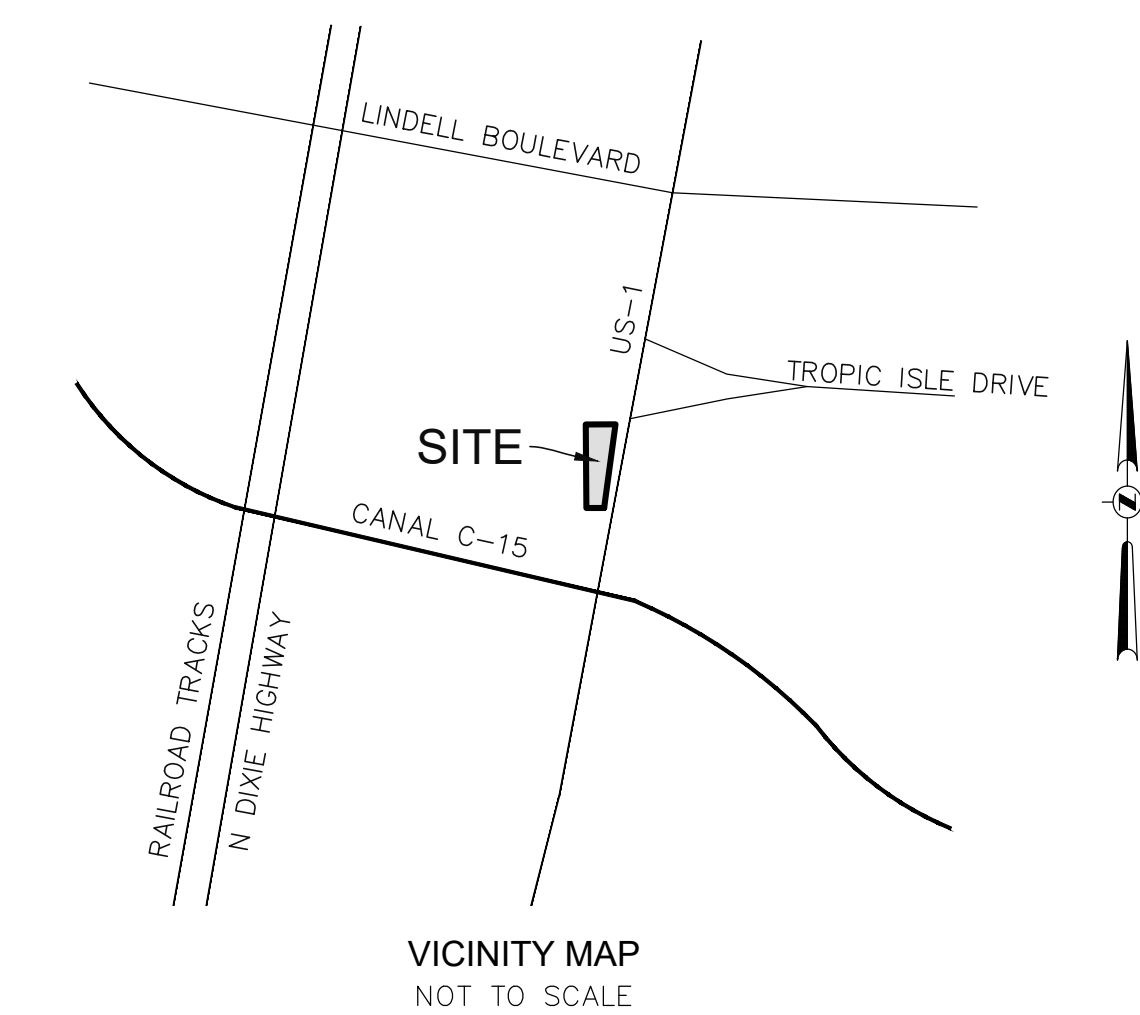
project no.: 1734
scale: As indicated
date: 03/18/22
drawn by: LV



WESTON, FLORIDA 33326 • (305) 558-4124

17190 ROYAL PALM BOULEVARD • SUITE 2

revisions:
REVISION 4 (07/2023)
REVISION 2 (10/11/2023)



LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, LYING WEST OF THE RIGHT-OF-WAY OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), LESS THE NORTH 400 FEET AND LESS THE SOUTH 25 FEET OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA;

AND

THAT PART OF THE SOUTH 25 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LYING WEST OF U.S. HIGHWAY NO. 1, SITUATED IN PALM BEACH COUNTY, FLORIDA.

AND

THE SOUTH 100.00 FEET OF THE NORTH 400.00 FEET OF LOT 8, "SUBDIVISION OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST", A SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 4, LYING WEST OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5) AND EAST OF "DEL-RATON PARK", A SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, AND BEING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE RUN NORTH 86°28'18" WEST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 495.46 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5); THENCE RUN SOUTH 11°31'07" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 302.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.98 FEET TO A POINT; THENCE RUN NORTH 86°28'18" WEST, A DISTANCE OF 112.86 FEET TO A POINT ON THE EAST LINE OF BLOCK 32 OF "DEL-RATON PARK", A SUBDIVISION RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN NORTH 03°03'23" EAST, ALONG SAID EAST LINE OF BLOCK 32, A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN SOUTH 86°28'18" EAST, A DISTANCE OF 127.72 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 37,231 SQUARE FEET (0.8547 ACRES), MORE OR LESS.

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. PALM BEACH COUNTY BENCHMARK KIRA; ELEVATION: 13.192 FEET.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12099C0987F; COMMUNITY #125102; MAP DATE: 10/5/17.
- THIS SITE LIES IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
- BEARINGS ARE BASED ON PLAT BOOK 89, PAGE 174 WITH THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 BEING S07°44'00"W.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: CKE GROUP, INC..
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- THIS SITE CONTAINS 29 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (27 REGULAR & 2 DISABLED).
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A TITLE CERTIFICATE, PREPARED BY BALOCCO & ABRIL, PLLC, DATED JANUARY 27, 2022. THE FOLLOWING ARE ENCUMBRANCES LISTED IN SAID TITLE CERTIFICATE:
 - TERMS, CONDITIONS AND PROVISIONS OF REMOVAL AGREEMENT IN O.R.B. 2927, PAGE 1620 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
 - TERMS, CONDITIONS AND PROVISIONS OF REMOVAL AGREEMENT IN O.R.B. 2927, PAGE 1620 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
 - SURVEY MATTERS DEPICTED HEREON.
- ALL RECORDED DOCUMENTS ARE PER PALM BEACH COUNTY PUBLIC RECORDS.
- THE FINISH FLOOR ELEVATIONS OF ALL ADJACENT BUILDINGS WAS PROVIDED BY THE CITY OF DELRAY BEACH, FROM A SPECIFIC PURPOSE AND FINAL SURVEY PREPARED BY SDA SHAH DROTOS & ASSOCIATES DATED 7/20/02.

CERTIFICATION:

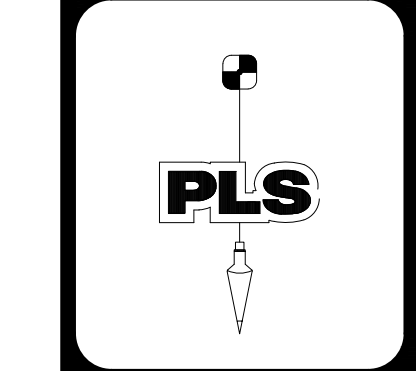
I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290

| NO. | REVISIONS | BY |
|-----|----------------------------------|--------|
| 1 | #71379 OFFSITE LOCATIONS 5/17/23 | R.V. |
| 2 | #71284 ADDITIONAL INFO 4/13/23 | P.M. |
| 3 | #70283 ORIGINAL SURVEY 9/27/22 | J.M.P. |

TINT WORLD
3416 SOUTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
(CITY OF DELRAY BEACH, PALM BEACH COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

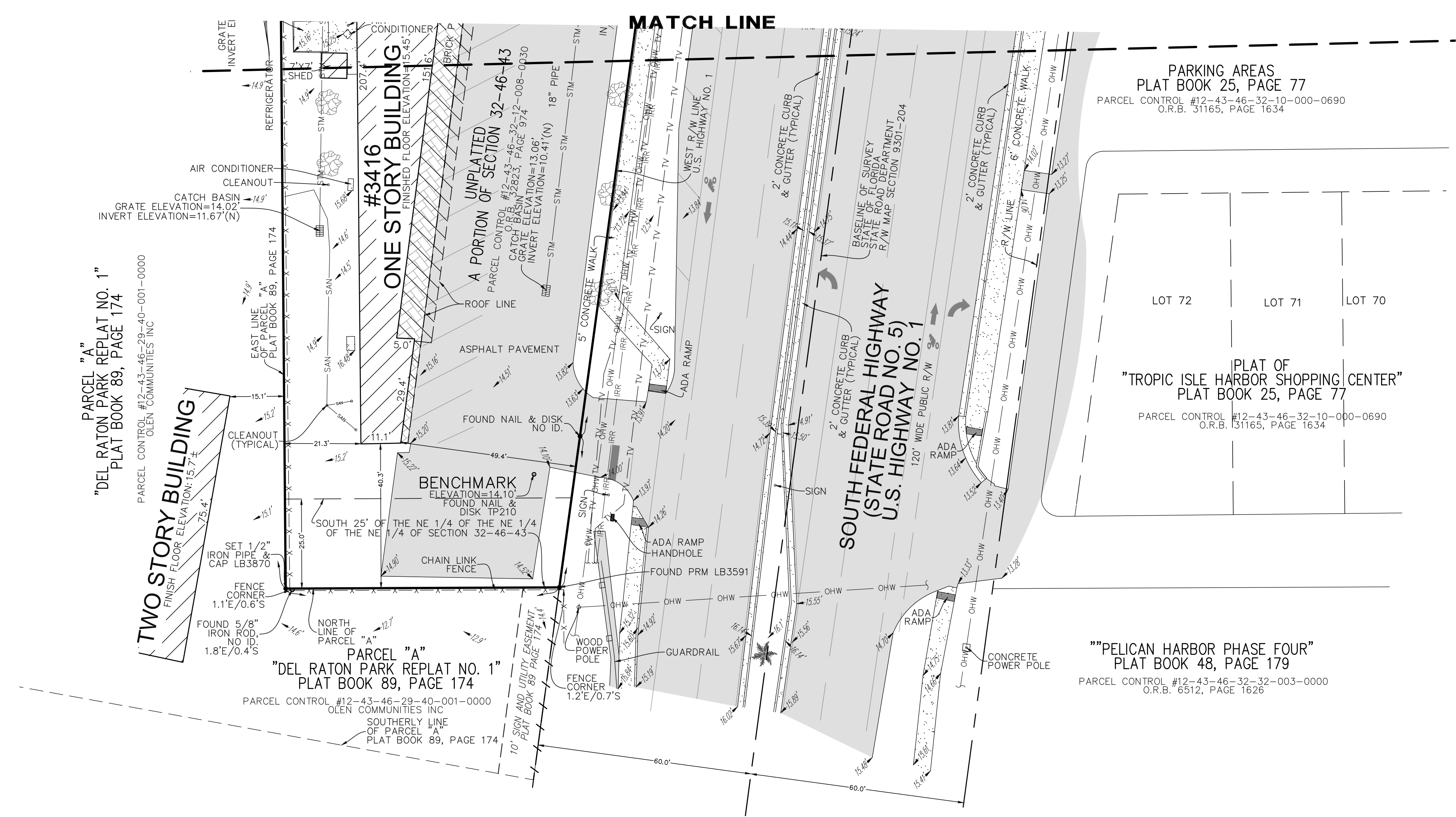
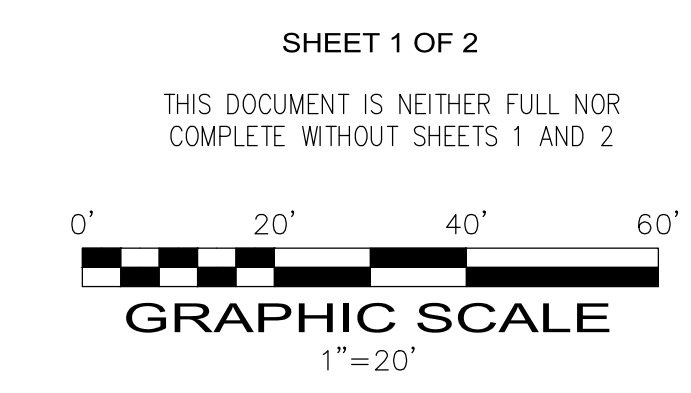


PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.M.P.
CHECKED BY: J.F.P.

SCALE: 1" = 20'
SURVEY DATE: 9/2/22

CLIENT: CKE GROUP, INC.
ORDER NO.: 71379



- LEGEND & ABBREVIATIONS**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OHW — OVERHEAD WIRES
 - STM — UNDERGROUND STORM SEWER LINE
 - SAN — UNDERGROUND SANITARY SEWER LINE
 - w — UNDERGROUND WATER LINE
 - E — UNDERGROUND ELECTRIC LINE
 - G — UNDERGROUND GAS LINE
 - TV — UNDERGROUND FIBER OPTIC CABLE LINE
 - IRR — UNDERGROUND IRRIGATION LINE
 - NON — VEHICULAR ACCESS LINE
 - CL — CENTERLINE
 - R = RADIUS
 - CA = CENTRAL ANGLE
 - A = ARC LENGTH
 - (D) = DEED
 - FPL = FLORIDA POWER & LIGHT COMPANY
 - LB = LICENSED BUSINESS
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PRM = 4" X 4" PERMANENT REFERENCE MONUMENT
 - R/W = RIGHT-OF-WAY
 - TP = TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - TP = PALM TREE
 - UNIDENTIFIED TREE

PARCEL "A"
"DEL RATON PARK REPLAT NO. 1"
PLAT BOOK 89, PAGE 174
PARCEL CONTROL #12-43-46-29-40-001-0000
OLEN COMMUNITIES INC

PARCEL "A"
"DEL RATON PARK REPLAT NO. 1"
PLAT BOOK 89, PAGE 174
PARCEL CONTROL #12-43-46-29-40-001-0000
OLEN COMMUNITIES INC

"PELICAN HARBOR PHASE FOUR"
PLAT BOOK 48, PAGE 179
PARCEL CONTROL #12-43-46-32-32-10-000-0690
O.R.B. 6512, PAGE 1626

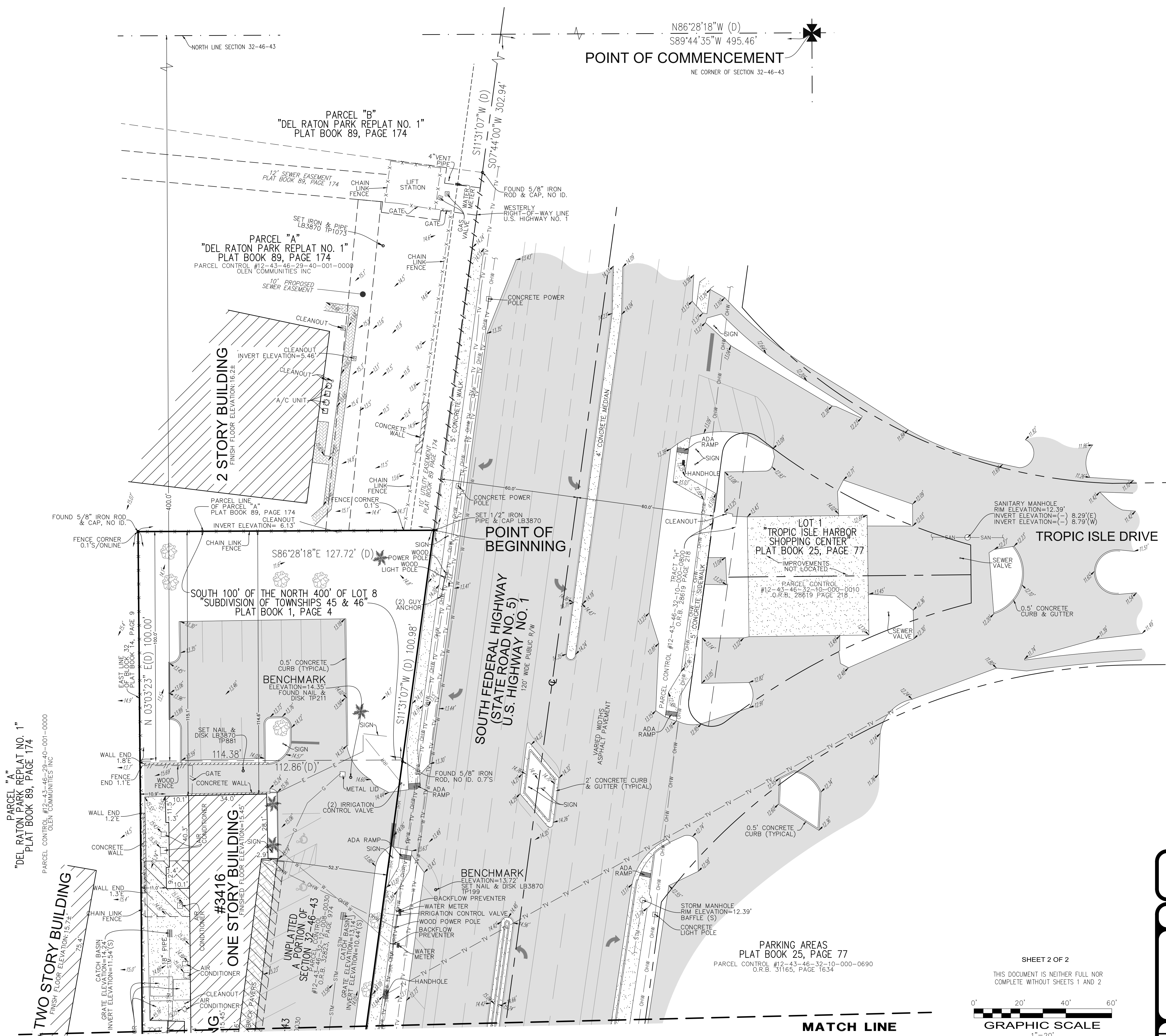
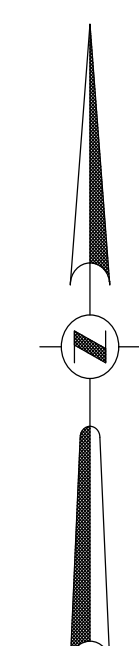
PARKING AREAS
PLAT BOOK 25, PAGE 77
PARCEL CONTROL #12-43-46-32-10-000-0690
O.R.B. 5165, PAGE 1634

PLAT OF
"TROPIC ISLE HARBOR SHOPPING CENTER"
PLAT BOOK 25, PAGE 77
PARCEL CONTROL #12-43-46-32-10-000-0690
O.R.B. 5165, PAGE 1634

N86°28'18"W (D)
S89°44'35"W 495.46'
POINT OF COMMENCEMENT
NE CORNER OF SECTION 32-46-43

LEGEND & ABBREVIATIONS

| | |
|--|------------------------------------|
| | CONCRETE |
| | ASPHALT PAVEMENT |
| | ELEVATION |
| | OVERHEAD WIRES |
| | UNDERGROUND STORM SEWER LINE |
| | UNDERGROUND SANITARY SEWER LINE |
| | UNDERGROUND WATER LINE |
| | UNDERGROUND ELECTRIC LINE |
| | UNDERGROUND GAS LINE |
| | UNDERGROUND FIBER OPTIC CABLE LINE |
| | UNDERGROUND IRRIGATION LINE |
| | NON-VEHICULAR ACCESS LINE |
| | CENTERLINE |
| | R= |
| | CA= |
| | A= |
| | (D) |
| | FPL |
| | LB |
| | O.R.B. |
| | PRM |
| | R/W |
| | TP |
| | TP |
| | UNIDENTIFIED TREE |



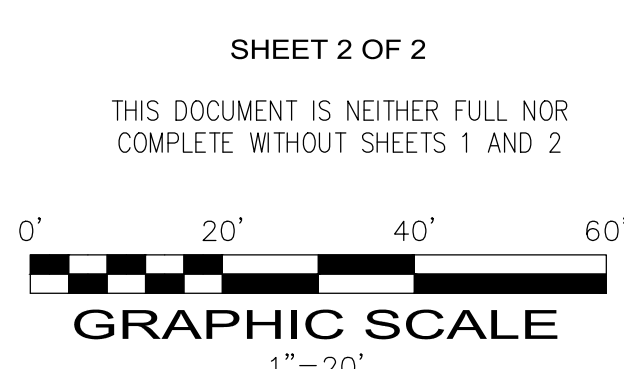
TINT WORLD
3416 SOUTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
(CITY OF DELRAY BEACH, PALM BEACH COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PLS

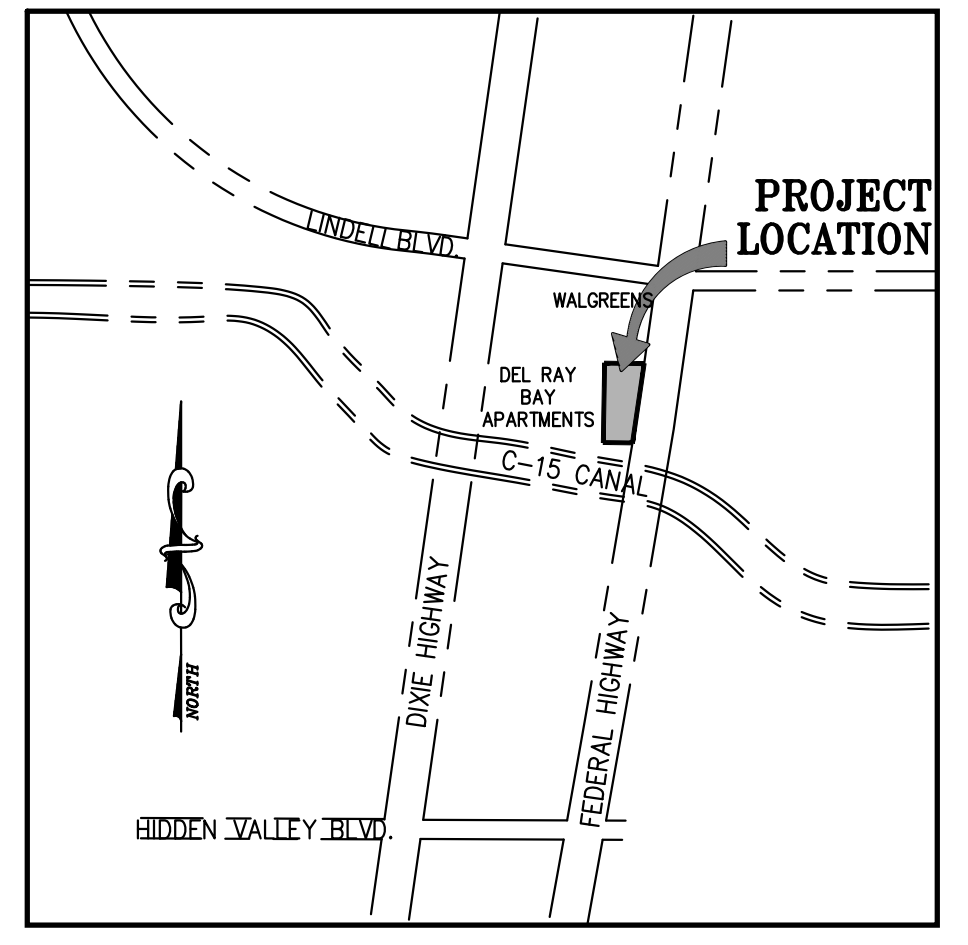
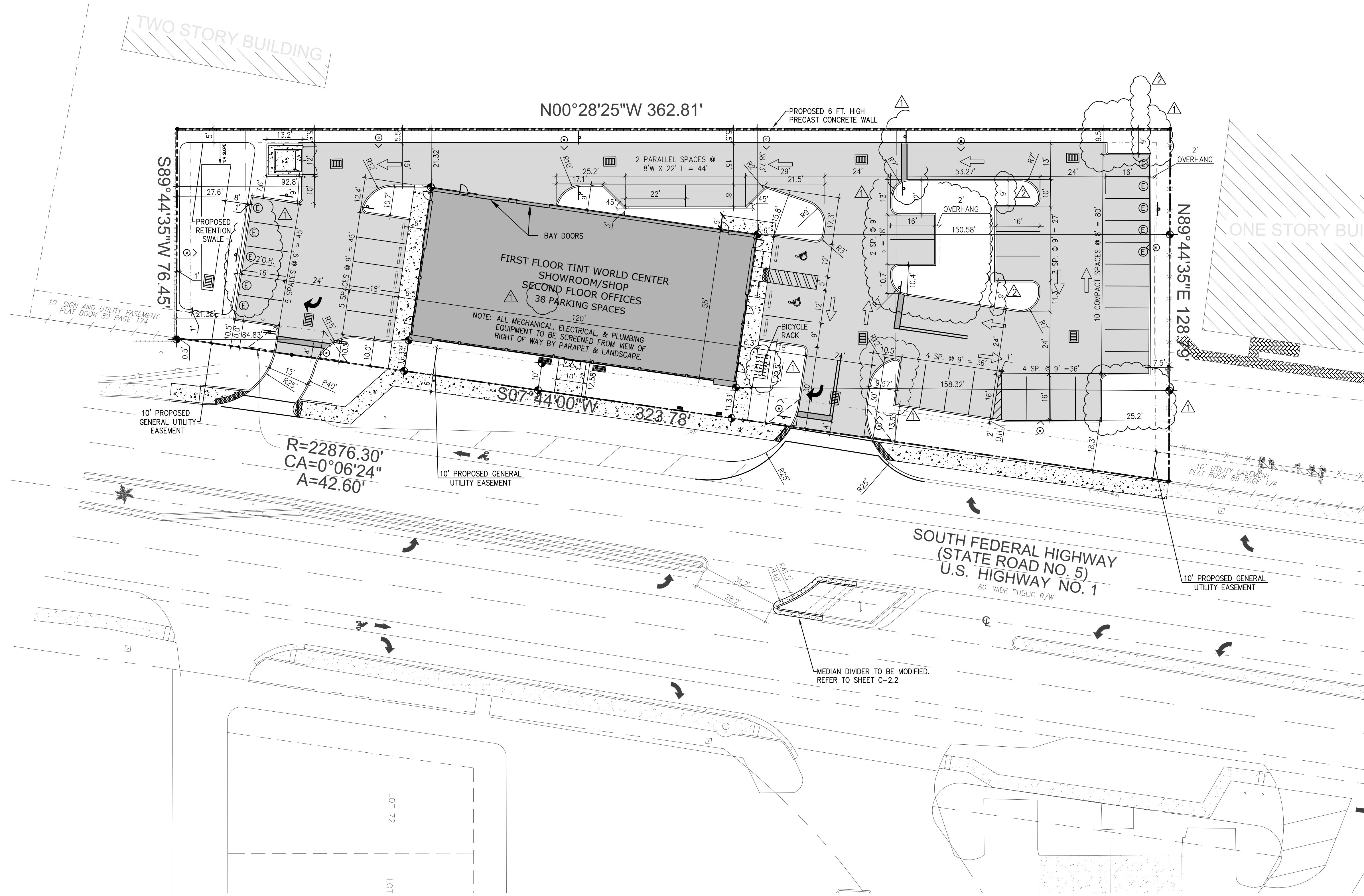
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

| | | |
|--------------------|---------------------|-------------------------|
| DRAWN BY: J.M.P. | SCALE: 1" = 20' | CLIENT: CKE GROUP, INC. |
| CHECKED BY: J.F.P. | SURVEY DATE: 9/2/22 | ORDER NO.: 71379 |



MATCH LINE

PARKING AREAS
PLAT BOOK 25, PAGE 77
PARCEL CONTROL #12-43-46-32-10-000-0690
O.R.B. 31165, PAGE 1634



LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, LYING WEST OF THE RIGHT OF WAY OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) LESS THE NORTH 400 FEET AND LESS THE SOUTH 25 FEET OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA;

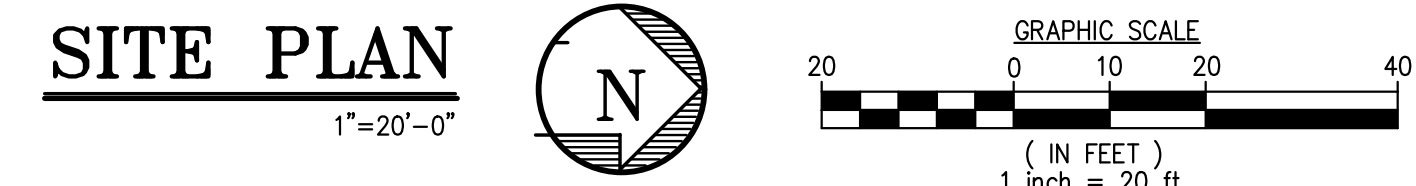
AND

THAT PART OF THE SOUTH 25 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LYING WEST OF U.S. HIGHWAY NO. 1, SITUATE IN PALM BEACH COUNTY, FLORIDA.

AND

THE SOUTH 100.00 FEET OF THE NORTH 400.00 FEET OF LOT 8, SUBDIVISION OF TOWNSHIPS 45 AND 46, A SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 4, LYING WEST OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5) AND EAST OF DEL-RATON PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY AND BEING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE RUN NORTH 86°28'18" WEST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 495.46 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5); THENCE RUN SOUTH 11°31'07" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 302.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.98 FEET TO A POINT; THENCE RUN NORTH 86°28'18" WEST, A DISTANCE OF 112.86 FEET TO A POINT ON THE EAST LINE OF BLOCK 32 OF DEL-RATON PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN NORTH 03°03'23" EAST, ALONG SAID EAST LINE OF BLOCK 32, A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN SOUTH 86°28'18" EAST, A DISTANCE OF 127.72 FEET TO THE POINT OF BEGINNING.



SITE DATA TABLE

| | |
|--------------------------|--------------------------------|
| PARCEL ID No. | 12-43-46-32-12-008-0030 |
| CURRENT ZONING | PLANNED COMMERCIAL (PC) |
| EXISTING USE | GENERAL RETAIL CENTER |
| PROPOSED USE | TINT WORLD HEADQUARTERS |
| TOTAL PARCEL AREA | 37,231 SF / 0.8547 Ac. |
| PROPOSED IMPERVIOUS AREA | 26,467 SF / 0.608 Ac. (71.09%) |
| PROPOSED OPEN SPACE | 10,764 SF / 0.247 Ac. (28.91%) |
| MAXIMUM IMPERVIOUS AREA | 27,923.25 SF / 0.641 Ac. (75%) |

BUILDING DATA TABLE

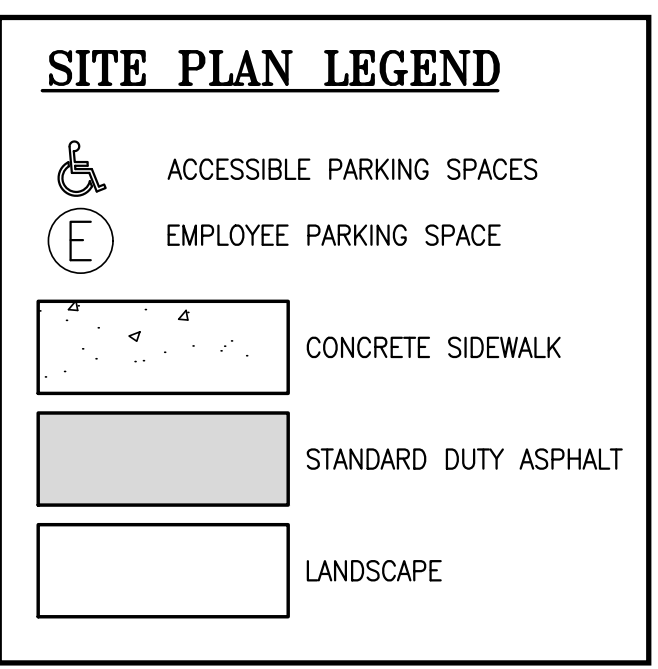
| | | ALLOWABLE | PROPOSED |
|-------------------|-------------------|-------------------|-------------------------------|
| BUILDING SIZE | | | 13,200 SF |
| BUILDING COVERAGE | | | 6,600 SF / 0.152 Ac. (17.73%) |
| BUILDING HEIGHT | | 48 FEET | 40'-9" |
| SETBACKS | REQUIRED BUILDING | PROPOSED BUILDING | |
| FRONT (US 1) | 10 FEET | 10 FEET | |
| SIDE (NORTH) | 0 FEET | 150.58 FEET | |
| SIDE (SOUTH) | 0 FEET | 84.83 FEET | |
| REAR (WEST) | 0 FEET | 21.32 FEET | |

PARKING TABLE (REFER TO SHEETS SP-2 & C-1.2 FOR ADDITIONAL INFORMATION)

| PROVIDED | |
|---------------------|-----------|
| STANDARD (9' x 18') | 26 SPACES |
| COMPACT (8' x 18') | 10 SPACES |
| ADA (12' x 18') | 2 SPACES |
| TOTAL | 38 SPACES |
| BIKE PARKING SPACES | 6 SPACES |

AREAS (REFER TO SHEET C-1.3 FOR ADDITIONAL INFORMATION)

| | |
|--------------------------|---|
| NEW ASPHALT PAVEMENT | 18,605.55 SF (49.97%) |
| NEW SIDEWALK & TRASH PAD | 1,261.45 SF (3.39%) |
| NEW INTERIOR LANDSCAPE | 5,376.00 SF (14.44%) (28.89% OF PAVEMENT) |
| NEW LANDSCAPE BUFFER | 5,388.00 SF (14.47%) |
| TOTAL NEW LANDSCAPE | 10,764.00 SF (28.91%) |

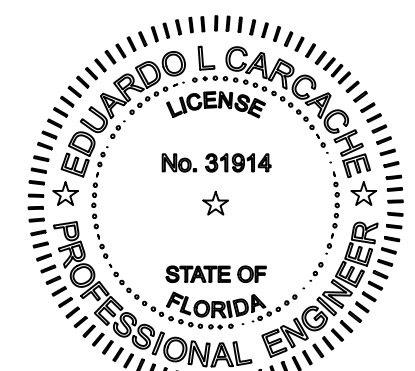


SIGNAGE:

- ALL PROPOSED SIGNAGE WILL COMPLY WITH REQUIREMENTS OF LDR SECTION 4.6.7.
- SIGNAGE UNDER SEPARATE PERMITS AND NOT PART OF SITE PLAN REVIEW.

NOTE:

ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS. LD 1.1 & LD 1.2. REFER TO LANDSCAPE PLANS.



This item has been digitally signed by Eduardo L. Carcache on the date adjacent to the seal. Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.

CKE GROUP
INCORPORATED
engineering • architecture • planning
(CERTIFICATE OF AUTHORIZATION - 4488)

TINT WORLD - HEADQUARTER
3416 S. FEDERAL HWY
DELRAY BEACH, FLORIDA 33483

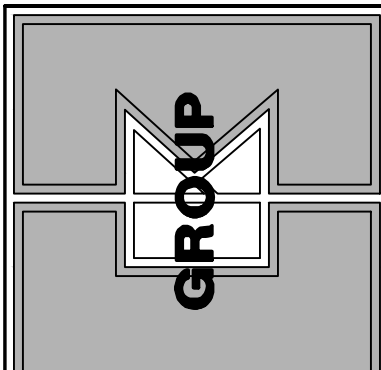
EDUARDO CARCACHE
STATE OF FLORIDA PE 31914
CKE GROUP, INC. COA-4432

09-07-23 CITY COMMENTS
08-27-23 CITY COMMENTS

project no: 1760
scale: AS SHOWN
date: 6-20-2021
drawn by: EY/JAG

17190 ROYAL PALM BLVD. • SUITE 2 • WESTON, FLORIDA 33326 • (305) 558-4124 - (954) 982-7211

SP-1



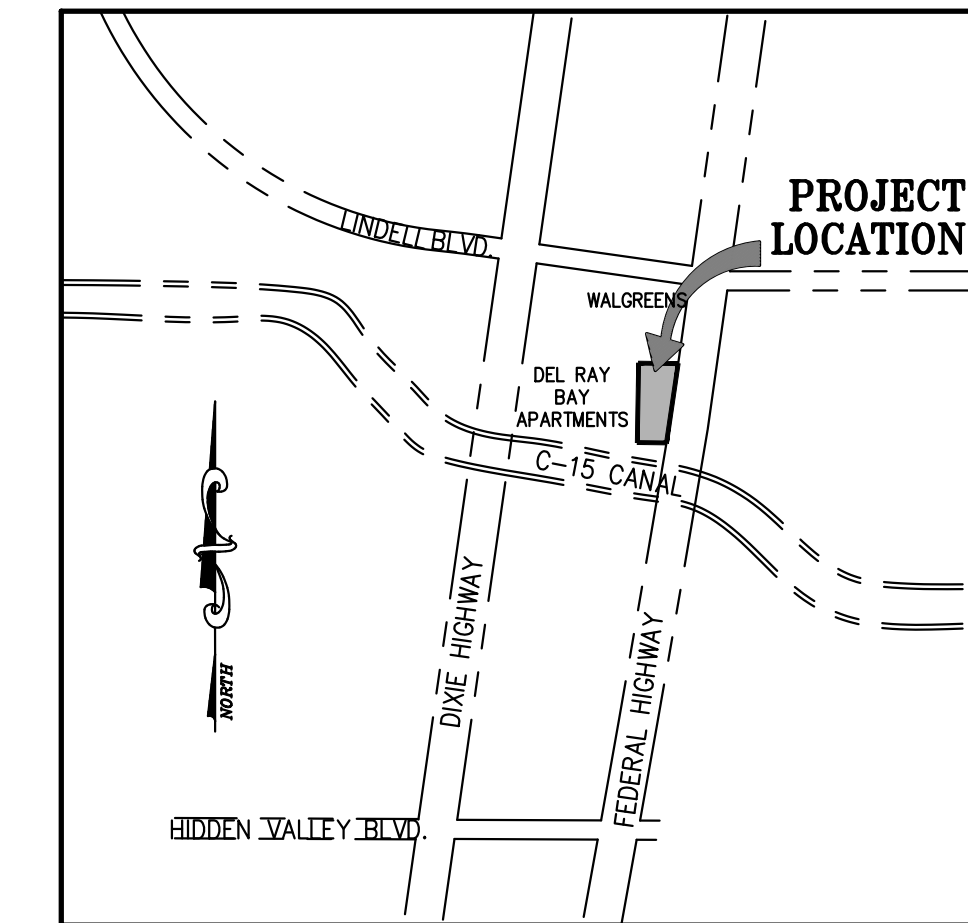
CKE GROUP
INCORPORATED
 engineering • architecture • planning
(CERTIFICATE OF AUTHORIZATION - #488)

TINT WORLD - HEADQUARTER
 3416 S. FEDERAL HWY
 DELRAY BEACH, FLORIDA 33483

EDUARDO CARCACHÉ
 STATE OF FLORIDA PE 31914
 CKE GROUP, INC. COA-4432

project no: 1760
 scale: AS SHOWN
 date: 6-20-2021
 drawn by: EY/JAG

17190 ROYAL PALM BLVD. • SUITE 2 • WESTON, FLORIDA 33326 • (305) 558-4124 - (954) 982-7211



LOCATION SKETCH
 NOT TO SCALE

LEGAL DESCRIPTION

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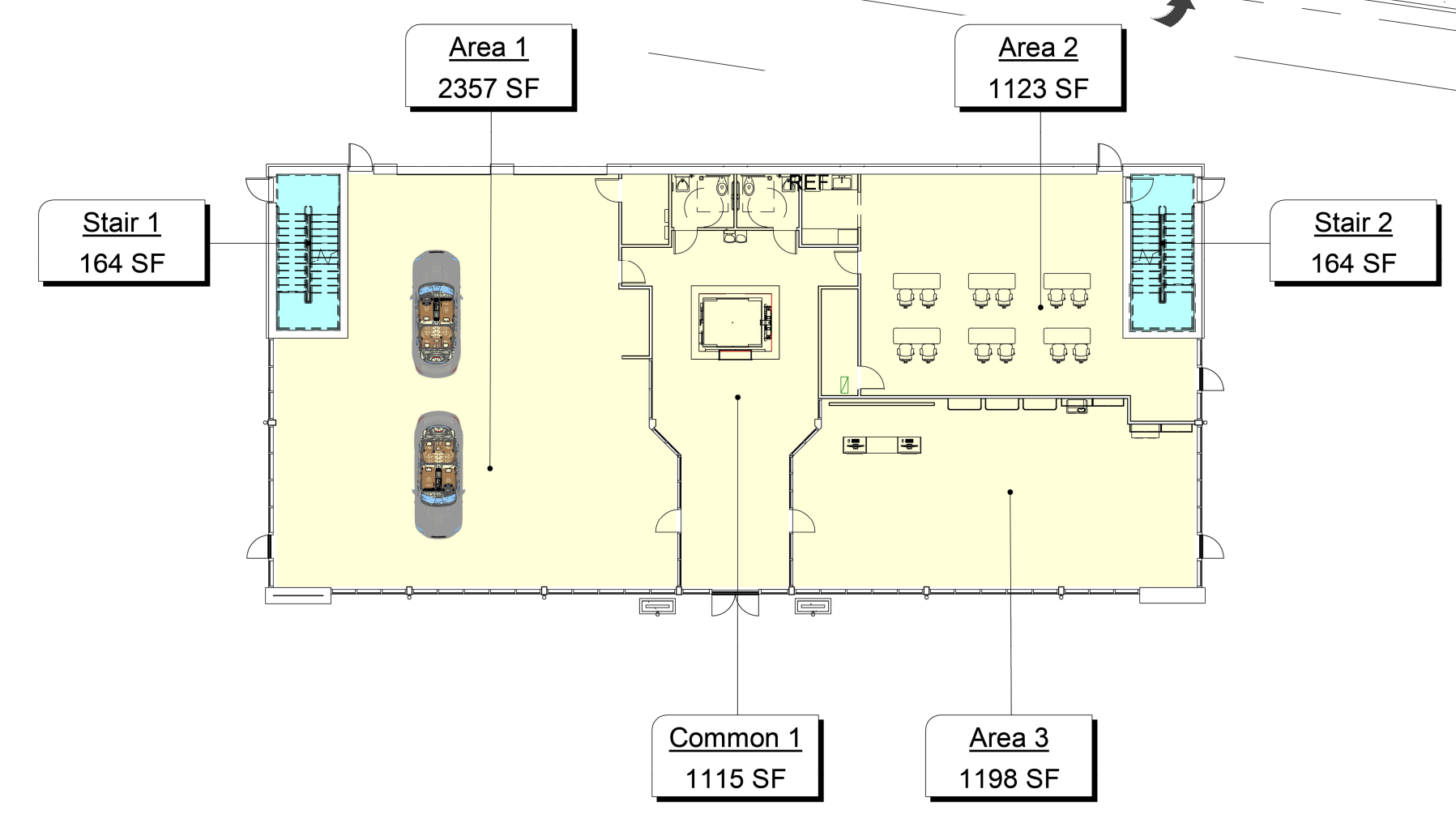
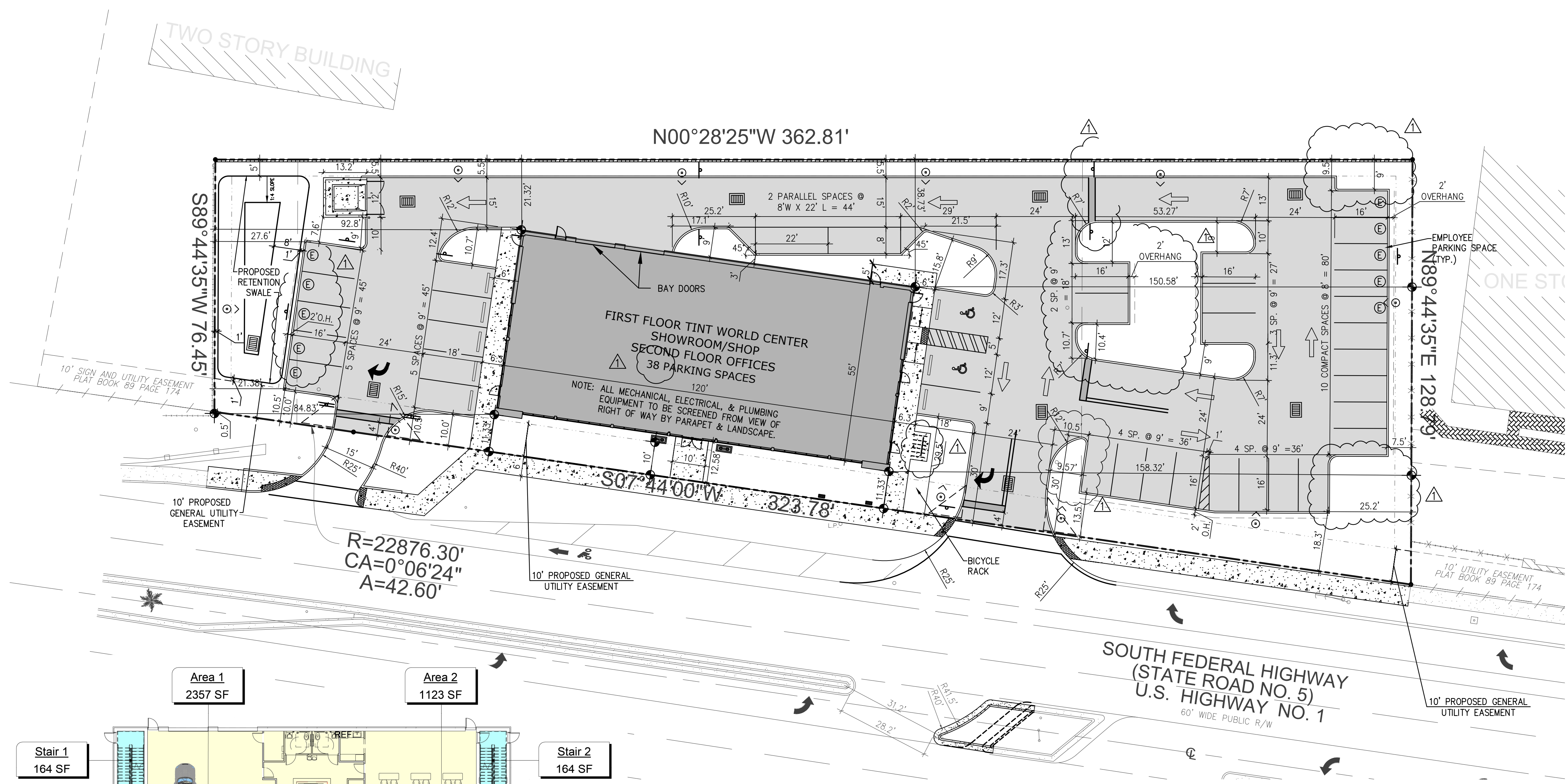
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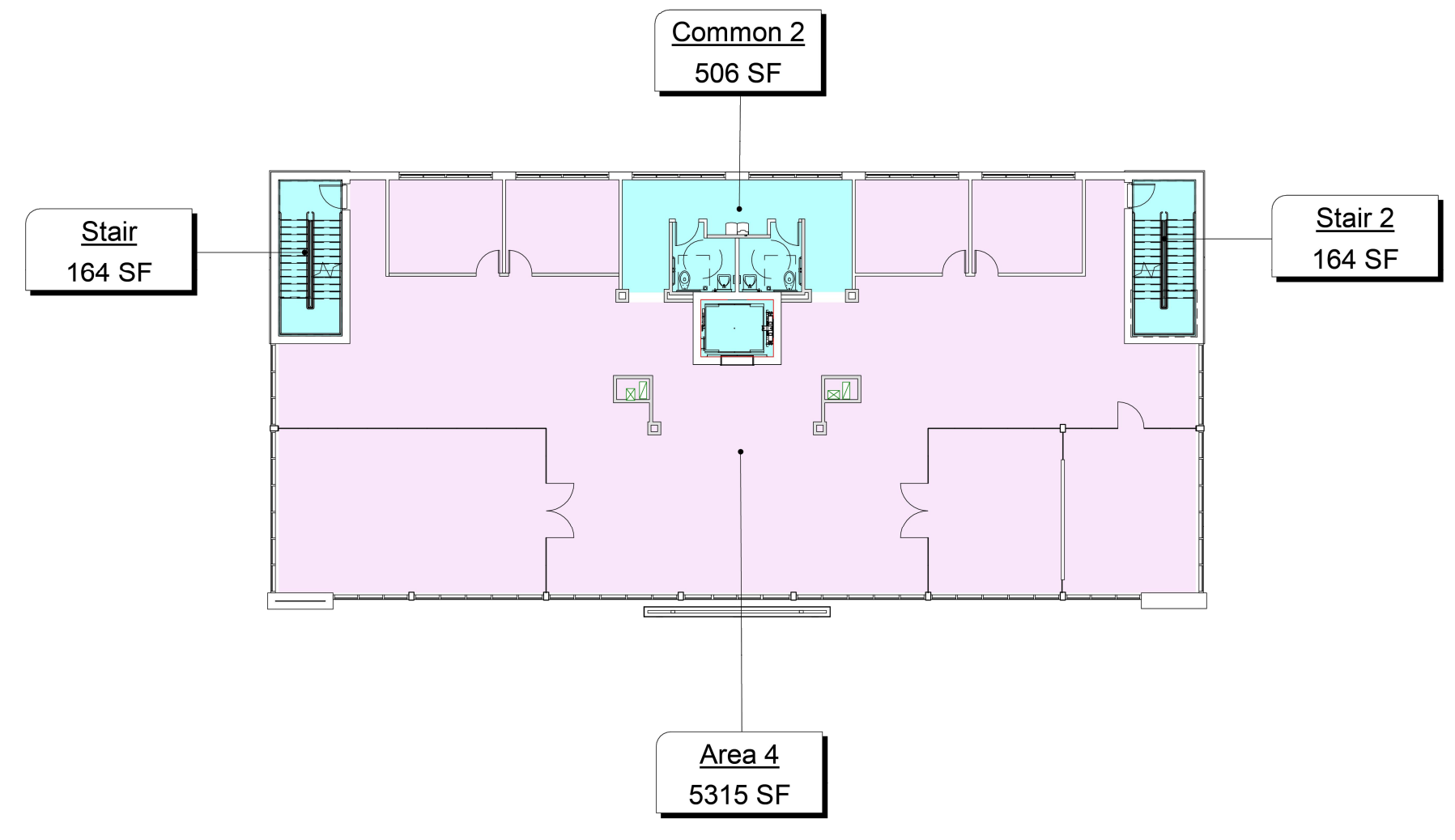
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1 LEVEL 1 - AREA PLAN
 C-1.2 1" = 20'-0"



2 LEVEL 2 - AREA PLAN
 C-1.2 1" = 20'-0"

| PARKING ANALYSIS | | | |
|--|---------------------------------|---|---------------|
| AREA TAG / SQ.FT | USE | PARKING COUNT CALCULATION | PARKING REQ'D |
| Stair 1 Stair 2 Common 2 1,242 S.F. | N/A | NOT COUNTED | 0 |
| Area 1 Area 2 Area 3 Common 1 5,793 S.F. | GENERAL COMMERCIAL | LEVEL 1 SEC 4.6.9 (c) 3 (a) 4 1/2 PER 1,000 S.F. = 26.06 SPACES REDUCTION ALLOWED = 18.24 SPACES PER SEC 4.6.9 (c) 8 (a) (Day 9 a.m. to 4 p.m.) @ 70% | 18.24 |
| Area 4 5,315 S.F. | BUSINESS & PROFESSIONAL OFFICES | LEVEL 2 SEC 4.6.9 (c) 4 (a) 4 PER 1000 SF. FIRST 3,000 S.F. = 12 SPACES 3 1/2 PER 1000 s.f. OVER 3,000 s.f. = 8.10 SPACES | 20.10 |
| | | 38.34 PARKING SPACES REQUIRED 38.34 ROUND TO 38 SPACES = 38 SPACES PROVIDED | 38 |

COMPACT CAR PARKING SPACES
 UP TO 30% OF REQUIRED PARKING SPACES: 30% x 38 = UP TO 11 SPACES

BICYCLE PARKING SPACES

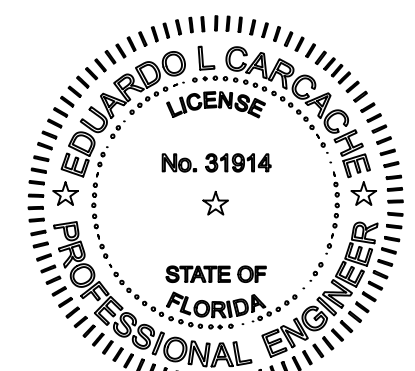
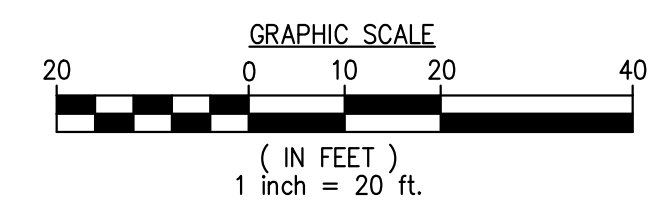
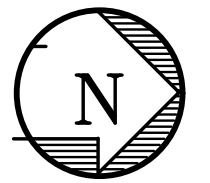
CATEGORY RETAIL

| | |
|------------------------------------|--------------------------|
| TYPE I | TYPE II |
| 2 BIKE PARKING SPACES PER 10,000sf | < 20,000sf: NOT REQUIRED |
| 13,200 / 10,000 = 1.3 => 2 SPACES | |

| USE | WEEKDAY | | | WEEKEND | |
|-------------------|--------------------------------|-------------------------------|----------------------------------|-------------------------------|----------------------------------|
| | NIGHT Midnight to 6:00 a.m. | DAY 9:00 a.m. to 6:00 a.m. | EVENING 6:00 p.m. to Midnight | DAY 9:00 a.m. to 6:00 a.m. | EVENING 6:00 p.m. to Midnight |
| OFFICE | 5% (1.3) | 100% (20.1) | 10% (2.6) | 10% (2.6) | 5% (1.3) |
| COMMERCIAL/RETAIL | 5% (1.0) | 70% (18.24) | 90% (18.1) | 100% (20.1) | 70% (18.24) |
| TOTAL | 2.3 | 38.34 | 20.7 | 22.7 | 19.54 |

PARKING ANALYSIS

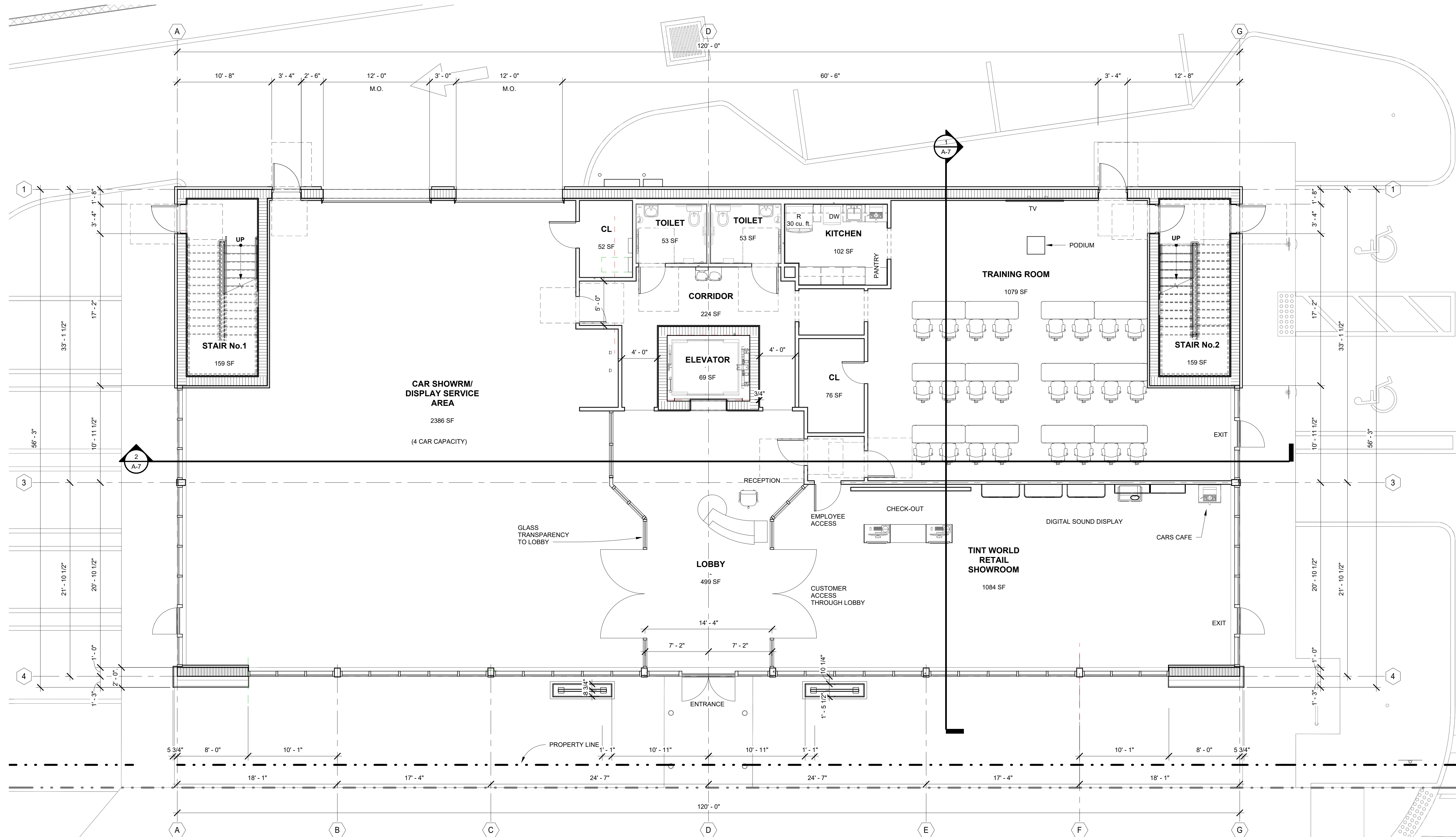
1" = 20'-0"



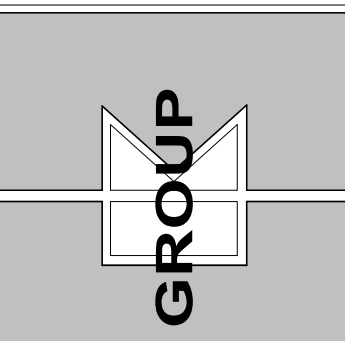
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SP-2

| AREAS LEVEL 1 | | |
|---------------|----------------------------------|---------|
| No. | ROOM NAME | AREA |
| 001 | LOBBY | 499 SF |
| 002 | TINT WORLD RETAIL SHOWROOM | 1084 SF |
| 003 | CAR SHOWRM/ DISPLAY SERVICE AREA | 2386 SF |
| 004 | KITCHEN | 102 SF |
| 005 | STAIR No.1 | 159 SF |
| 006 | STAIR No.2 | 159 SF |
| 007 | ELEVATOR | 69 SF |
| 008 | TRAINING ROOM | 1079 SF |
| 009 | TOILET | 53 SF |
| 010 | TOILET | 53 SF |
| 011 | CORRIDOR | 224 SF |
| 012 | CL | 76 SF |
| 013 | CL | 52 SF |
| TOTAL | | 5995 SF |



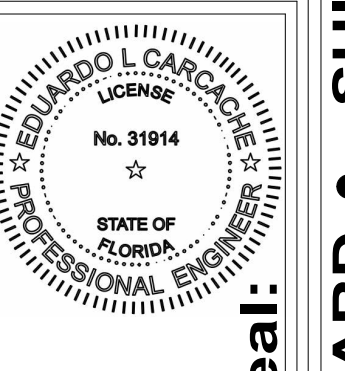
1
A-1
PROPOSED FLOOR PLAN
(LEVEL 1)
FIRE SPRINKLERED BUILDING 3/16" = 1'-0"



CKE GROUP
INCORPORATED
engineering • architecture • planning

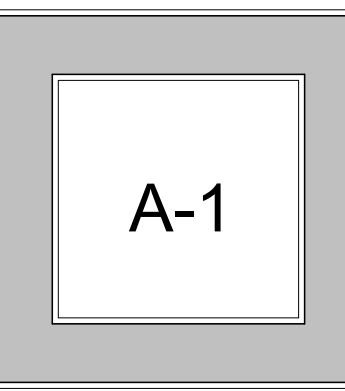
TINT WORLD
3416 S. FEDERAL HWY
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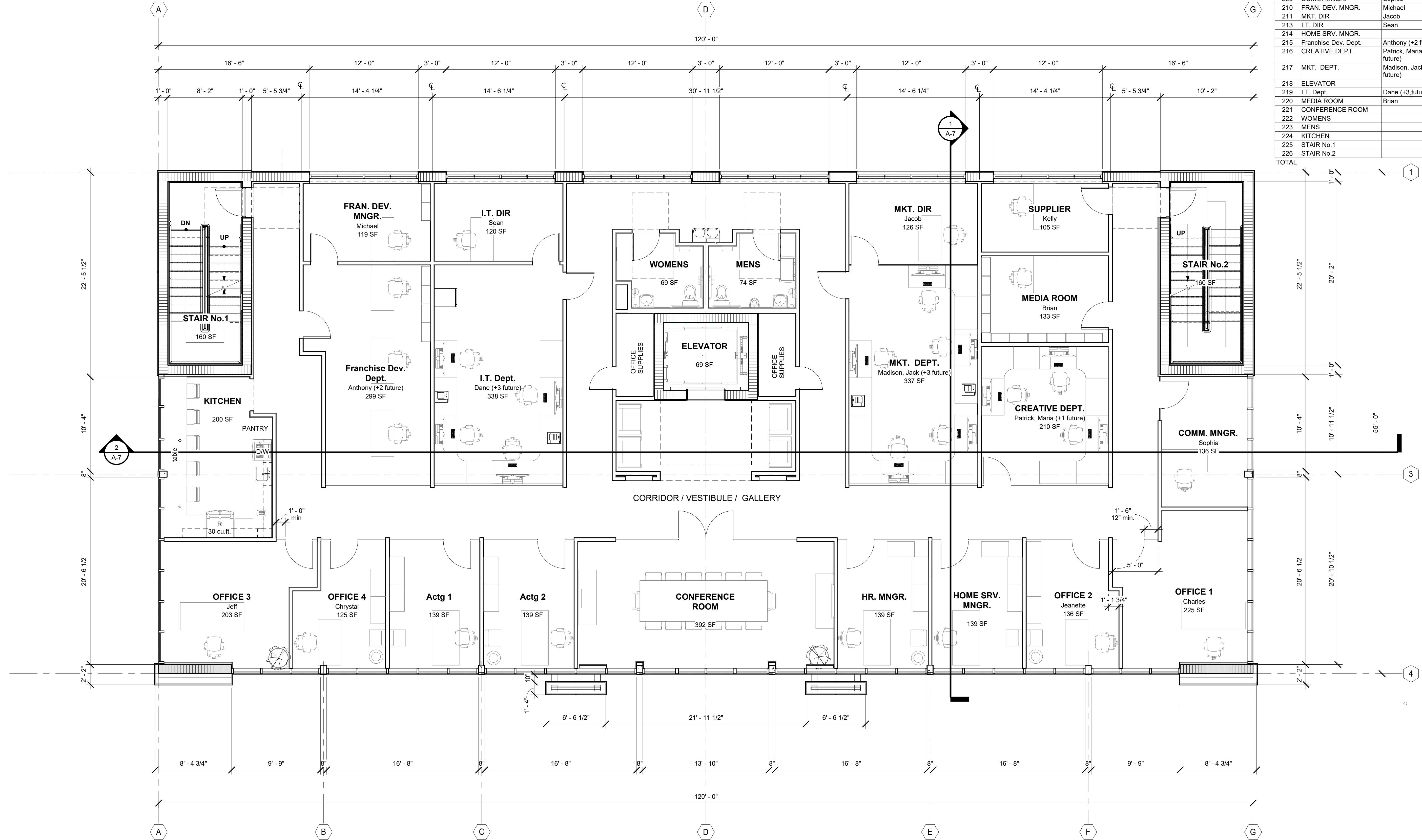
EDUARDO CARCACHE
STATE OF FLORIDA PE 31914
CKE GROUP, INC CCA-4432
revisions: seal:
REVISION 3 (07/19/2023)
REVISION 2 (10/11/2023)

project no: 1734
scale: 3/16" = 1'-0"
date: 11/15/21
drawn by: LV



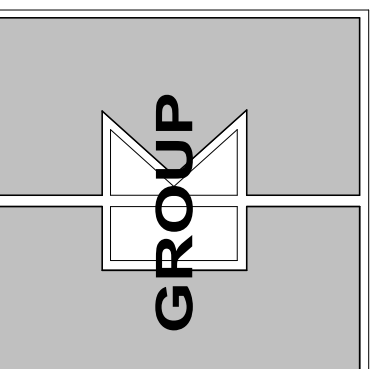
WESTON, FLORIDA 33326 • (305) 558-4124

17190 ROYAL PALM BOULEVARD • SUITE 2



| AREAS LEVEL 2 | | | |
|---------------|----------------------|----------------------------|---------|
| No | ROOM NAME | Comments | AREA |
| 200 | LOBBY / SEATING | | 297 SF |
| 201 | OFFICE 1 | Charles | 225 SF |
| 202 | OFFICE 2 | Jeanette | 136 SF |
| 203 | OFFICE 3 | Jeff | 203 SF |
| 204 | OFFICE 4 | Chrystal | 125 SF |
| 205 | SUPPLIER | Kelly | 105 SF |
| 206 | Act 1 | | 139 SF |
| 207 | Act 2 | | 139 SF |
| 208 | HR. MNGR. | | 139 SF |
| 209 | COMM. MNGR. | Sophia | 136 SF |
| 210 | FRAN. DEV. MNGR. | Michael | 119 SF |
| 211 | MKT. DIR | Jacob | 126 SF |
| 213 | I.T. DIR | Sean | 120 SF |
| 214 | HOME SRV. MNGR. | | 139 SF |
| 215 | Franchise Dev. Dept. | Anthony (+2 future) | 299 SF |
| 216 | CREATIVE DEPT. | Patrick, Maria (+1 future) | 210 SF |
| 217 | MKT. DEPT. | Madison, Jack (+3 future) | 337 SF |
| 218 | ELEVATOR | | 69 SF |
| 219 | I.T. Dept. | Dane (+3 future) | 338 SF |
| 220 | MEDIA ROOM | Brian | 133 SF |
| 221 | CONFERENCE ROOM | | 392 SF |
| 222 | WOMENS | | 69 SF |
| 223 | MENS | | 74 SF |
| 224 | KITCHEN | | 200 SF |
| 225 | STAIR No.1 | | 160 SF |
| 226 | STAIR No.2 | | 160 SF |
| TOTAL | | | 4586 SF |

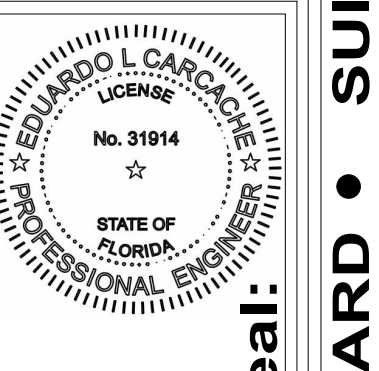
1
A-2
PROPOSED FLOOR PLAN
(LEVEL 2)
FIRE SPRINKLERED BUILDING 3/16" = 1'-0"



CKE GROUP
INCORPORATED
engineering • architecture • planning

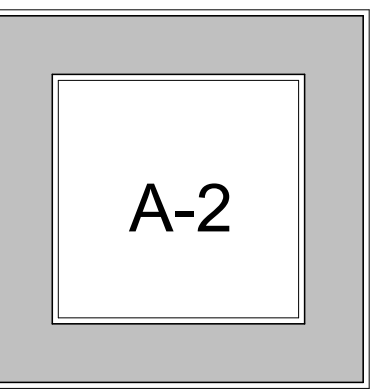
TINT WORLD
3416 S. FEDERAL HWY
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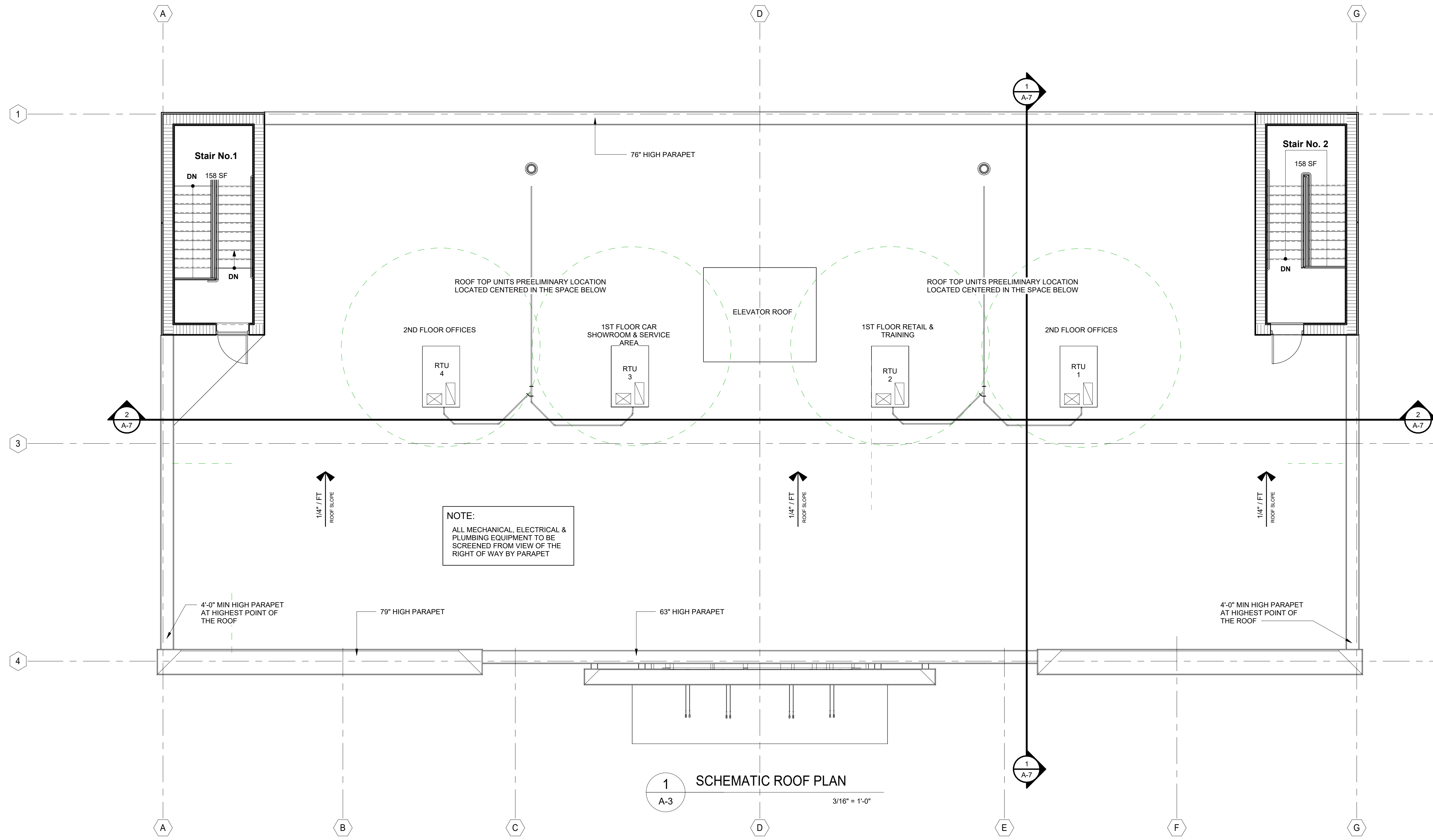
EDUARDO CARACACHE
STATE OF FLORIDA PE 31914
CKE GROUP, INC. CCA-4432
REVISION 2 (10/11/2022)
REVISION 1 (6/23/2022)
revisions: seal:

project no.: 1734
scale: 3/16" = 1'-0"
date: 10/14/21
drawn by: LV



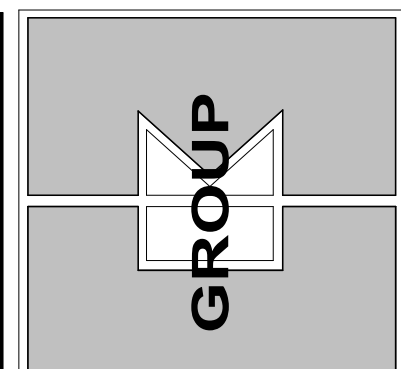
WESTON, FLORIDA 33326 • (305) 558-4124

17190 ROYAL PALM BOULEVARD • SUITE 2



NOTE:
 ALL MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT TO BE SCREENED FROM VIEW OF THE RIGHT OF WAY BY PARAPET

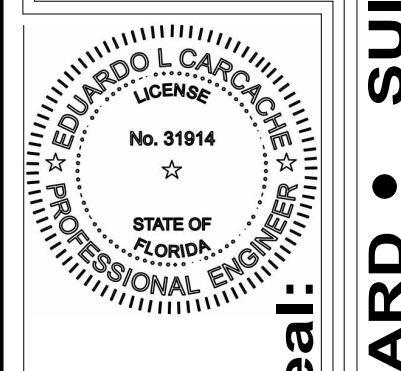
1 SCHEMATIC ROOF PLAN
 A-3 3/16" = 1'-0"



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 DELRAY BEACH, FL 33483

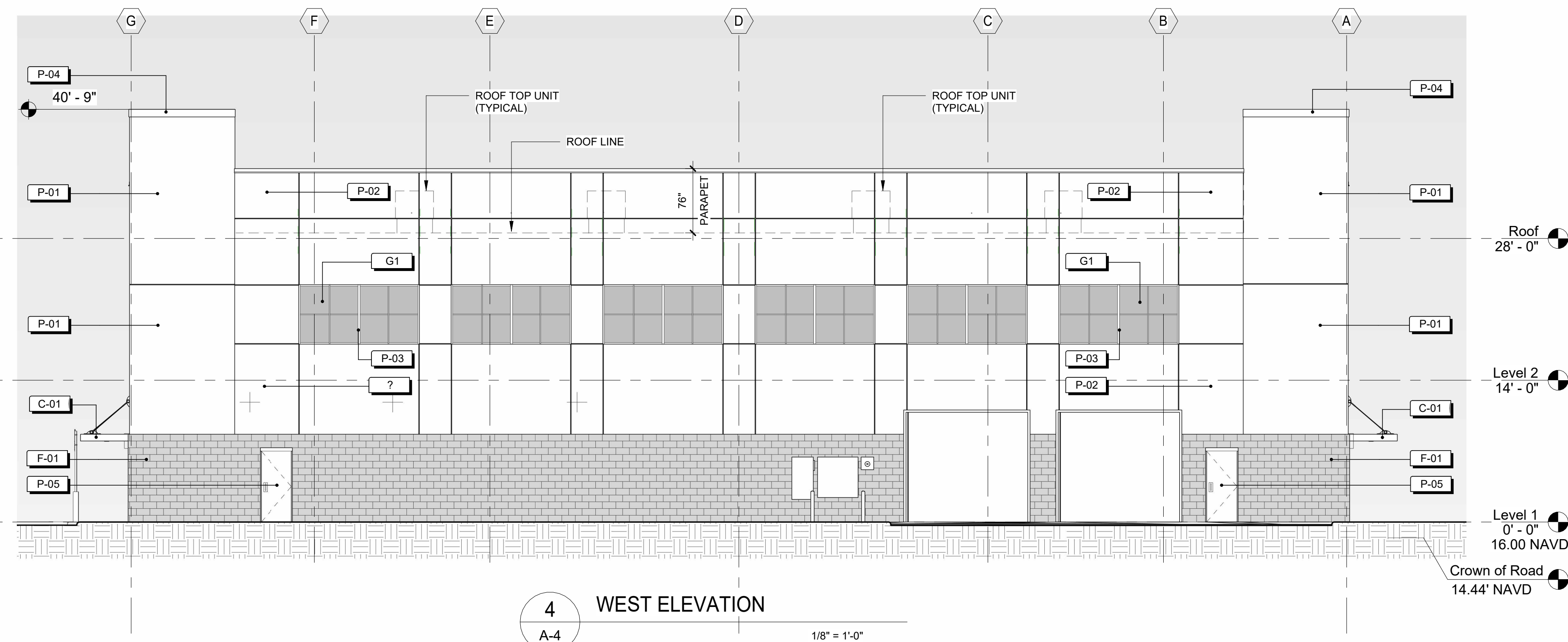
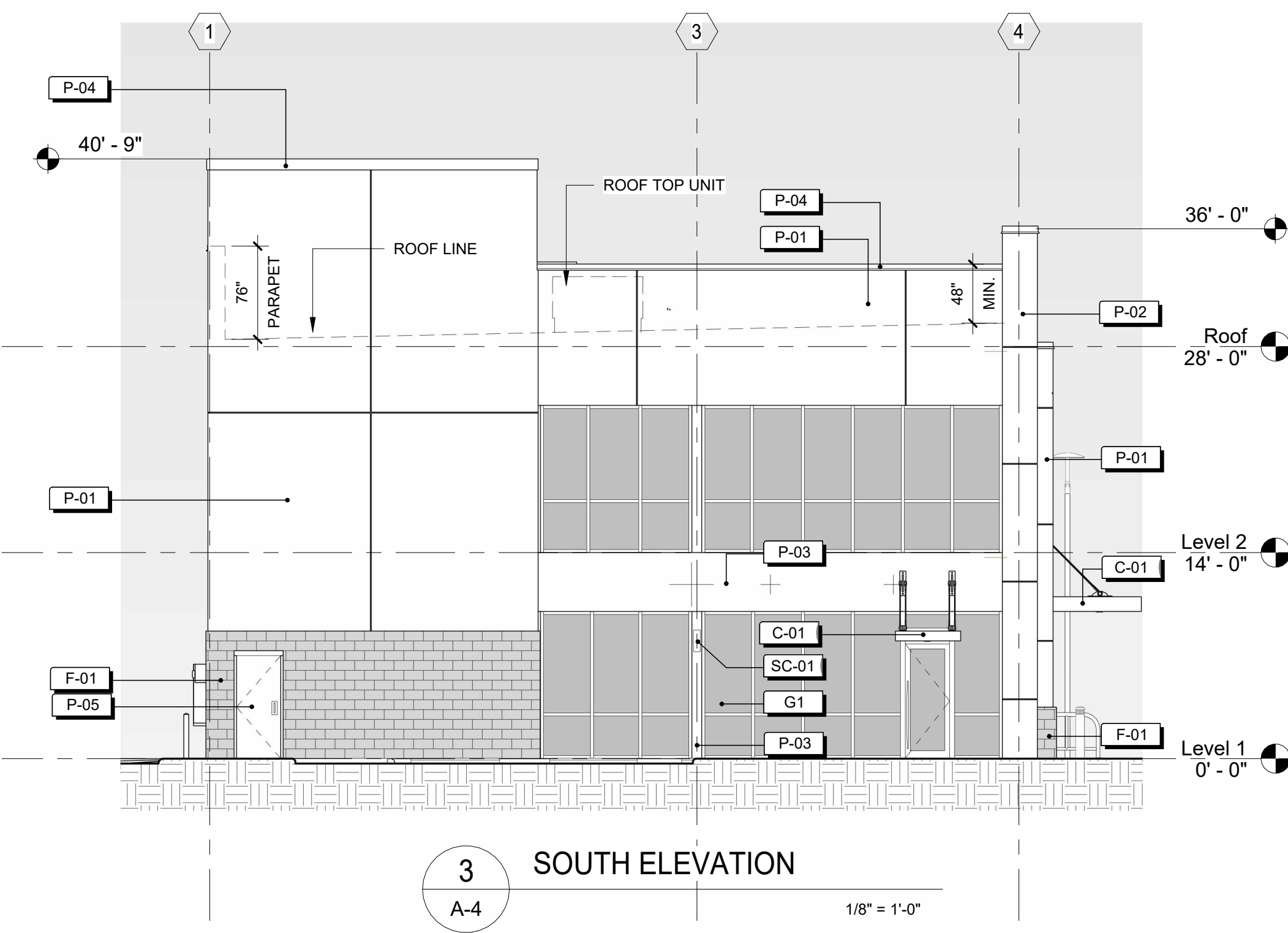
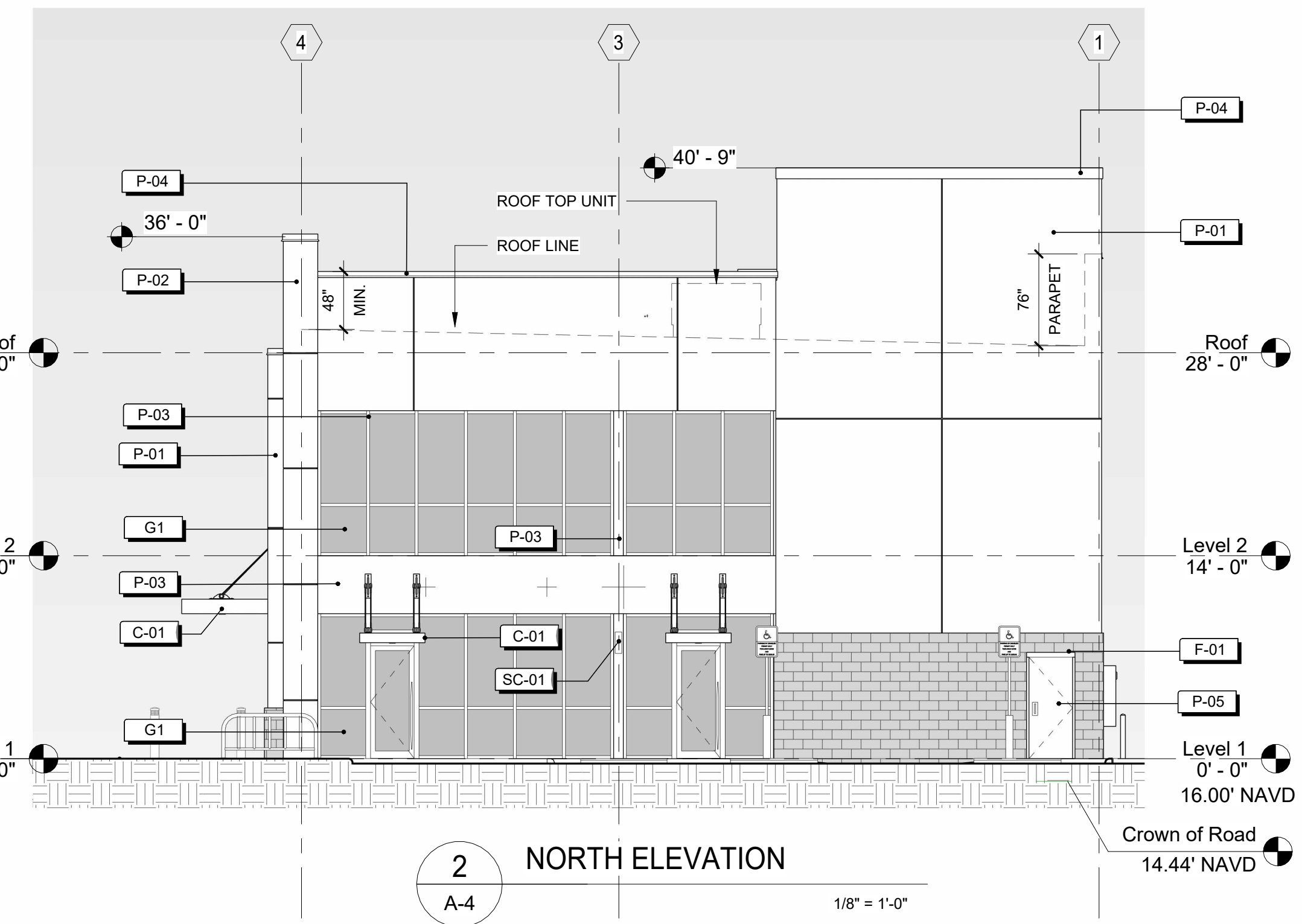
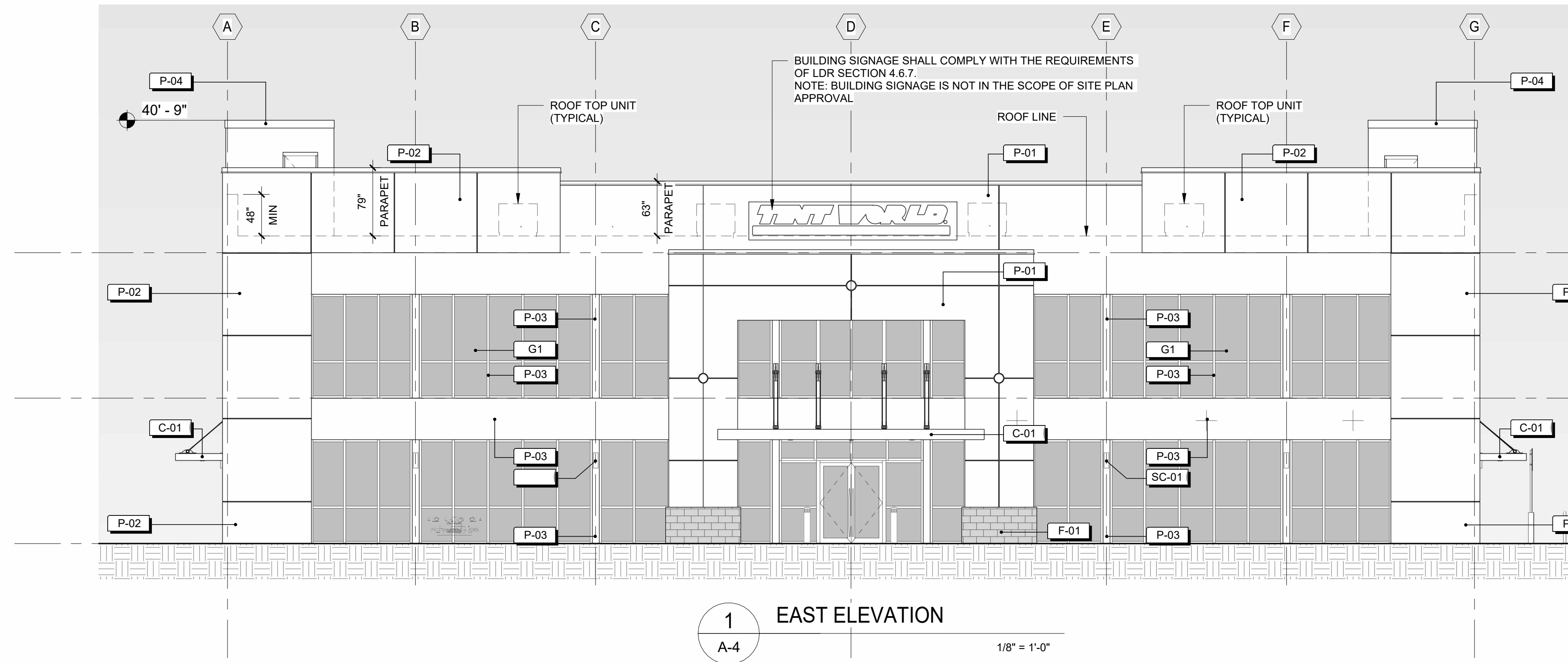
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revisions: seal:

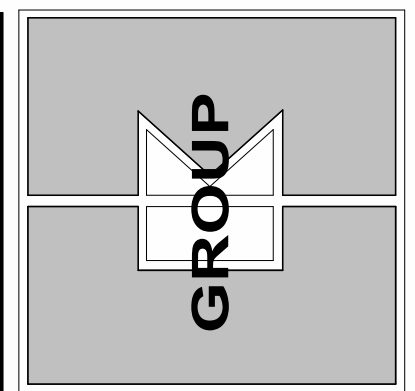
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scale: 3/16" = 1'-0"
date: 02/11/22
drawn by: Author

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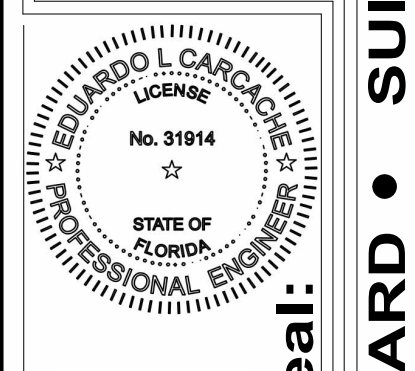
| EXTERIOR FINISH SCHEDULE | | | | |
|--------------------------|--|-----------------------------|---|--|
| ID | MATERIAL | CATALOG No. | COLOR | NOTES |
| P-01 | STUCCO PAINTED | STO FREE FORM SMOOTH FINISH | SHERWIN WILLIAMS SW 7048 URBAN BRONZE | PVC REVEALS TO BE 3/4" WIDE x 3/4" DEEP - COLOR WHITE |
| P-02 | STUCCO PAINTED | STO FREE FORM SMOOTH FINISH | SHERWIN WILLIAMS SW 7008 ALABASTER | PVC REVEALS TO BE 3/4" WIDE x 3/4" DEEP - COLOR WHITE |
| P-03 | PREFINISHED METAL PAINTED (PERFECT GREIGE) | KYNAR | SHERWIN WILLIAMS SW 6073 PERFECT GREIGE | APPLIED TO METAL CANOPIES, STOREFRONT FRAMES AND BREAK METAL TRIMS |
| P-04 | PREFINISHED METAL PAINTED (URBAN BRONZE) | KYNAR | SHERWIN WILLIAMS SW 7048 URBAN BRONZE | APPLIED TO ALUMINUM PARAPET CAPS OVER WALLS PAINTED P-01 |
| P-05 | PREFINISHED METAL PAINTED (ALABASTER) | KYNAR / PAINT | SHERWIN WILLIAMS SW 7008 ALABASTER | KYNAR APPLIED TO ALUMINUM PARAPET CAPS OVER WALLS PAINTED P-02, METAL PAINT AT SOLID DOORS |
| P-06 | PAINT | WOOD PAINT | WHITE | AT DECORATIVE TRELLIS |
| C-01 | ALUMINUM PREFABRICATED CANOPY | MAPES | P-03 | |
| SC-01 | WALL SCONCE | WESTWOOD LUMIERE 14" H | WHITE | COOPERLIGHTING LED WALL SCONCE |
| G-01 | INSULATED CLEAR GLASS | | CLEAR | LOW-E GLASS, IMPACT |
| F-01 | CORONADO STONE SPLIT FACE | URBANA SPLIT | FRENCH WHITE | |



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A-4



1 EAST ELEVATION
A-5

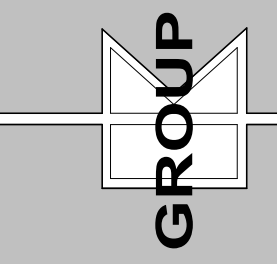
6" = 1'-0"



2 SOUTH ELEVATION
A-5

12" = 1'-0"

| EXTERIOR FINISH SCHEDULE | | |
|--------------------------|-----------------------|--|
| ID | COLOR | LOCATION |
| P-01 | | WALLS & COPING |
| P-04 | | |
| P-02 | | WALLS, COPING AND DOORS |
| P-05 | | |
| P-03 | | STOREFRONT FRAMES, CANOPIES AND BREAK METALS |
| C-01 | | |
| P-06 | WHITE | WALL SCONGES AND TRELIS |
| SC-01 | | |
| G-01 | INSULATED CLEAR GLASS | |
| F-01 | | SPLIT FACE BASE |

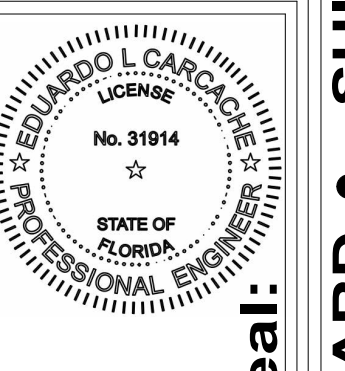


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A-5

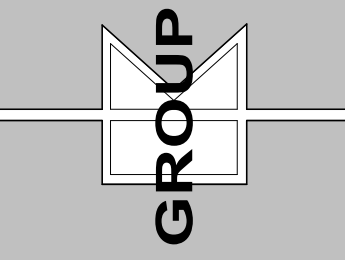


1 WEST ELEVATION (BACK)
A-6 6" = 1'-0"



2 NORTH ELEVATION
A-6 6" = 1'-0"

| EXTERIOR FINISH SCHEDULE | | |
|--------------------------|-----------------------|--|
| ID | COLOR | LOCATION |
| P-01 | | WALLS & COPING |
| P-04 | | |
| P-02 | | |
| P-05 | | |
| P-03 | | STOREFRONT FRAMES, CANOPIES AND BREAK METALS |
| C-01 | | |
| P-06 | WHITE | WALL SCUNCES AND TRELIS |
| SC-01 | | |
| G-01 | INSULATED CLEAR GLASS | |
| F-01 | | SPLIT FACE BASE |

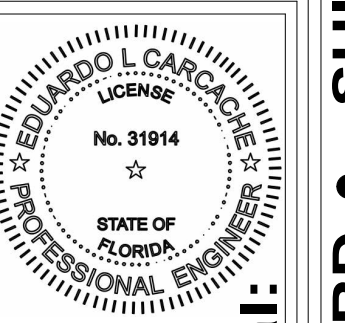


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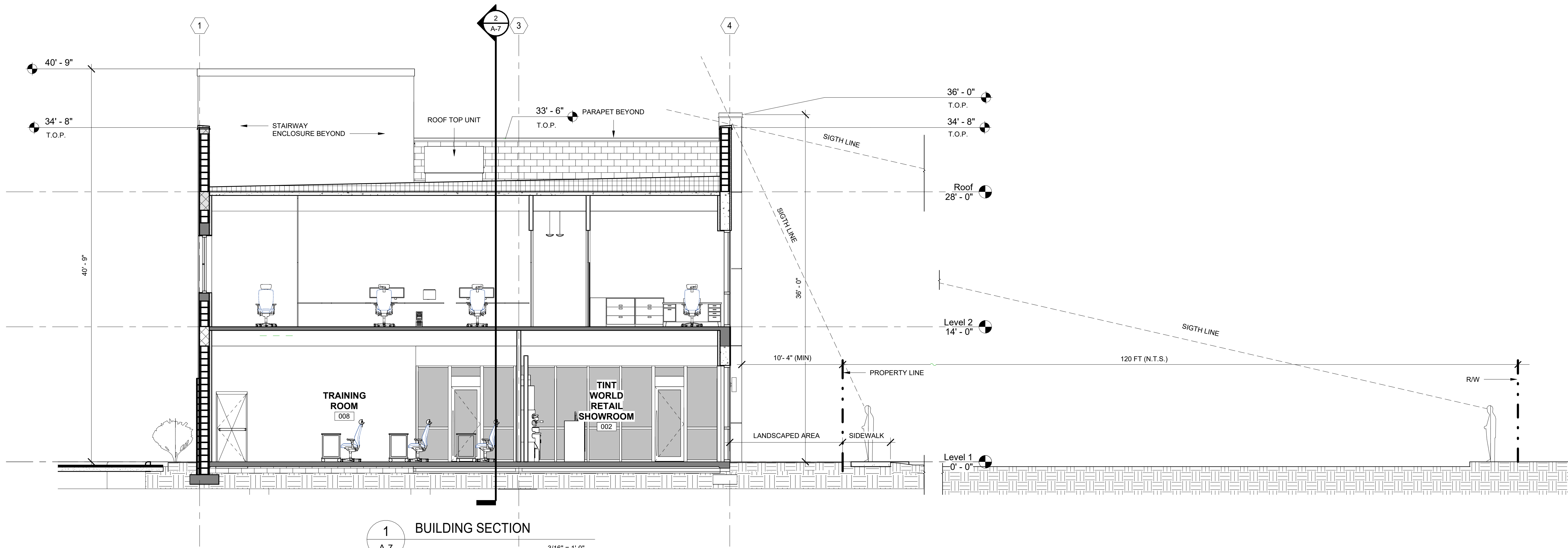
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scale: As indicated
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drawn by: Author

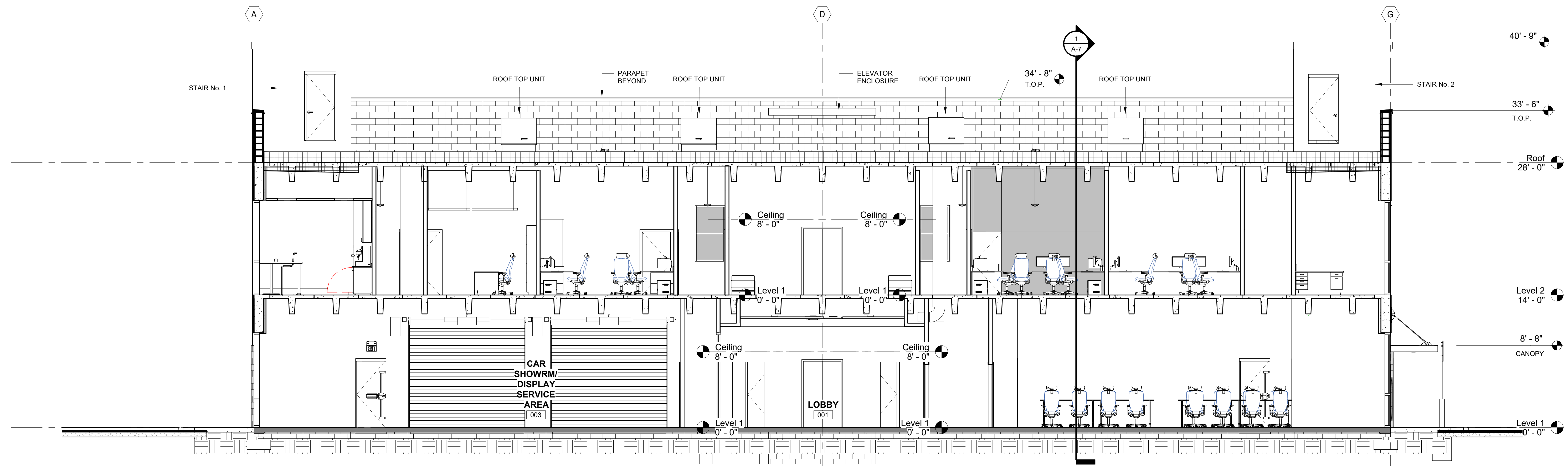
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A-6



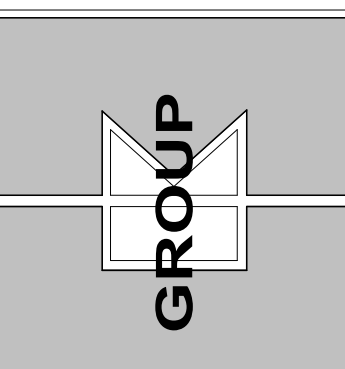
1 BUILDING SECTION
A-7

3/16" = 1'-0"



2 BUILDING SECTION
A-7

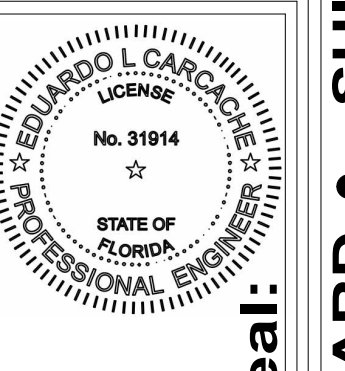
3/16" = 1'-0"



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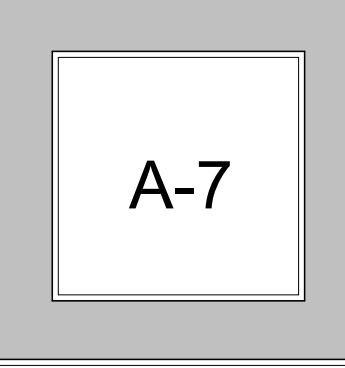
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date: 03/02/22
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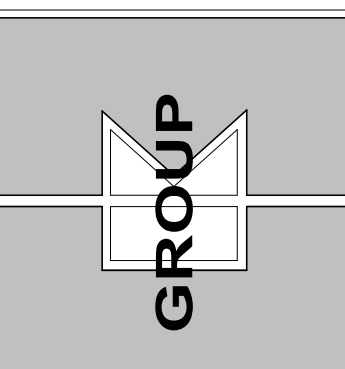


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STREET VIEW

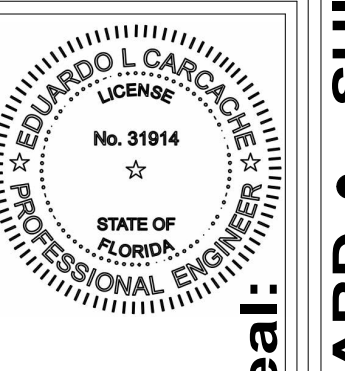


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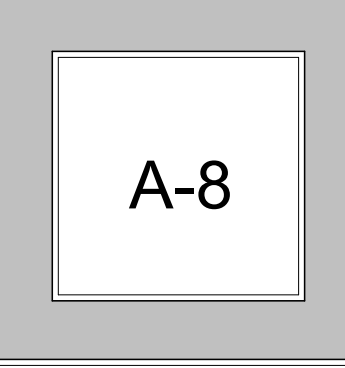


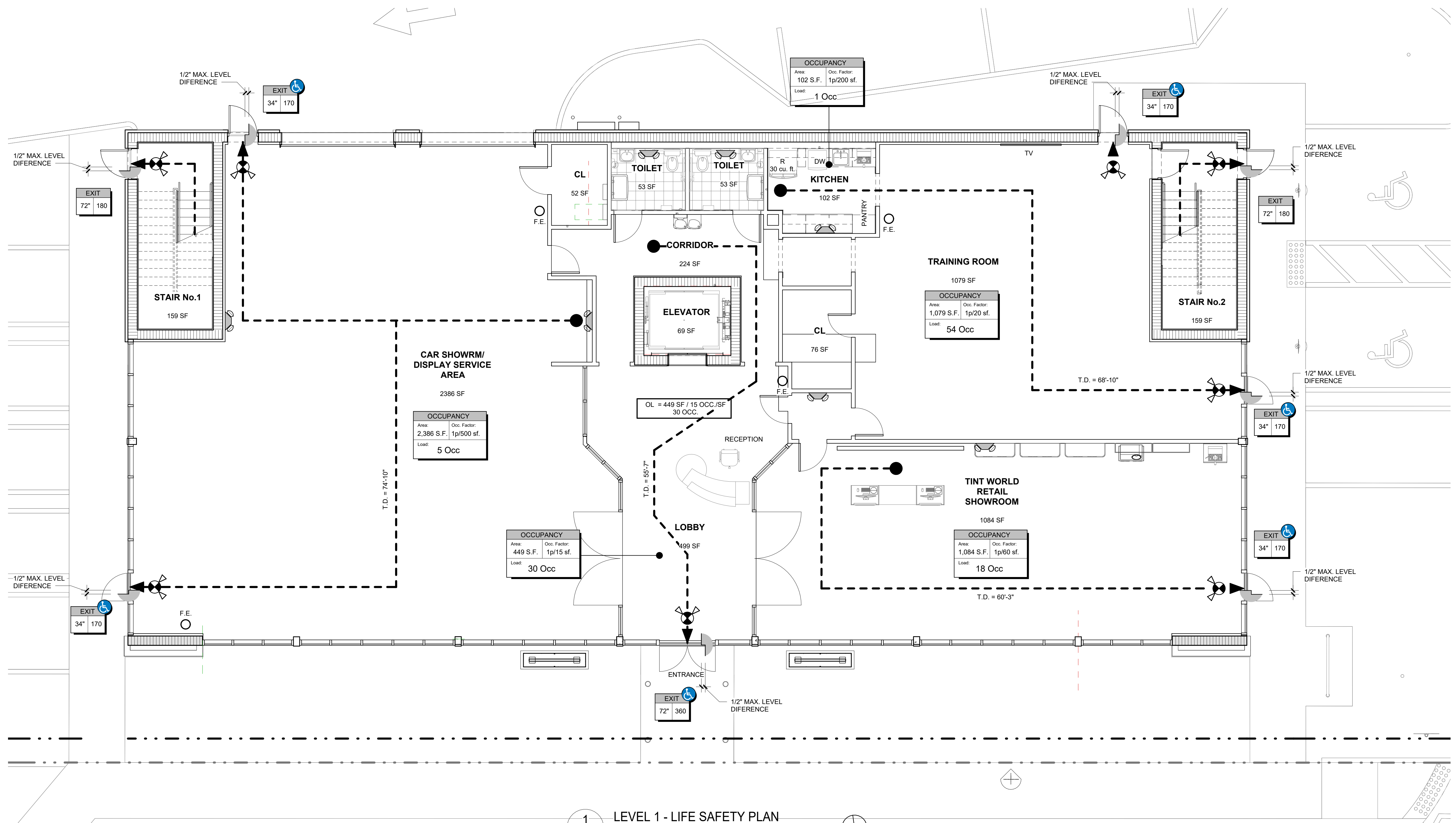
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scale: 6" = 1'-0"
date: 07/16/21
drawn by: LV

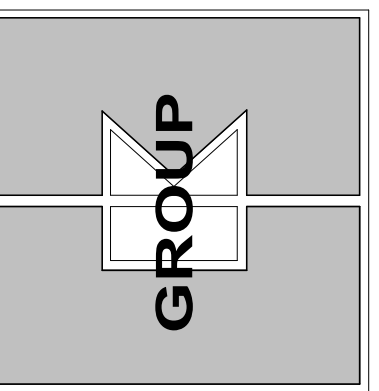
17190 ROYAL PALM BOULEVARD • SUITE 2





1 LEVEL 1 - LIFE SAFETY PLAN
 LS1 FIRE SPRINKLERED BUILDING 3/16" = 1'-0"

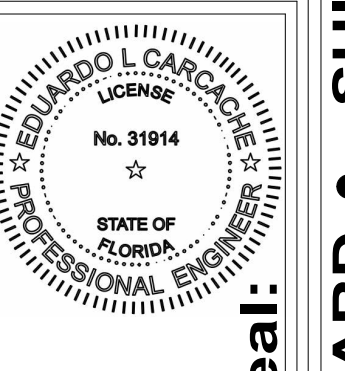
| LEGEND | |
|--------|--|
| | ROOM OR AREA OCCUPANCY LOAD INFORMATION |
| | EXIT DOOR AT STAIRS |
| | EXIT DOOR HANDICAP ACCESSIBLE |
| | LEVEL DIFFERENCE AT DOORS (1/2" MAX AT ALL EXTERIOR DOORS) |
| | TRAVEL DISTANCE |
| | EXIT LIGHT WITH EMERGENCY COMBO |
| | EXIT LIGHT WITH DIRECTION |
| | EMERGENCY LIGHT |
| | PROVIDE A CERTIFIED 24-BC FIRE EXTINGUISHER FOR EACH 3000 S.F. OF AREA WITH AM MAXIMUM TRAVEL DISTANCE OF 75 FT. TOP NOT TO EXCEED 5 FT. AFF |
| | STAIR RUN CLEARANCE |
| | 30' x 48' AREA OF RESCUE |



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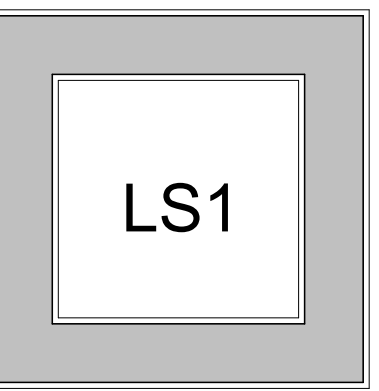
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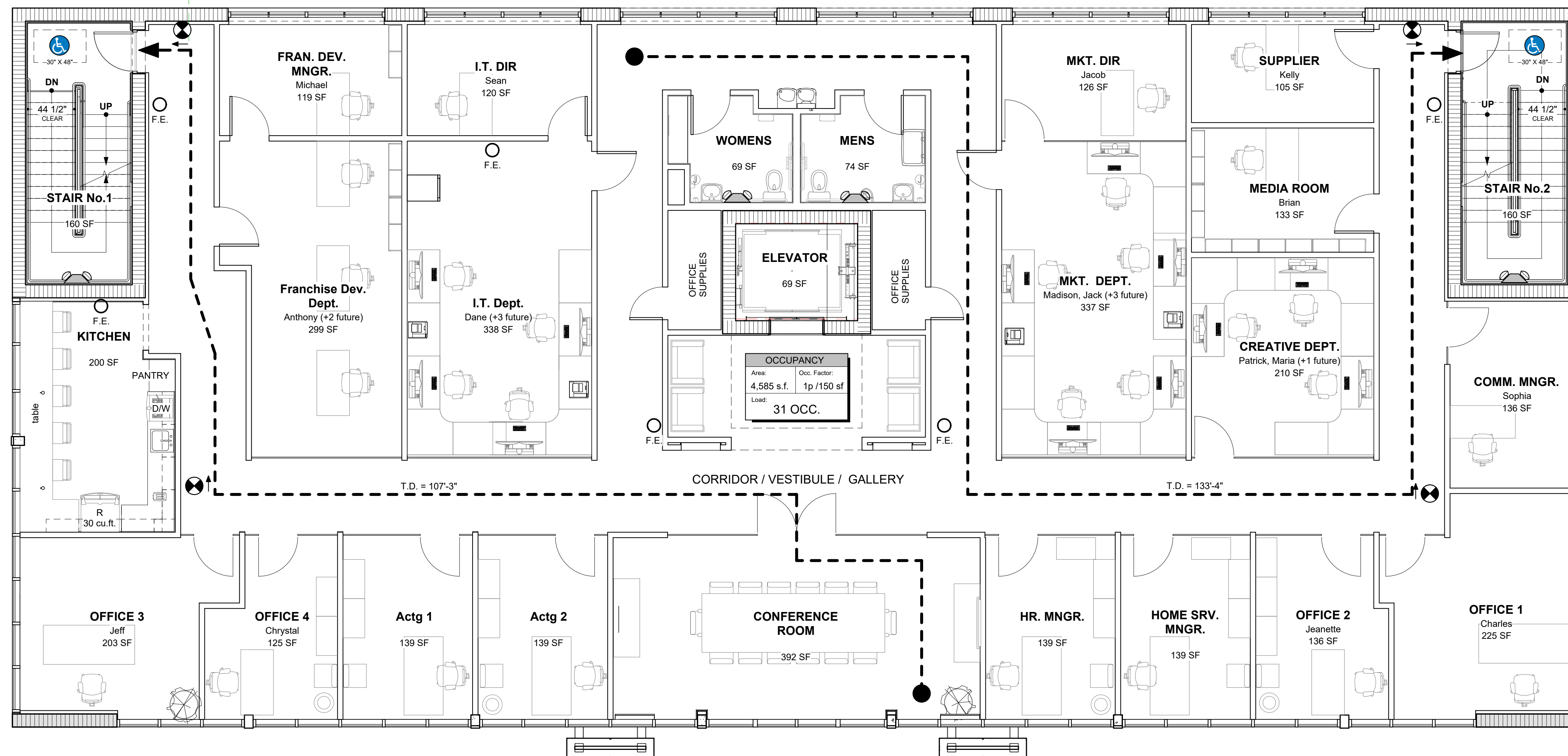
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 REVISION 2 (10/11/2023)
 REVISION 1 (10/11/2023)
 seal: revisions: drawn by: LV

project no.: 1734
 scale: 3/16" = 1'-0"
 date: 10/26/22
 drawn by: LV



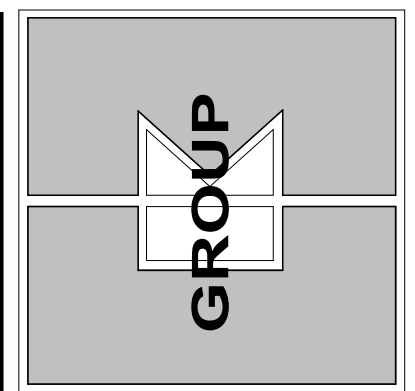
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1 LEVEL 2 LIFE SAFETY PLAN
 LS2 FIRE SPRINKLERED BUILDING
 3/16" = 1'-0"

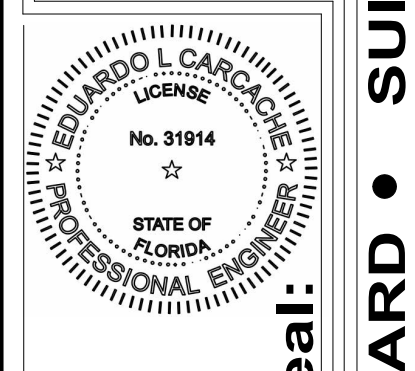
| LEGEND | | | | | |
|---|---|--------------|----------|----------|---|
| <table border="1"> <tr> <td>Area:</td> <td>Occ. Factor:</td> </tr> <tr> <td>Load:</td> <td></td> </tr> </table> | Area: | Occ. Factor: | Load: | | ROOM OR AREA OCCUPANCY LOAD INFORMATION |
| Area: | Occ. Factor: | | | | |
| Load: | | | | | |
| <table border="1"> <tr> <td>EXIT</td> <td>72"</td> <td>180</td> <td>CAPACITY</td> </tr> </table> | EXIT | 72" | 180 | CAPACITY | EXIT DOOR AT STAIRS |
| EXIT | 72" | 180 | CAPACITY | | |
| <table border="1"> <tr> <td>EXIT</td> <td>34"</td> <td>170</td> <td>CAPACITY</td> </tr> </table> | EXIT | 34" | 170 | CAPACITY | EXIT DOOR HANDICAP ACCESSIBLE |
| EXIT | 34" | 170 | CAPACITY | | |
| | LEVEL DIFFERENCE AT DOORS (1/2" MAX AT ALL EXTERIOR DOORS) | | | | |
| | T.D. = TRAVEL DISTANCE | | | | |
| | EXIT LIGHT WITH EMERGENCY COMBO | | | | |
| | EXIT LIGHT WITH DIRECTION | | | | |
| | EMERGENCY LIGHT | | | | |
| | PROVIDE A CERTIFIED 24-BC FIRE EXTINGUISHER FOR EACH 3000 S.F. OF AREA WITH A MAXIMUM TRAVEL DISTANCE OF 75 FT. TOP NOT TO EXCEED 5 FT. AFF | | | | |
| | 44 1/2" CLEAR STAIR RUN CLEARANCE | | | | |
| | 30' x 48" AREA OF RESCUE | | | | |



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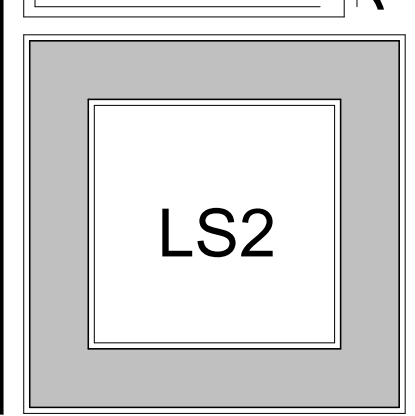
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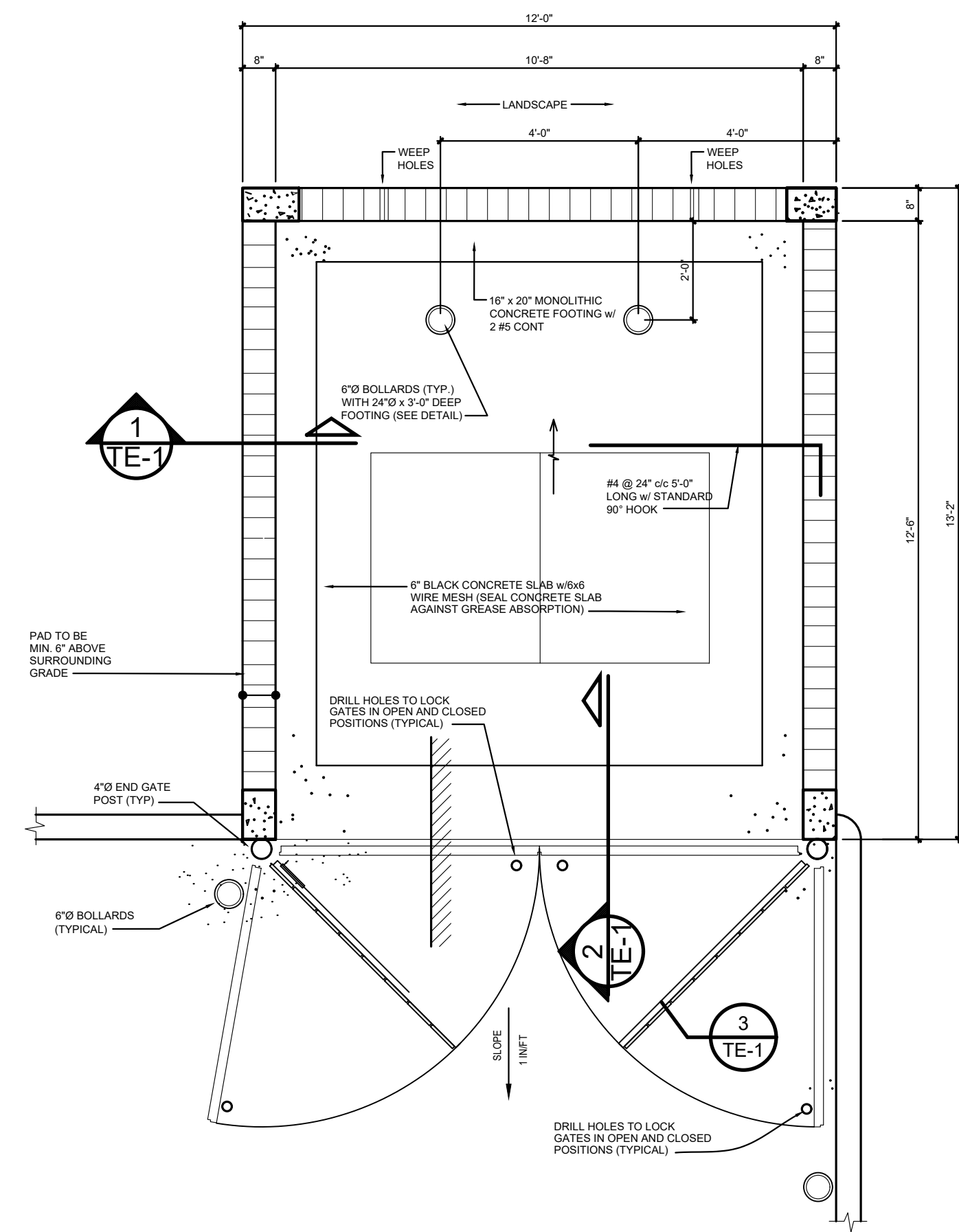
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 REVISION 2 (10/11/2022)
revisions: seal:

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date: 10/26/22
drawn by: LV

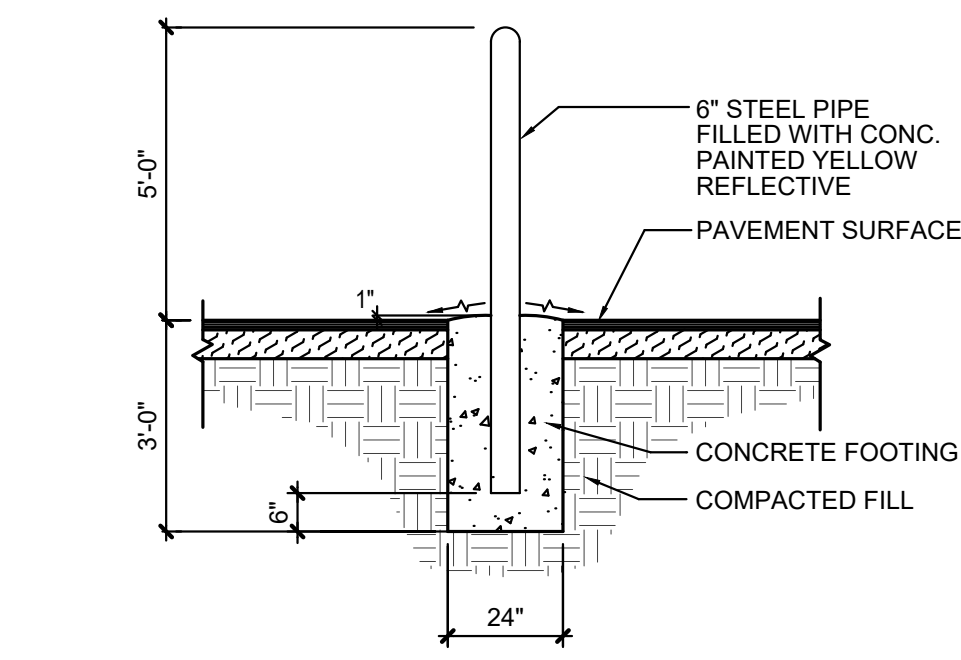


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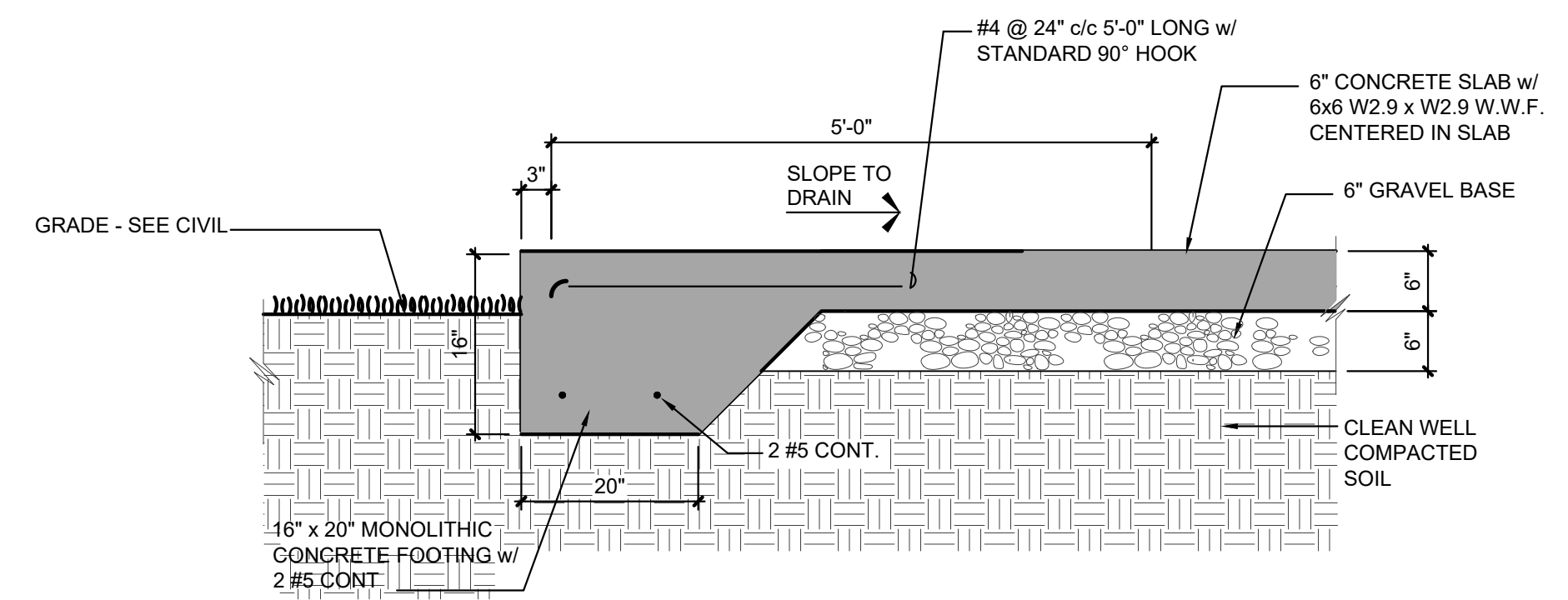
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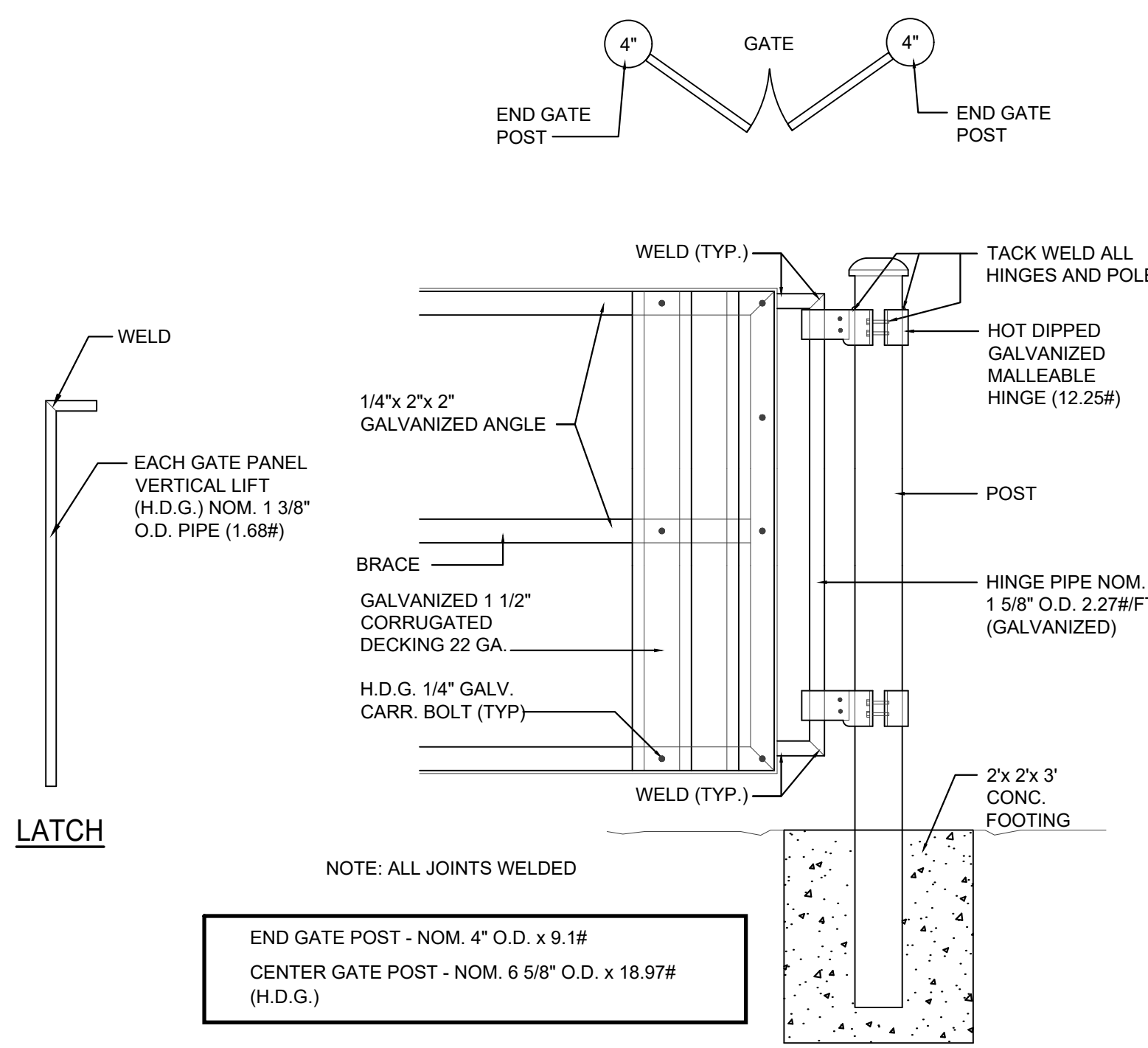
7 TRASH ENCLOSURE PLAN
NOT TO SCALE



9 TYPICAL GUARD POST
NOT TO SCALE

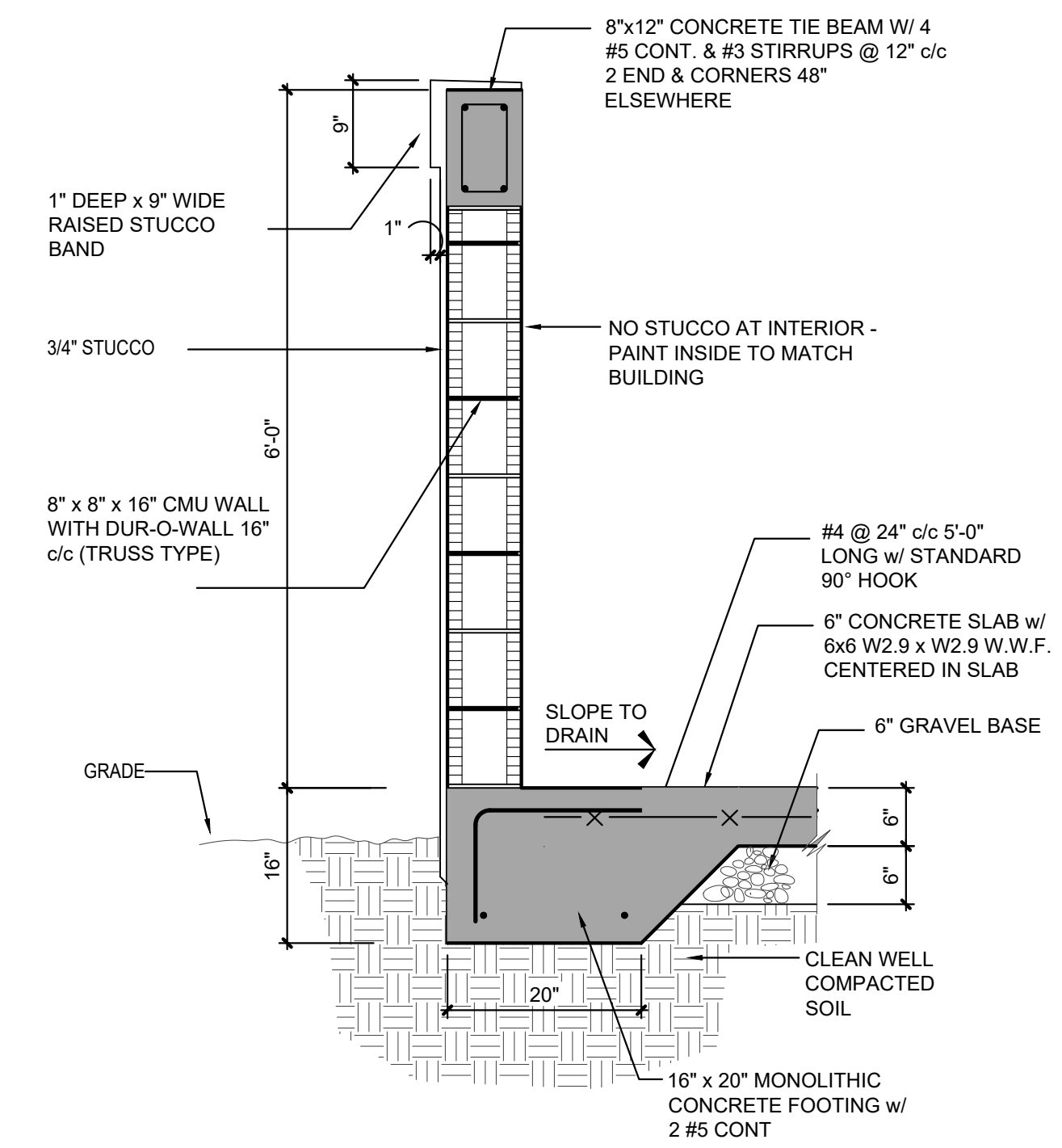


2 SECTION AT SLAB FOOTING
3/4" = 1'-0"

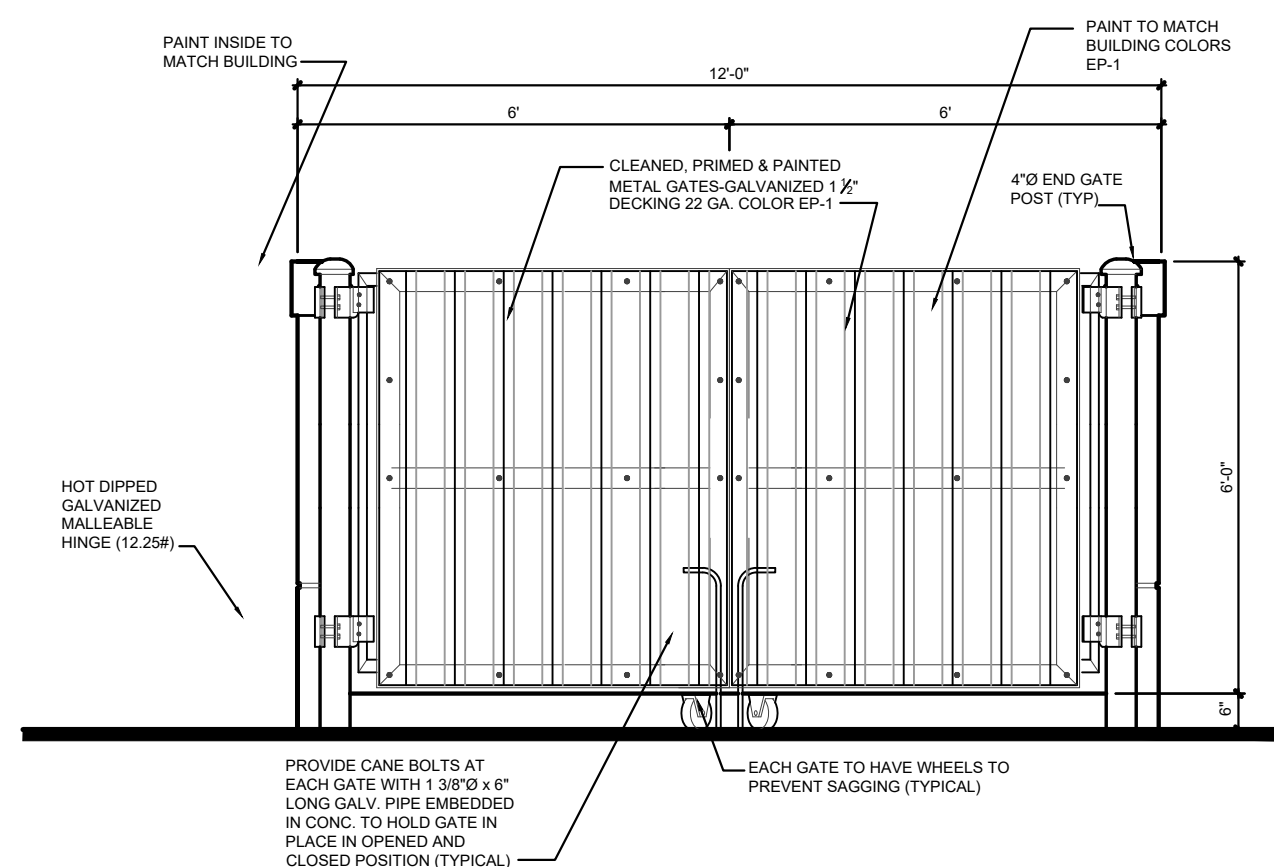


3 GATE DETAIL
NOT TO SCALE

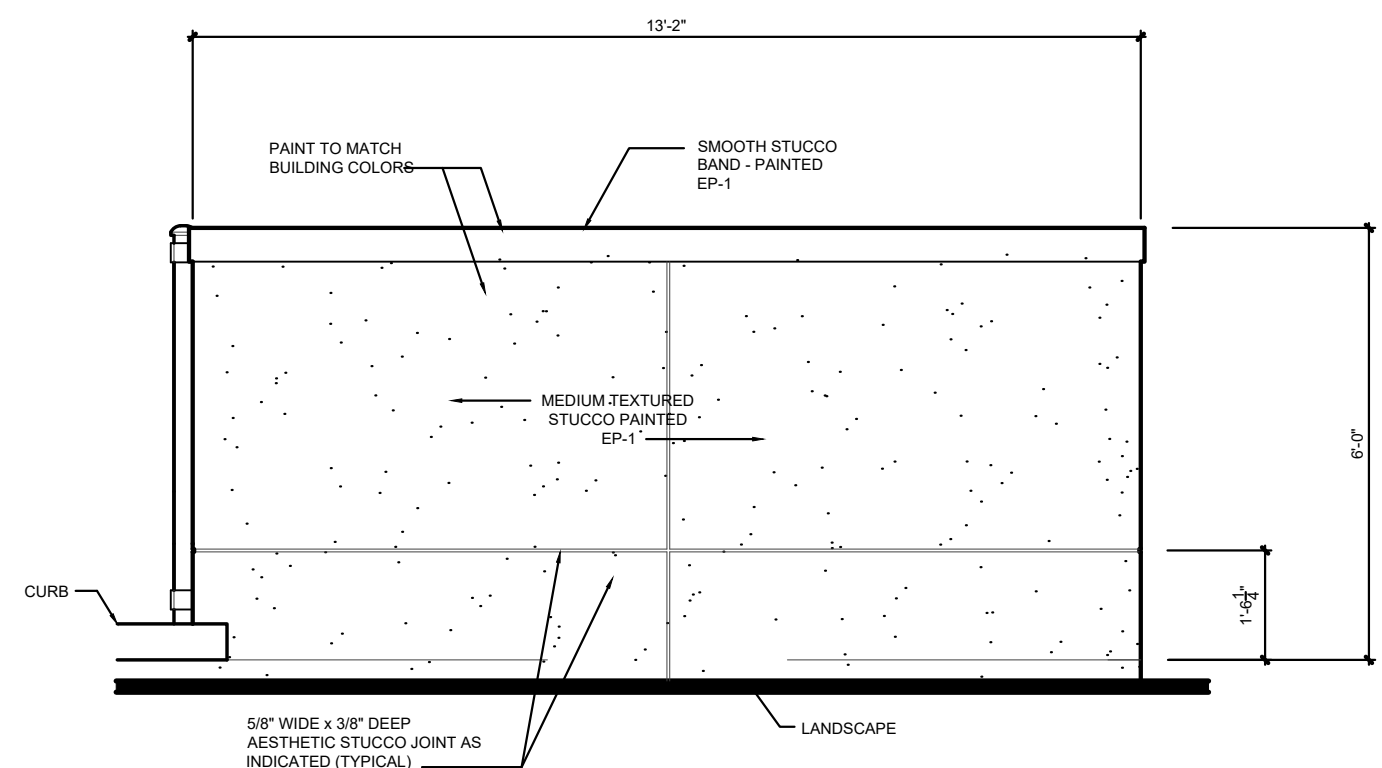
PAINT NOTES:
PAINT COLORS FOR DUMPSTER ARE AS FOLLOWS:
EP-1 - MATCH PANTONE 1665C



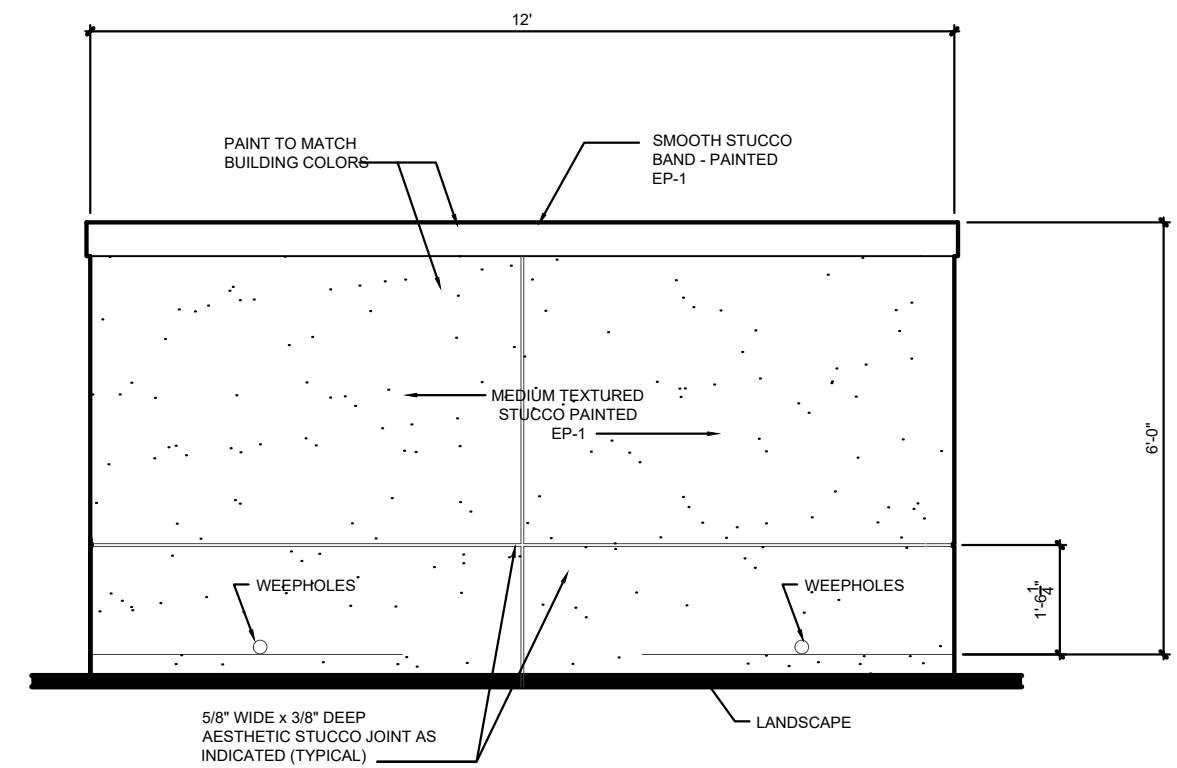
1 SECTION THRU TYPICAL WALL
3/4" = 1'-0"



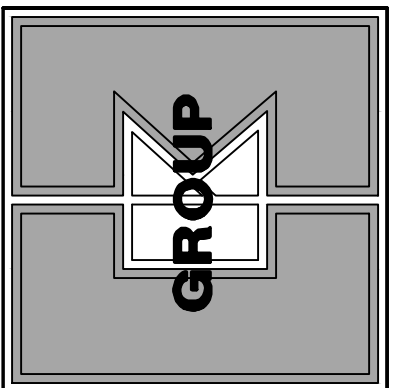
FRONT ELEVATION
3/8" = 1'-0"



RIGHT SIDE ELEVATION
(LEFT SIDE SIMILAR - OPP. HAND)
3/8" = 1'-0"



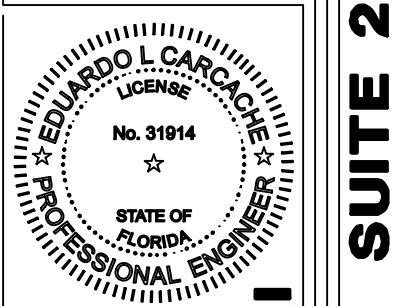
REAR ELEVATION
3/8" = 1'-0"



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CERTIFICATE OF AUTHORIZATION - #483

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project no: 1734
scale: AS SHOWN
date: 10/11/2022
drawn by: L.V. revisions seal

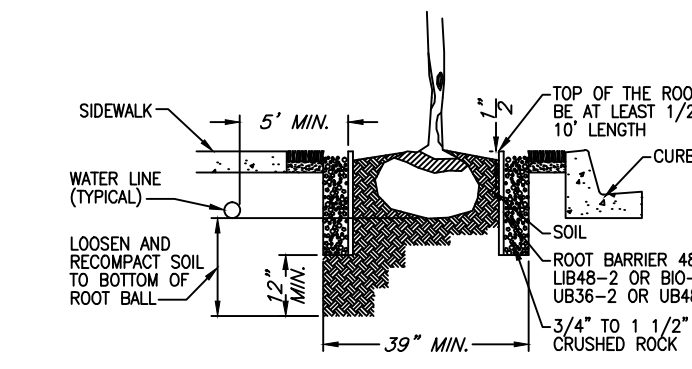
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TE-1

TWO STORY BUILDING

"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)

NOTE: ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS, LD 1.1 & LD 1.2.



ROOT BARRIER DETAIL (TYPICAL)

NOTE: A ROOT BARRIER SYSTEM SHALL BE INSTALLED IN SITUATIONS WHERE A TREE OR PALM IS PLANTED WITHIN 10' OF A PAVED SURFACE OR INFRASTRUCTURE.

- MINIMUM ROOT BARRIER REQUIREMENTS:
- 1) PANEL 0.085 THICK POLYPROPYLENE
 - 2) ZIPPER JOINT SYSTEM
 - 3) ROUNDED EDGES
 - 4) 24" DEPTH
 - 5) ANTI-LIFT PADS

NOTE: BIO BARRIERS SHALL BE INSTALLED WHERE TREES ARE IN THE VICINITY OF UNDERGROUND LINES. FIELD VERIFY AS REQUIRED.

NOTE: "ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARDS DETAILS; LD 1.1 & LD 1.2"

NOTE: ALL TREES INSTALLED WITHIN 6' OF PUBLIC INFRASTRUCTURES SHALL BE INSTALLED WITH ROOT BARRIERS AS REQUIRED, INCLUDING WATER MAIN LINES. VERIFY LOCATIONS WITH LANDSCAPE INSPECTOR.

LANDSCAPE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A FINAL COMPLIANCE INSPECTION 72 HOURS MINIMUM REQUEST BEFORE INSPECTION IS SCHEDULED, CALL (561)758-7707 AS REQUIRED.

ALL CONTAINER GROWN TREES SHOWN AS SPECIFIED THAT EXHIBIT CIRCLING ROOTS WILL NOT BE ACCEPTED.

A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 30' & 8 FT MEASURED FROM GRADE LEVEL AT ALL ENTRANCES, EXITS, AND INTERSECTIONS AS REQUIRED.

TREE BARRICADE NOTES:

1. ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 6 WEEKS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 18"-36". ROOT BALL SHALL BE A MINIMUM OF 60" WHEN ROOT PRUNED. FILL TRENCH WITH FIBROUS-MATERIAL SUCH AS LEAVES OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TORN ROOTS SHALL BE TRIMMED TO SOLID WOOD. RELOCATED TREE SHALL BE LIGHTLY PRUNED BY HAND.
2. ALL EXISTING TREES SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARD INSTITUTE, (ANSI) A300-2005," CURRENT EDITION RESPECTIVELY.
3. LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES WITH TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC. OWNER TO SUPPLY WATER ON SITE.
4. EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION.
5. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
6. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
7. TREE REMOVAL/RELOCATION PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS.
8. TRANSPALANT TREE WITH 60" TREE SPADE OR TREE CRANE, TRANSPALANTING HOLE SHALL BE AT LEAST 1/3 BIGGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPALANTING.
9. SET THE TREE NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING AT 1"± GRADE LEVEL.
10. PROVIDE DISH TO RETAIN WATER, ELIMINATE AIR POCKETS WITH THE USE OF WATER HOSE, HOLE SHOULD BE FILLED WITH A MIXTURE OF GOOD TOP SOIL (SEE SPECIFICATION SHEET).
11. A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 3 FEET & 6 FEET MEASURED FROM GRADE LEVEL AT ALL ENTRANCES, EXITS, AND INTERSECTIONS AS REQUIRED.
12. XERISCAPE LANDSCAPE PRINCIPLES SHALL BE APPLIED TO ALL SITES AS SPECIFIED IN THE "SOUTH FLORIDA WATER MANAGEMENT DISTRICTS XERISCAPE PLANT GUIDE II", UNDATED, AS REQUIRED.

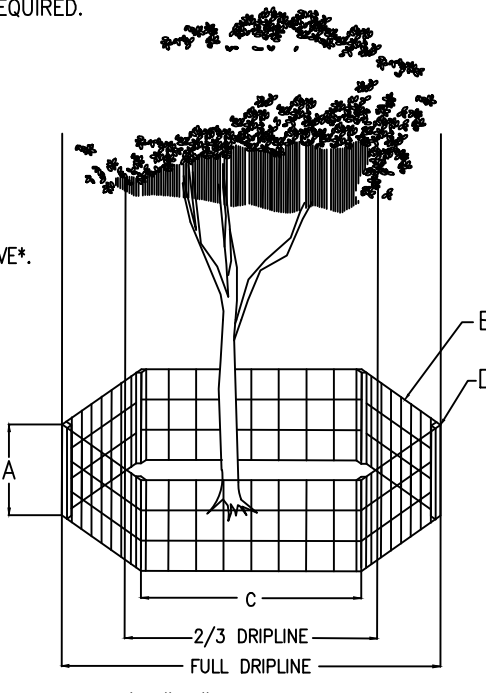
IRRIGATION SCHEDULE

FOR RELOCATED AND/OR NEWLY PLANTED TREES/PALMS THE IRRIGATION SCHEDULE SHALL BE AS PER UF/IFAS PUBLICATION ENH-1861. DURING ESTABLISHMENT, TREES SHOULD BE IRRIGATED 2-3 TIMES PER WEEK WITH 2 GALLONS PER INCH TRUNK CALIPER. ALL THIS WATER SHOULD BE APPLIED ONLY TO THE TOP OF THE ROOT BALL.

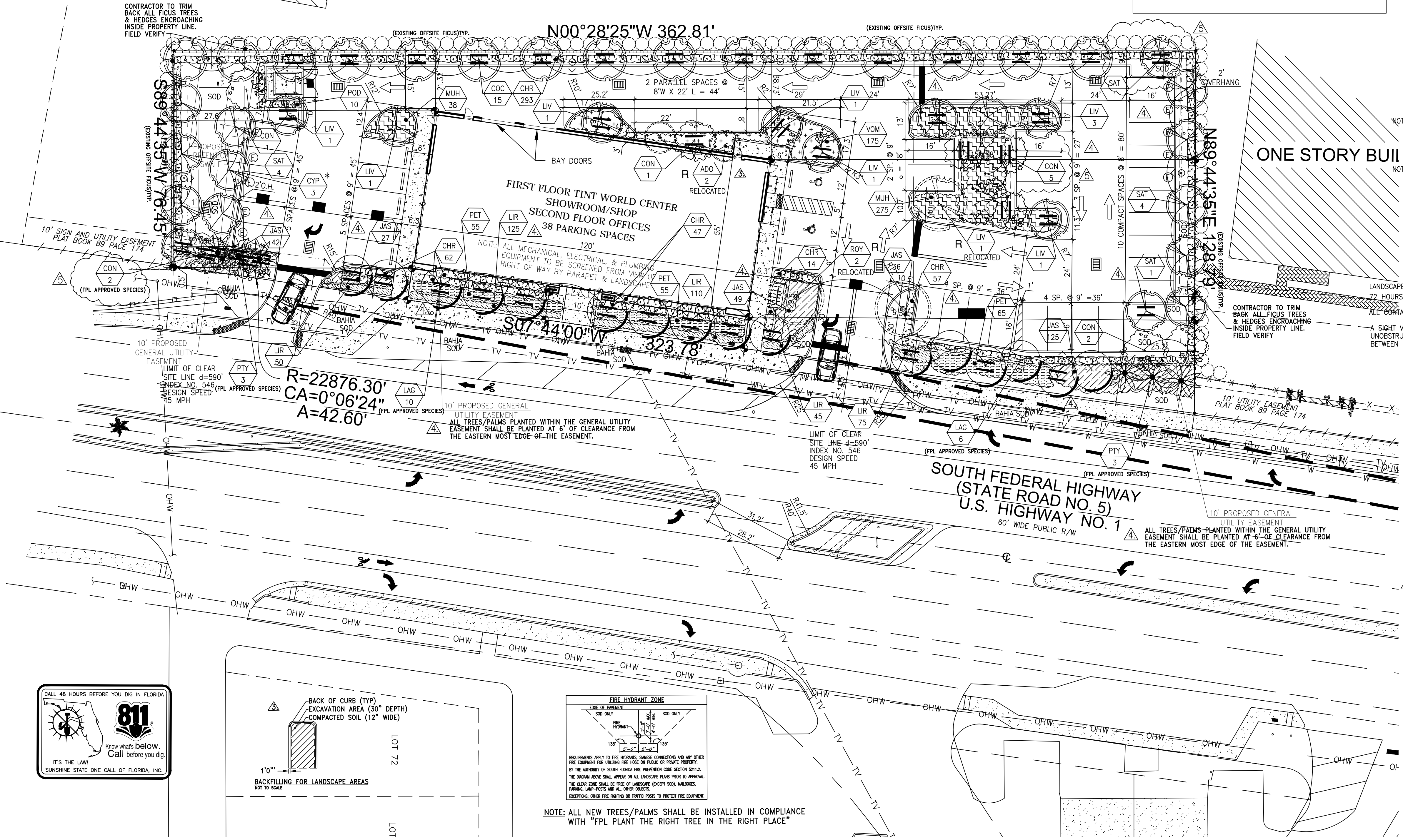
TABLE 2. IRRIGATION SCHEDULES DEPEND ON SIZE OF NURSERY STOCK AND DESIRED OBJECTIVE.*

| SIZE OF NURSERY STOCK | IRRIGATION SCHEDULE FOR SURVIVAL | IRRIGATION SCHEDULE FOR FULL GROWTH |
|-----------------------------|---|-------------------------------------|
| LESS THAN 2 INCH CALIPER | DAILY: 2 WEEKS EVERY OTHER DAY: 2 MONTHS WEEKLY:UNTIL ESTABLISHED | TWICE WEEKLY FOR 2-3 MONTHS |
| 2-4 INCH CALIPER | DAILY: 1 MONTH EVERY OTHER DAY: 3 MONTHS WEEKLY:UNTIL ESTABLISHED | TWICE WEEKLY FOR 3-4 MONTHS |
| GREATER THAN 4 INCH CALIPER | DAILY: 6 WEEKS EVERY OTHER DAY: 5 MONTHS WEEKLY:UNTIL ESTABLISHED | TWICE WEEKLY FOR 4-5 MONTHS |

* ESTABLISHMENT TAKES APPROXIMATELY 3 MONTHS (HARDINESS ZONES 10-11) 4 MONTHS (HARDINESS ZONES 8-9) PER INCH TRUNK CALIPER.



TREE BARRICADE DETAIL



LANDSCAPE PLAN
1"=20'-0"
GRAPHIC SCALE
1 inch = 20 ft.

- NOTES**
1. SEE SPECIFICATION SHEET FOR ADDITIONAL DETAILS.
 2. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER & SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS", CURRENT EDITION RESPECTIVELY.
 3. LANDSCAPE CONTRACTOR TO PROVIDE AN AUTOMATIC LAWN IRRIGATION SYSTEM GUARANTEEING 100% COVERAGE & MAINTAIN A 100% MIN. OVERLAP TO ALL LANDSCAPED AREAS. SYSTEM SHALL HAVE A RAIN SENSOR DEVICE AS REQUIRED.
 4. ALL EXISTING TREES SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARD INSTITUTE, (ANSI) 300-2005," CURRENT EDITION RESPECTIVELY.
 5. LANDSCAPE CONTRACTOR TO REMOVE ALL EXISTING BRAZILIAN PEPPER & FLORIDA HOLLY FROM SITE.
 6. EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION.
 7. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
 8. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE; (SEE SOIL PLANTING SPECIFICATIONS).
 9. A TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS AS REQUIRED.
 10. WATER METERS SHALL NOT BE PLACED IN DRIVE AREAS OR IN SIDEWALKS.
 11. LANDSCAPE CONTRACTOR TO VERIFY CLEAR ACCESS AREAS AT FPL TRANSFORMERS AS REQUIRED.
 12. ALL EXISTING SOIL WITHIN LANDSCAPE AREAS ADJACENT TO VEHICULAR USE AREAS IS REQUIRED TO BE REMOVED (TO 30" BELOW GRADE), INSPECTED AND THEN REPLACED WITH A SIXTY TO FORTY (60/40) MIX OF SAND TO TOPSOIL; SEE SOIL SPECIFICATIONS.

NOTE: WATER SOURCE AND METHODS COMPLY WITH FLORIDA FRIENDLY LANDSCAPE NINE PRINCIPLES.

DROUGHT TOLERANCE = SFWM

GREEN BUILDING ORDINANCE REQUIRED SECTION 151.153#16 80% OF PLANTS, TREES, AND GRASSES PER "SOUTH FLORIDA WATER MANAGEMENT DISTRICT" RECOMMENDATIONS (LATEST EDITION).

* MODERATE
** VERY

LANDSCAPE LEGEND

| TOLERANCE | NATIVE | CODE | AMOUNT | BOTANICAL NAME / COMMON NAME | SIZE | REMARKS |
|---------------------------|--------|------|--------|--|------------------------------|--|
| TREES | | | | | | |
| ** | YES | LIV | 10 | QUERCUS VIRGINIANA / HIGHRISSE | 16' X 7' | F.G. 3.0" CALIPER 8' C.T. MIN. (1) EXISTING RELOCATE |
| ** | YES | CYP | 3 | COCCOLOBA DIVERSIFOLIA / PIGEON PLUM | 16' X 7' | F.G. 4.0" CALIPER 8' C.T. MIN. (12"-MITIGATION) |
| * | NO | LAG | 6 | LAGERSTROEMIA INDICA / "MATCHZ" | 16' X 7' | F.G. 3.0" CALIPER 8' C.T.] "STANDARDS" |
| ** | YES | CON | 11 | CONCARPUS SERICEUS / SILVER BUTTWOOD | 16' X 7' | F.G. 2.5" CALIPER 5' C.T. "STANDARD" |
| ** | YES | SAT | 10 | CHRYSOPHYLLUM OLIVIFORME / SATIN LEAF | 16' X 7' | F.G. 3.0" CALIPER 6' C.T. MIN. |
| ** | YES | COC | 14 | COCCOLOBA DIVERSIFOLIA / PIGEON PLUM | 16' X 7' | F.G. 3.0" CALIPER 8' C.T. MIN. |
| PALMS | | | | | | |
| ** | YES | ROY | 2 | ROYSTONIA ELATA / ROYAL PALM | 36"-38" X 20" | EXISTING TO REMAIN-(2) RELOCATE AS SHOWN |
| ** | NO | ADO | 2 | ADONIDIA MERRILLII / CHRISTMAS PALM | 10"-12" X 8" | EXISTING TO REMAIN-(2) RELOCATE AS SHOWN |
| ** | NO | PYI | 6 | PYTHOSPERMA ELEGANS / ALEXANDER PALM | 16"-18" X 7" | F.G. 6' C.T. MINIMUM "MATCHZ" |
| SHRUBS/GROUNDCOVER | | | | | | |
| ** | NO | POD | 10 | PODOCARPUS MACROPHYLLUS/PODOCARPUS | 5'-6" HGT. MIN. FULL TO BASE | |
| ** | YES | MUH | 313 | MULHLENBERGIA CAPILLARIS / MUHLY GRASS | 18"x18" 3 GAL. | 24" O.C. |
| * | YES | CHR | 473 | CHRYSOBALANUS ICACO/"RED TIP" | 30"x18" 7 GAL. | 24" O.C. FULL TO BASE |
| ** | NO | JAS | 279 | JASMINUM MULTIFLORUM / DOWNEY JASMINE | 24"x18" 3 GAL. | 24" O.C. FULL |
| ** | YES | VOM | 175 | ILEX VOMITORIA / DWARF YAUPOIN | 14"-16" SPD. 3 GAL. | 24" O.C. |
| ** | NO | PET | 175 | IXORA PETITE / RED TAWAN DWARF IXORA | 24"x18" 3 GAL. | 24" O.C. FULL TO BASE |
| ** | NO | LIR | 405 | LIRIOPE MUSCARI / BIG BLUE | 6" FULL 1 GAL. | 12" O.C. |

ALL EXISTING TREES AND RELOCATED TREES SHALL BE PRUNED BY A "CERTIFIED ARBORIST" AND SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARDS INSTITUTE, (ANSI), A300-2005", CURRENT EDITION RESPECTIVELY. TREES THAT EXHIBIT FLUSH CUTS WILL BE CONSIDERED AS ABUSED AND WILL NOT BE ACCEPTED.

Landscape Requirements
Multiple Family, Commercial, and Industrial Development

Color-coded or hatched diagram demonstrating requirements listed in this Table, as applicable, should be provided for verification. Page 1 of 2

| Requirement | Quantity | Plant Type (Example) | Quantity | Plant Type (Example) |
|---|---|-------------------------------|---|---------------------------|
| Interior Landscaping LDR Sec. 4.6.16.(H)(3)(a) & (b) | Required: 10% of 18,605.55 sq. ft. of parking & accessways, one tree for every 125 sq. ft. | 1,834.85 sq. ft. 15 Trees | Provided: (Includes trees in parking islands) | 1,890.00 sq. ft. 15 Trees |
| Foundation Landscaping LDR Sec. 4.6.16.(H)(3)(a) | Required: N/A See Landscape Buffer | 278.40 l.f. | Provided: N/A See Landscape Buffer | 278.40 l.f. |
| Street Trees LDR Sec. 4.6.16.(H)(4) | Required: One tree for every 40 l.f. with a minimum of one tree per property. | 1 l.f. Trees & 1 shrubs | Provided: 1 l.f. Trees & 1 shrubs | 1 l.f. Trees & 1 shrubs |
| Landscape Buffer Please review requirements of a specific use, zoning district standards, AND Sec. 4.6.16.(H)(3)(e) | Required: One tree for every 25' l.f. to provide a solid tree line abut residential zoning. | .568' l.f. North, South, West | Provided: .568' l.f. | 23 Trees & 293 shrubs |
| Landscape Island and strip for parking lot LDR Sec. 4.6.16.(H)(3)(d), (L) & (k) | Required: One shade tree, a minimum of 135 sq. ft. of planting area, at least 9 ft wd, not including a curb | 14 landscape islands | Provided: 14 landscape islands | 14 Trees |

Plant Type (Example)

| Quantity | List of Trees/Palms | Quantity | List of shrubs for hedge |
|----------|---|----------|--|
| 15 | 2 Crapemyrtle (1) trees 10 Oak Trees, 2 Satin Leaf 3 Cypress Trees, 3 Alex.Palm(1) 9 Silver Buttonwood, 2 Royal Palm | 275 | Muhly Grass, 24 Cocoplum 10 Podocarpus 175 Ilex Vomitoria 144 Jaspine |
| 15 | 14 Crapemyrtle (7) trees 2 Silver Buttonwood (1) tree 3 Alexander Palms (1) tree | 109 | Cocoplum 175 Petite Taiwan laura 194 Jasmine 285 Liriope |

CKE GROUP INCORPORATED
engineering • architecture • planning

project no.: 1760
scale: AS SHOWN
date: 6-28-2021
drawn by: EM/AG
revisions Seal

17190 ROYAL PALM BLVD. SUITE 2 WESTON, FLORIDA 33326 • (305) 558-4124 (954) 982-721

TINT WORLD - HEADQUARTER
3416 S. FEDERAL HWY
DELRAY BEACH, FLORIDA 33483

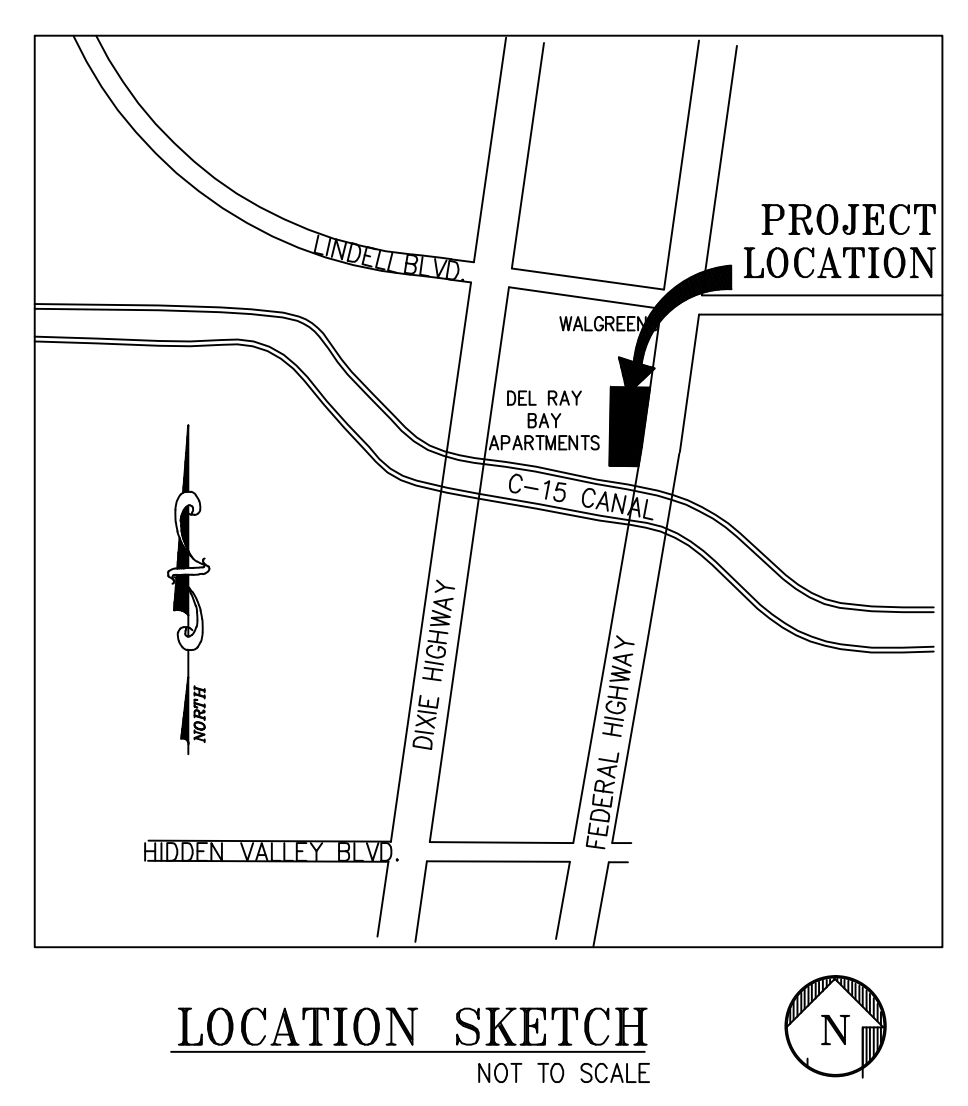
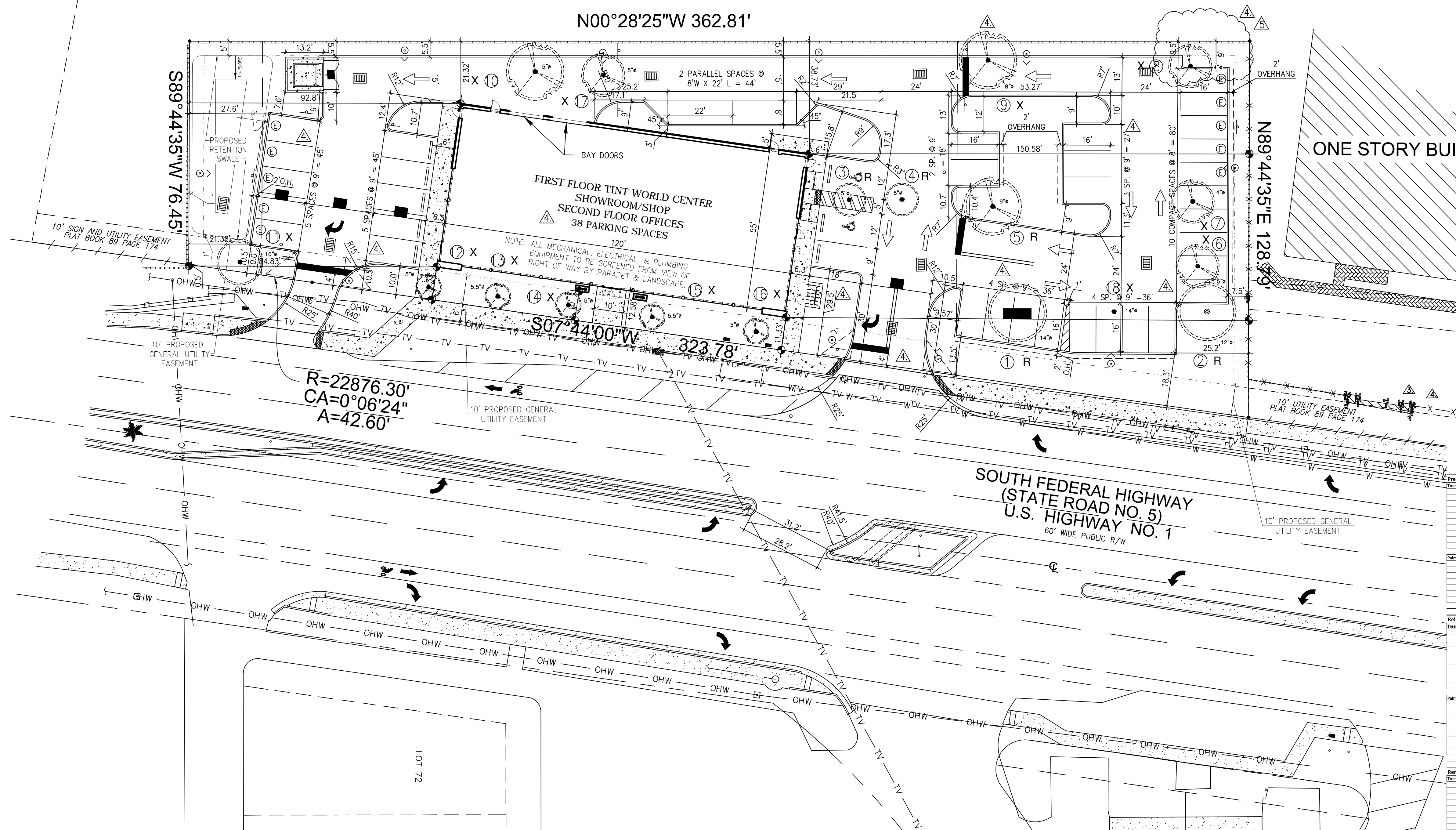
EDUARDO CARCACHÉ
STATE OF FLORIDA PE 31914
CKE GROUP INC. COA-4432

21-11-2163
09-07-23 CITY COMMENTS
06-27-23 CITY COMMENTS
05-31/21/22 UPDATED SITE
05-31/21/22 UPDATED BLDG
06-28-2021

RICK BARTLET

TWO STORY BUILDING

"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)



SEAL
 RICHARD BARTLETT LANDSCAPE, INC.
 14417 STIRRUP LANE
 WELLSINGTON, FL 33414
 TEL: (561) 756-7707
 MICHAEL E. RAMS, R.L.A.#0016153
 EMAIL: rbr@richardbartlettlandscape.com

CKE GROUP INCORPORATED
 engineering • architecture • planning
 CERTIFICATE OF AUTHORIZATION - 44330

TINT WORLD - HEADQUARTER
 3416 S. FEDERAL HWY
 DELRAY BEACH, FLORIDA 33483

This item has been digitally signed by Eduardo L. Carache on the dot adjacent to the seal. Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.

EDUARDO CARACHE
 STATE OF FLORIDA PE 31914
 CKE GROUP, INC. CO# 44332

project no: 1760
 scale: AS SHOWN
 date: 6-28-2021
 drawn by: EM/AG
 revisions

L-2

Tree Disposition and Mitigation

Project Address: 3416 S. Federal Hwy. Parcel ID (for multiple CUs, use one for the common area):

| Tree # | Common Name | Scientific Name | Height | Spread | DBH | Condition Rating | Comments |
|--------|-------------|-----------------|--------|--------|-----|------------------|----------|
| 1 | | | | | | | |
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| 48 | | | | | | | |
| 49 | | | | | | | |
| 50 | | | | | | | |
| 51 | | | | | | | |

R = TO BE RELOCATED
 X = TO BE REMOVED

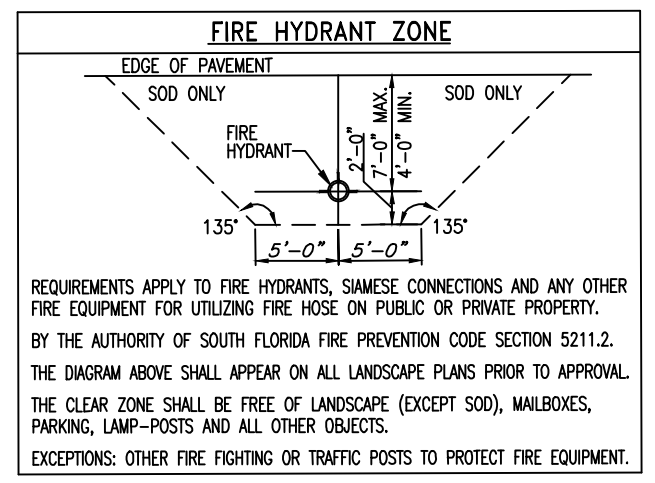
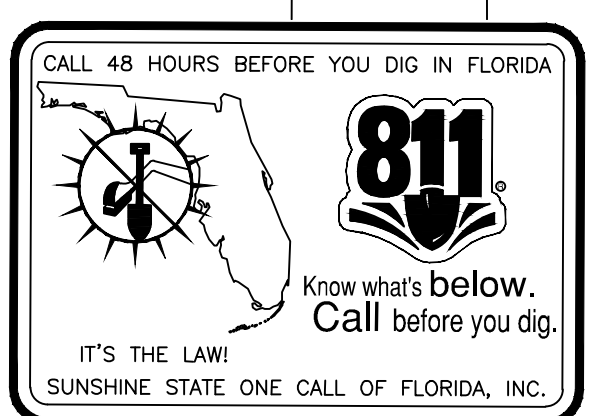
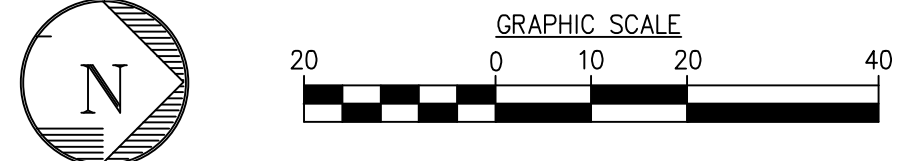
| No. | H.(")OA S.(") | D.B.H./C.T. | SCIENTIFIC NAME | COMMON NAME | CONDITION/(%)PERCENT | DISPOSITION | |
|-----|---------------|-------------|-----------------|--------------------|----------------------|---------------|--------------------------------|
| 1 | 36 | 20 | 14"/26" | roystonia elata | ROYAL PALM | GOOD/80% | (1) TO BE RELOCATED (SEE PLAN) |
| 2 | 36 | 20 | 12"/26" | roystonia elata | ROYAL PALM | FAIR/60% | (1) TO BE RELOCATED (SEE PLAN) |
| 3 | 10 | 8 | 2", 4", 5", 7" | adonidia merrillii | CHRISTMAS PALM | GOOD (X3)/75% | (1) TO BE RELOCATED (SEE PLAN) |
| 4 | 10 | 8 | 2", 5", 5", 7" | adonidia merrillii | CHRISTMAS PALM | GOOD (X3)/75% | (1) TO BE RELOCATED (SEE PLAN) |
| 5 | 16 | 20 | 10" | quercus virginiana | LIVE OAK | FAIR/55% | (1) TO BE RELOCATED (SEE PLAN) |
| 6 | 14 | 15 | 7" | mangifera indica | MANGO TREE | FAIR/50% | TO BE REMOVED |
| 7 | 8 | 15 | 5" | mangifera indica | MANGO TREE | POOR/40% | TO BE REMOVED |
| 8 | 14 | 14 | 4" | mangifera indica | MANGO TREE | GOOD/70% | TO BE REMOVED |
| 9 | 23 | 20 | 10" | mangifera indica | MANGO TREE | FAIR/60% | TO BE REMOVED |
| 10 | 20 | 20 | 8" | mangifera indica | MANGO TREE | GOOD/80% | TO BE REMOVED |
| 11 | 24 | 15 | 10"/15" | roystonia elata | ROYAL PALM | POOR/40% | TO BE REMOVED |
| 12 | 9 | 9 | 5" | conocarpus erectus | GREEN BUTTWOOD | FAIR/50% | TO BE REMOVED |
| 13 | 9 | 9 | 5.5" | conocarpus erectus | GREEN BUTTWOOD | FAIR/50% | TO BE REMOVED |
| 14 | 9 | 9 | 5" | conocarpus erectus | GREEN BUTTWOOD | FAIR/50% | TO BE REMOVED |
| 15 | 9 | 9 | 5.5" | conocarpus erectus | GREEN BUTTWOOD | FAIR/50% | TO BE REMOVED |
| 16 | 9 | 9 | 4" | conocarpus erectus | GREEN BUTTWOOD | FAIR/50% | TO BE REMOVED |
| 17 | 17 | 12 | 5" | mangifera indica | MANGO TREE | FAIR/60% | TO BE REMOVED |
| 18 | 20 | 0 | 14"/20" | roystonia elata | ROYAL PALM | DEAD/0% | TO BE REMOVED |

EXISTING LANDSCAPE MATERIAL (TO BE RELOCATED SEE PLAN L-1)

| No. (see chart) | ROY | ADD | LIV | COMMON NAME | CONDITION | DISPOSITION |
|-----------------|-----|-----|-----|-------------------------------------|---------------|----------------------------------|
| 1,2 | 2 | | | ROYSTONIA ELATA / ROYAL PALM | 36-38" x 20" | EXISTING TO REMAIN-(RELOCATE)(2) |
| 3,4 | | 2 | | ADONIDIA MERRILLII / CHRISTMAS PALM | 10"-12" x 8" | EXISTING TO REMAIN-(RELOCATE)(2) |
| 5 | | | 1 | QUERCUS VIRGINIANA / LIVE OAK | 16"-18" x 20" | EXISTING TO REMAIN-(RELOCATE)(1) |

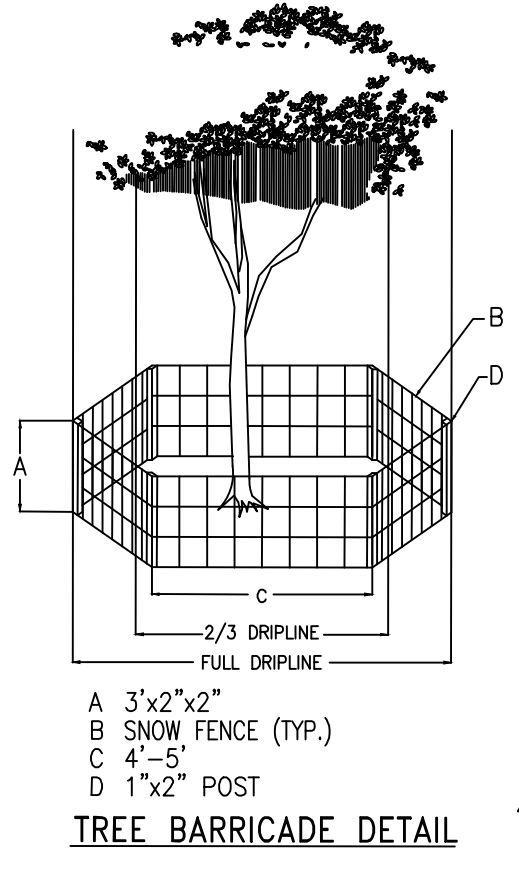
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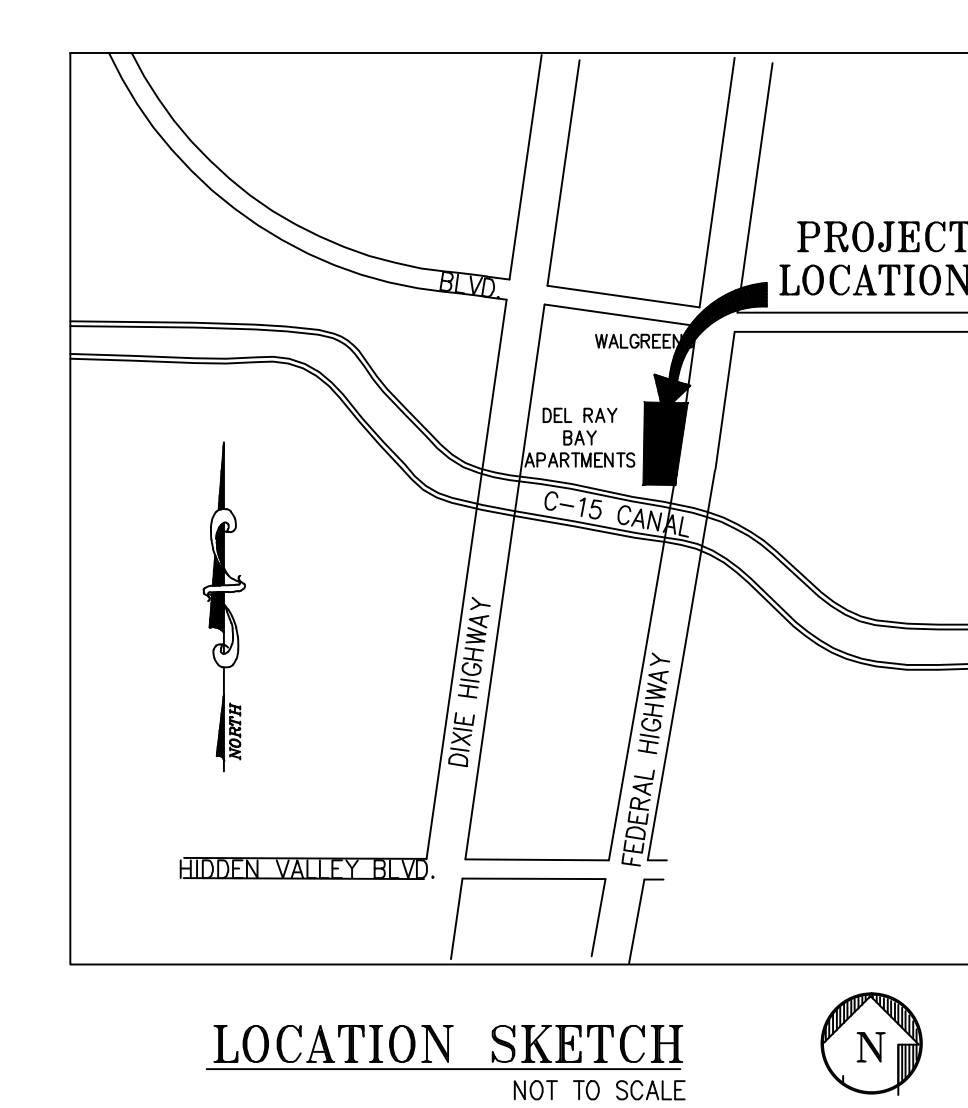
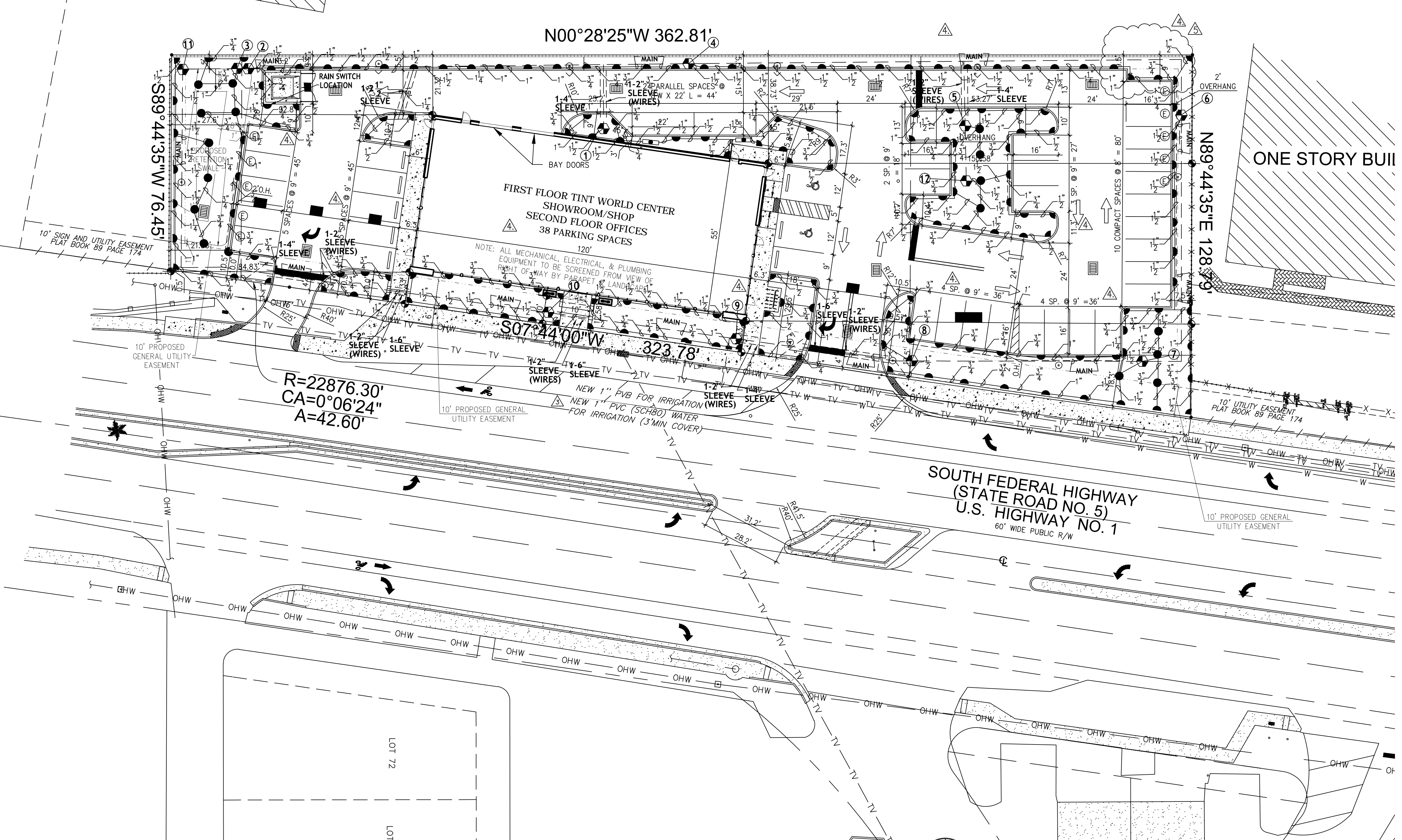
TREE DISPOSITION PLAN



TREE BARRICADE NOTES:

- ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 8 WEEKS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 18"-36"; ROOT BALL SHALL BE A MINIMUM OF 60" WHEN ROOT PRUNED. FILL TRENCH WITH FIBROUS-MATERIAL SUCH AS LEAVES OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TORN ROOTS SHALL BE TRIMMED TO SOLID WOOD. RELOCATED TREE SHALL BE LIGHTLY PRUNED BY HAND.
- ALL EXISTING TREES SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARD INSTITUTE, (ANSI) A300-2005," CURRENT EDITION RESPECTIVELY.
- LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES WITH TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC. OWNER TO SUPPLY WATER ON SITE.
- EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION.
- NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
- TORNSHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
- TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS AS REQUIRED.
- TRANSPLANT TREE WITH 60" TREE SPADE, TRANSPLANTING HOLE SHALL BE AT LEAST 1/3 BIGGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.
- SET THE TREE NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING AT 1"+ GRADE LEVEL.
- PROVIDE DISH TO RETAIN WATER, ELIMINATE AIR POCKETS WITH THE USE OF WATER HOSE, HOLE SHOULD BE FILLED WITH A MIXTURE OF GOOD TOP SOIL (SEE SPECIFICATION SHEET).
- A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHOULD UNOBSTRUCTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 3 FEET & 6 FT MEASURED FROM GRADE LEVEL AT ALL ENTRANCES, EXITS, AND





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 WELLSVILLE, FL 33414
 TEL: (861) 798-7707
 LANDSCAPE ARCHITECTURE LICENSE # 00000032
 MICHAEL E. RAMUS, R.L.P. # 00071633

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, LYING WEST OF THE RIGHT OF WAY OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) LESS THE NORTH 400 FEET AND LESS THE SOUTH 25 FEET OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA;

AND

THAT PART OF THE SOUTH 25 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LYING WEST OF U.S. HIGHWAY NO. 1, SITUATE IN PALM BEACH COUNTY, FLORIDA.

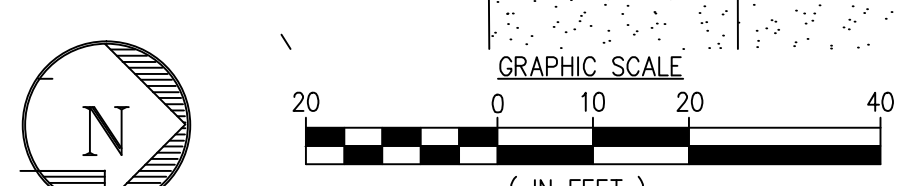
AND

THE SOUTH 100.00 FEET OF THE NORTH 400.00 FEET OF LOT 8, SUBDIVISION OF TOWNSHIPS 45 AND 46, A SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 4, LYING WEST OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5) AND EAST OF DEL-RATON PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY AND BEING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE RUN NORTH 86°28'18" WEST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 495.46 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5); THENCE RUN SOUTH 11°31'07" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 302.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.98 FEET TO A POINT; THENCE RUN NORTH 86°28'18" WEST, A DISTANCE OF 112.86 FEET TO A POINT ON THE EAST LINE OF BLOCK 32 OF DEL-RATON PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN NORTH 03°03'23" EAST, ALONG SAID EAST LINE OF BLOCK 32, A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN SOUTH 86°28'18" EAST, A DISTANCE OF 127.72 FEET TO THE POINT OF BEGINNING.

- NOTES:**
1. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLERS. SYSTEM SHALL PROVIDE 100% COVERAGE WITH A 100% OVERLAP (MINIMUM) USING RUST FREE WATER, EXCEPT PRESERVED AREAS REMAINING IN NATURAL STATE. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED THAT WILL OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SHALL NOT BE DIRECTED AND/OR PROVIDED ONTO IMPERVIOUS SURFACES AND/OR BE DESIGNED OR INSTALLED TO THROW WATER OVER IMPERVIOUS SURFACE SUCH AS SIDEWALKS, ETC. HOURS OF OPERATION FOR ALL IRRIGATION SYSTEMS SHALL BE LIMITED TO 5:00 PM TO 8:00 AM ONLY OR AS MAY BE FURTHER RESTRICTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY.
 2. GENERAL CONTRACTOR TO SUPPLY & INSTALL SLEEVES AS SHOWN & PROVIDE ELECTRICAL HOOK UP AS REQUIRED.
 3. CODES AND STANDARDS: ALL WORK SHALL BE INSTALLED AND COMPLY WITH "FLORIDA BUILDING CODE APPENDIX (F)", INCLUDING ORDINANCES AND REGULATIONS OF ALL GOVERNING AUTHORITIES. WORK ALSO SHALL COMPLY WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
 4. PIPE INSTALLATION IN VEHICLE TRAFFIC AREAS SHALL BE AS FOLLOWS: PBC V-A-1.1:
 PIPE SIZE (INCHES) DEPTH OF COVER (INCHES)
 1/2" - 2 1/2" 18" - 24"
 3" - 5" 24" - 30"
 6" AND LARGER 30" - 36"
 5. HEADS TO BE INSTALLED IN PLANTERS AND BED AREAS SHALL BE 12" POP UP OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION. ALL RISERS SHALL BE PAINTED FLAT BLACK IF APPROVED.
 6. IRRIGATION CONTRACTOR TO INSTALL BUBBLERS TO EACH TREE/PALM, VERIFY LOCATIONS AS REQUIRED.
 7. CONTRACTOR TO FIELD ADJUST IRRIGATION LINES/ HEADS AROUND EXISTING TREE LOCATIONS AS REQUIRED TO PREVENT DAMAGE TO TREES/PALMS.
 8. INSTALL BUBBLERS LOCATED AT EACH NEW LOCATION OF TREES.(SEE LANDSCAPE PLAN FOR LOCATIONS)
 9. CONTRACTOR TO PRESSURE TEST WATER SERVICE UP TO EACH ZONE VALVE IN THE IRRIGATION SYSTEM; MAIN LINE SHALL BE LEFT EXPOSED FOR VISUAL OBSERVATION PRIOR TO BACKFILL AND REQUIRED APPROVAL BY CITY OF DELRAY BEACH; CALL CITY OF DELRAY BEACH FOR REQUIRED INSPECTIONS.
 10. A MAP OF THE SYSTEM SHALL BE KEPT IN A READILY AVAILABLE LOCATION WITH DETAILS FOR OPERATION, PROVIDED BY CONTRACTOR. IRRIGATION CONTRACTOR SHALL PROVIDE (2) TWO COPIES OF AS-BUILT PLANS AND A PDF DISK UPON COMPLETION & FINAL ACCEPTANCE.
 11. A PRESURE-REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED IF STATIC SERVICE PRESURE EXCEEDS 80 POUNDS PER SQUARE INCH.
 12. CHECK VALVES MUST BE INSTALLED AT IRRIGATION HEADS AS NEEDED TO PREVENT LOW HEAD DRAINAGE AND PUFFING.
 13. IRRIGATION CONTRACTOR SHALL BE REQUIRED TO CONDUCT FINAL TESTING AND ADJUSTMENT TO ACHIEVE DESIGN SPECIFICATIONS PRIOR TO COMPLETION OF THE SYSTEM AND ACCEPTANCE BY THE OWNER OR OWNERS REPRESENTATIVE.
 14. IRRIGATION CONTRACTOR TO PROVIDE OWNER WITH POST CONSTRUCTION DOCUMENTATION, INCLUDING AS-BUILT DRAWINGS, RECOMMENDED MAINTENANCE SCHEDULES AND ACTIVITIES, OPERATIONAL RATES, DESIGN PRECIPITATION RATES, SYSTEM ADJUSTING METHODS FOR DECREASING WATER ONCE LANDSCAPE IS ESTABLISHED, WATER SOURCE AND SHUTOFF METHOD AND ALL OPERATIONAL GUIDELINES FOR CONTROLLER.
 15. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE FREE FLOW CONDITIONS IN CASE OF DAMAGE OR OTHER MECHANICAL FAILURE.

IRRIGATION PLAN
1"=20'-0"



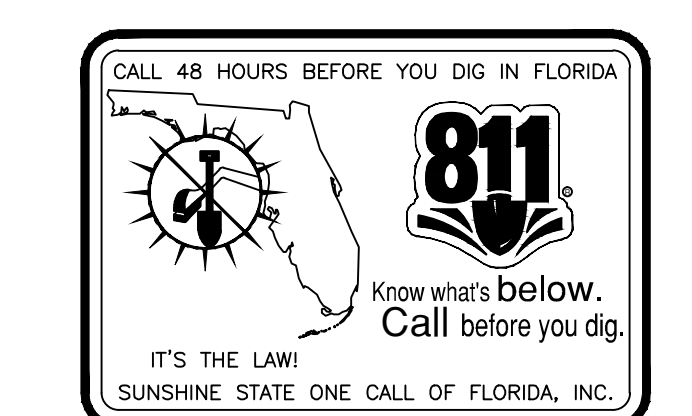
IRRIGATION LEGEND

| SYMBOL | MODEL NUMBER | AREA | GPM | PRECIPITATION |
|--------|--|---------|------|---------------|
| ■ | RAIN BIRD 1806 CENTER STRIP - 4' CST | 4'x30' | 1.20 | .68 IN/H |
| ■ | RAIN BIRD 1806 HALF - 15' H | 15' RAD | 2.00 | 1.29 IN/H |
| ■ | RAIN BIRD 1806 QUARTER - 15' Q | 15' RAD | 1.00 | 1.17 IN/H |
| ■ | RAIN BIRD 1806 END STRIP - 4' EST | 4'x15' | 0.60 | .34 IN/H |
| ▲ | RAIN BIRD SERIES S700 GEAR DRIVEN ROTARY SPRINKLER | 42' RAD | 3.50 | 1.93 IN/H |
| ■ | RAIN BIRD 1806 SIDE STRIP - 4' SST | 4'x30' | 1.45 | .75 IN/H |
| ● | RAIN BIRD 1806 FULL - 15' F | 15' RAD | 4.00 | 1.95 IN/H |
| ○ | RAIN BIRD 1806 - FLOOD BUBBLER 6" POP UP | 10' RAD | 2.30 | 1.98 IN/H |
| ⊕ | 1" WATER METER & PVB BACKFLOW PREVENTER (FIELD VERIFY, BY OWNER) | | | |
| ⊕ | RAIN BIRD PEB SERIES LOW VOLTAGE CONTROL VALVES 1 1/2" W/ DIRECT BURIAL #14 WIRE AS REQUIRED | | | |
| ⊕ | RAIN BIRD ESP-SMTe WATER SENSE CERTIFIED 12 ZONE TIME CONTROLLER RAIN SWITCH READY 110/24 VOLT | | | |
| --- | 1 1/2" SCH. 40 PVC MAIN LINE AS SHOWN | | | |
| --- | RAIN BIRD WR2-RFC RAIN SENSOR | | | |

SEE DETAILS & NOTES ON SPECIFICATION SHEET

| ZONE | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|----------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| # HEADS | 17 | 21 | 13 | 20 | 13 | 17 | 15 | 13 | 16 | 14 | 14 | 16 |
| G. P. M. | 26.40 | 39.00 | 33.00 | 38.00 | 31.00 | 38.00 | 31.00 | 20.00 | 27.00 | 22.00 | 33.00 | 30.00 |

NOTE:
ZONE RUN TIME ACTIVITY SHALL BE 25 MINUTES FOR THE FIRST 30 DAYS (EXCEPT FRIDAYS) FOR THE ESTABLISHMENT OF THE PLANT MATERIALS, AFTER THE ESTABLISHMENT OF PLANT MATERIAL THE ZONES SHALL RUN A MAXIMUM OF 20 MINUTES EACH ZONE TWICE WEEKLY OR AS DIRECTED BY THE "SOUTH FLORIDA WATER MANAGEMENT DISTRICT" RESTRICTION REQUIREMENTS.



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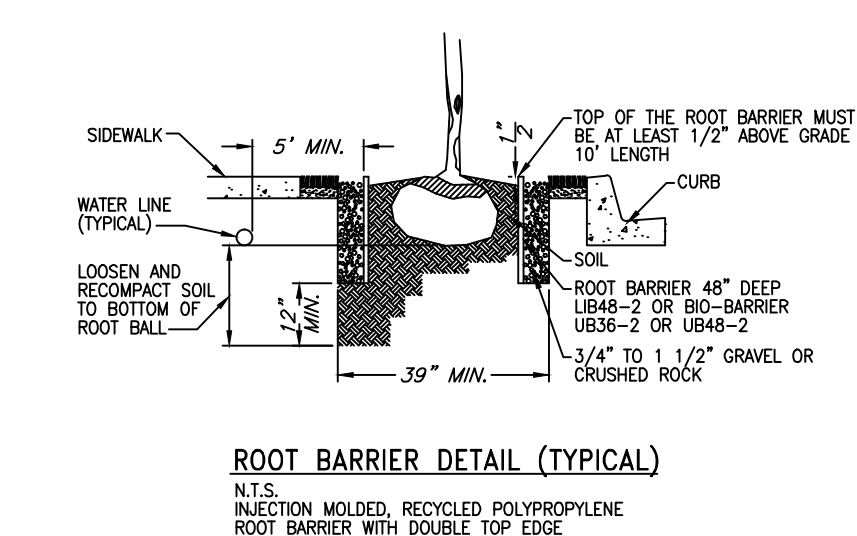
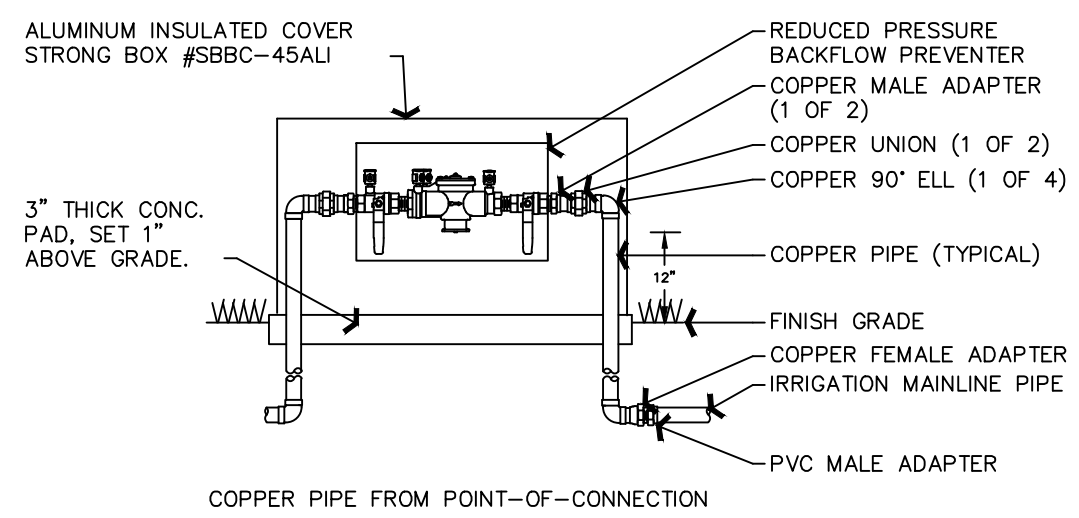
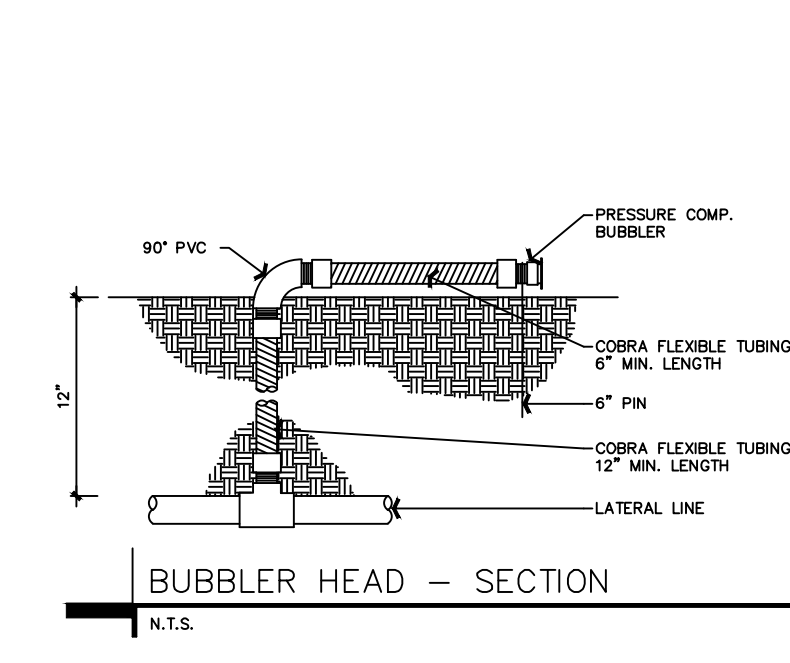
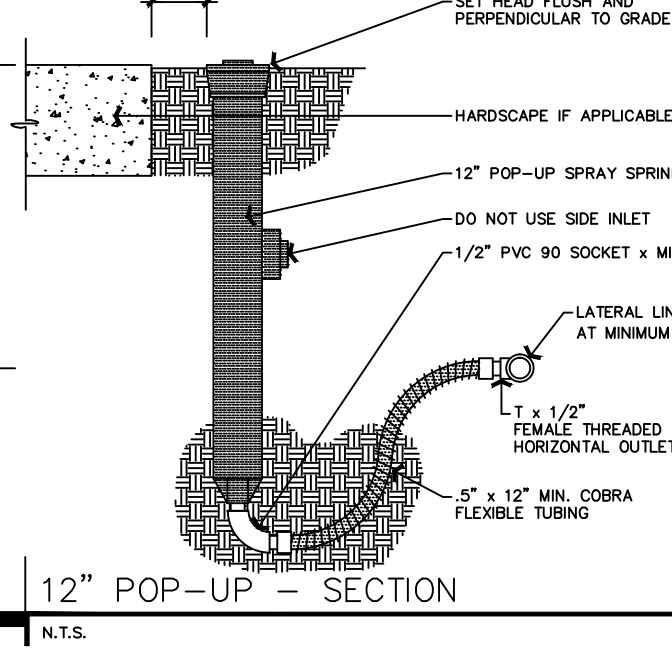
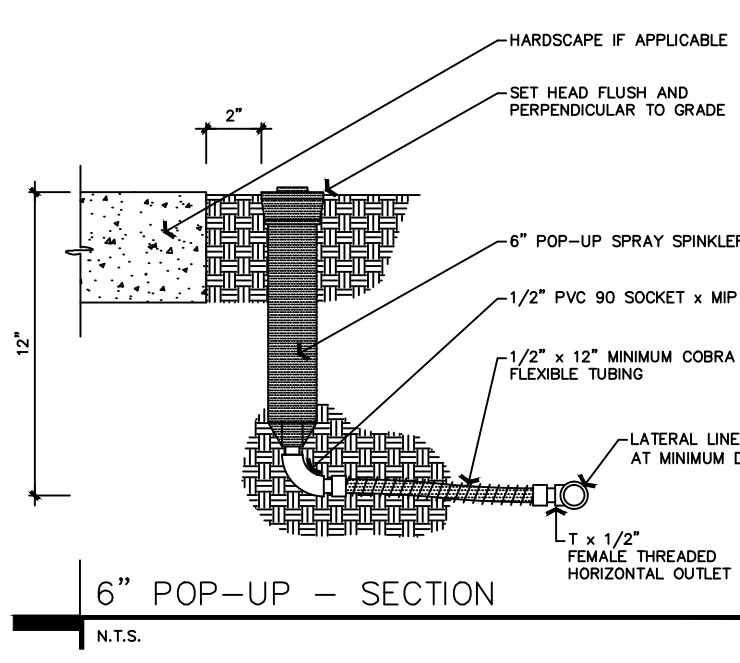
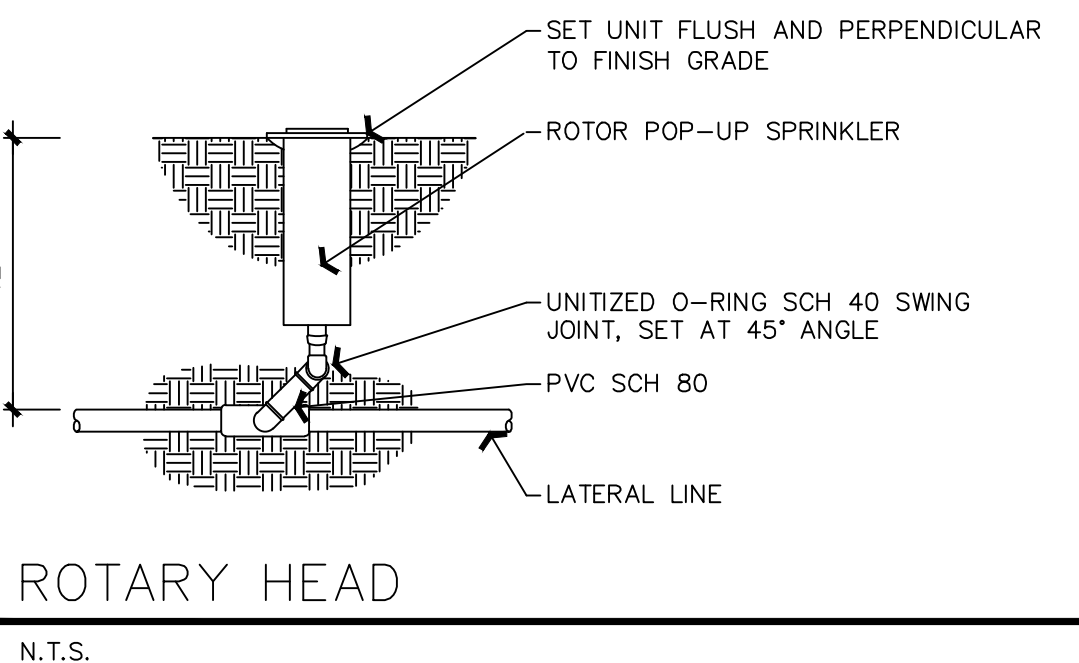
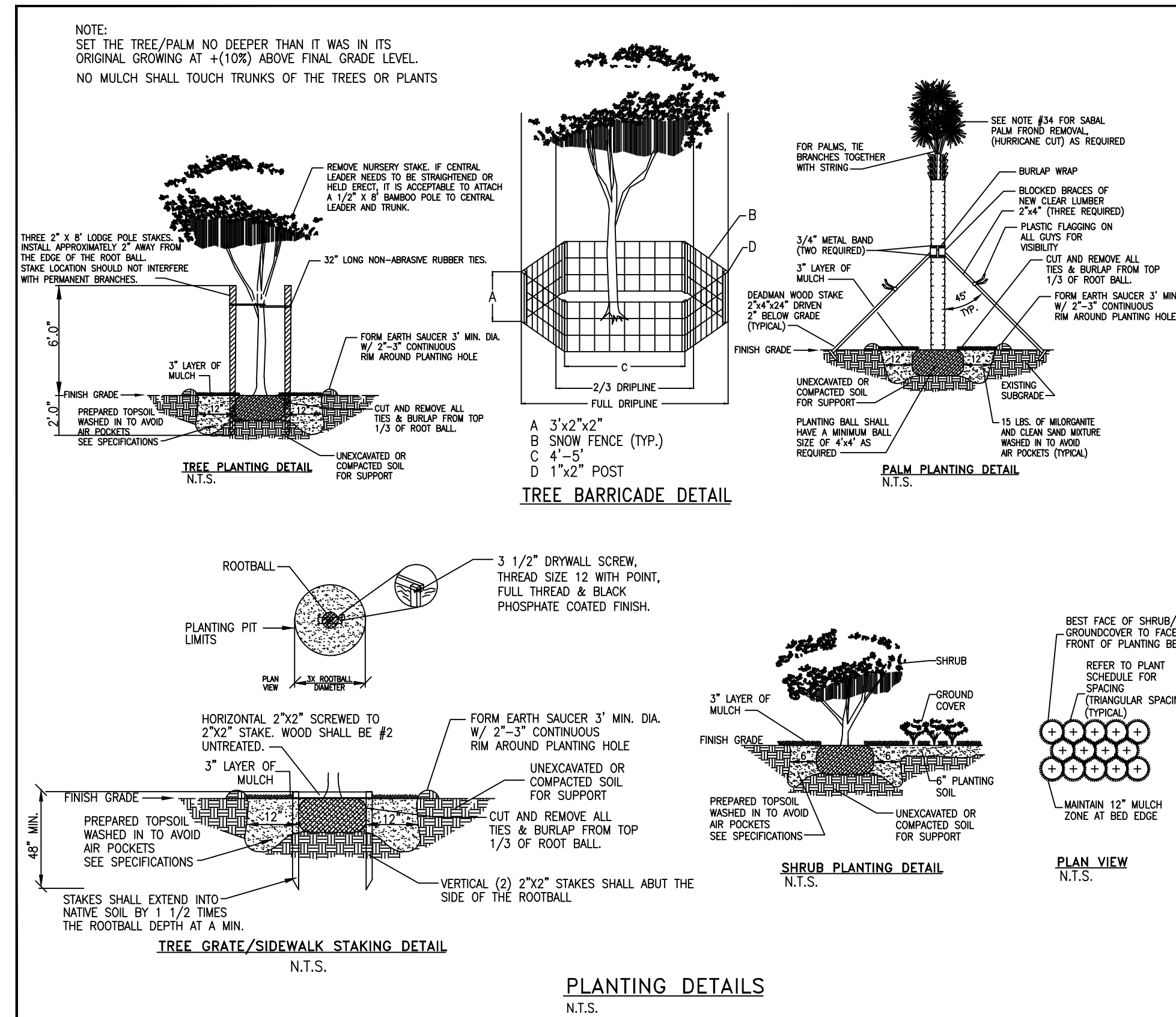
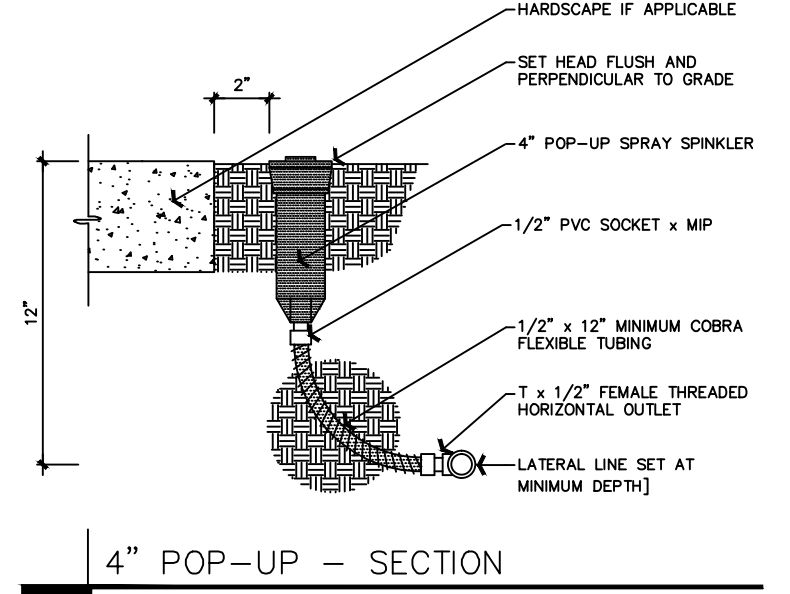
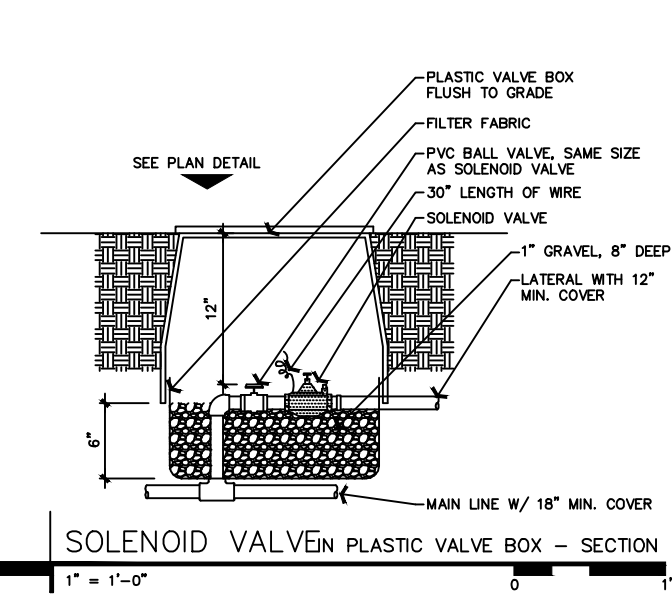
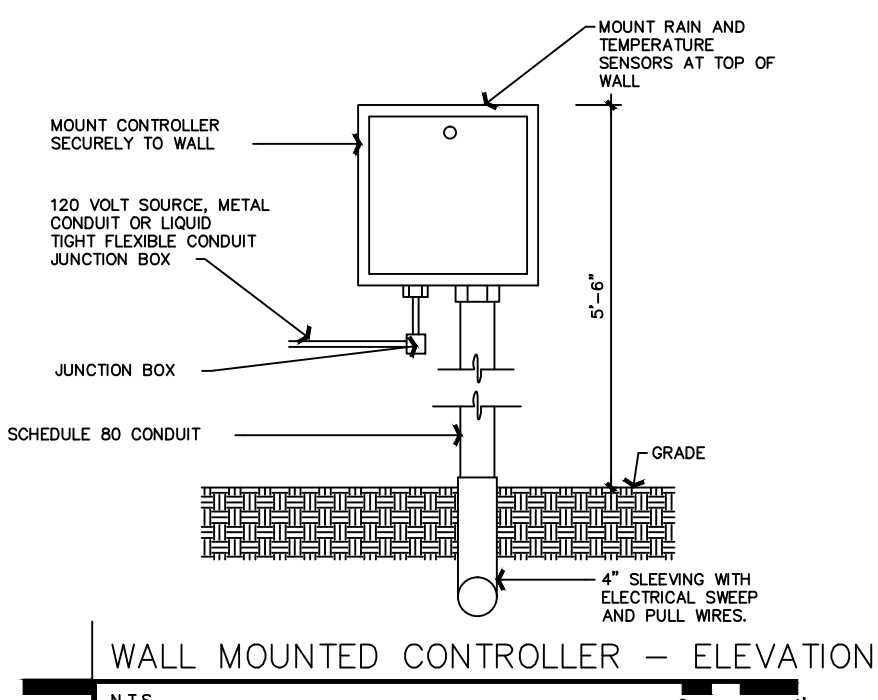
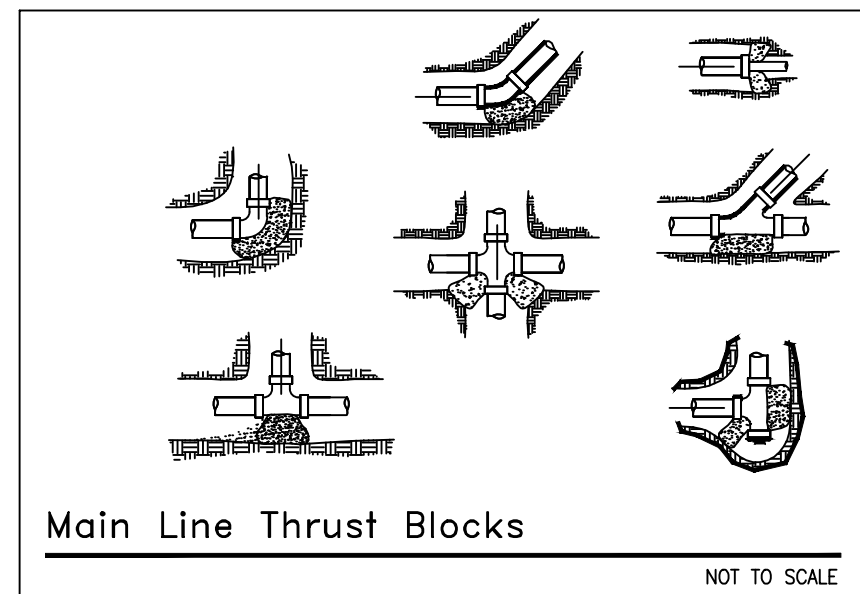
CERTIFICATE OF AUTHORIZATION - 4432

EDUARDO GARCACHE
STATE OF FLORIDA REG. # 3114
CKE GROUP, INC. COA # 4432

project no.: 21-11-2163
scale: AS SHOWN
date: 6-28-2021
drawn by: EM/AG
RICK BARTLETT

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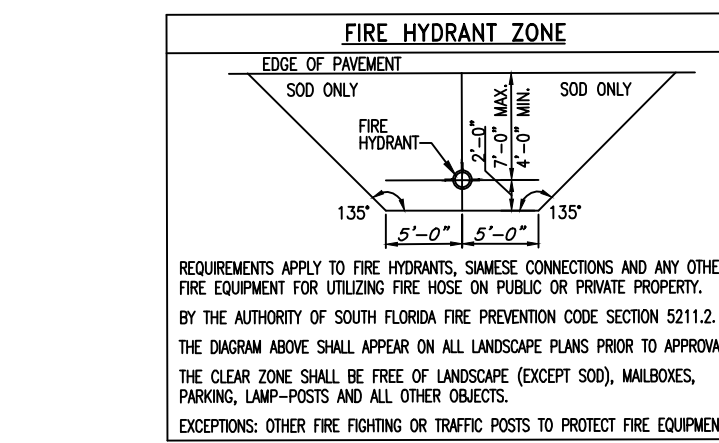


NOTE: A ROOT BARRIER SYSTEM SHALL BE INSTALLED IN SITUATIONS WHERE A TREE OR PALM IS PLANTED WITHIN 10' OF A PAVED SURFACE OR INFRASTRUCTURE.
MINIMUM ROOT BARRIER REQUIREMENTS:
1) PANEL 0.085 THICK POLYPROPYLENE 2) ROUNDED EDGES 3) ANTI-LIFT PADS
4) ZIPPER JOIN SYSTEM 5) 24" DEPTH

NOTE: BIO BARRIERS SHALL BE INSTALLED WHERE TREES ARE IN THE VICINITY OF UNDERGROUND LINES, FIELD VERIFY AS REQUIRED.

LANDSCAPE SPECIFICATIONS

- CONTRACTOR SHALL MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
- EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY, COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK. THE LANDSCAPE PLANS SHALL NOT BE UTILIZED FOR STAKING, LAYOUT OR LOCATIONS OF ANY SITE STRUCTURE OR FEATURE INCLUDING BUT NOT LIMITED TO BUILDINGS, SIGNS, SIDEWALKS, EASEMENTS, UTILITIES OR ROADWAYS.
- ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS", CURRENT EDITION SPECIFICALLY.
- ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
- ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
- ALL SOIL TO BE ST. AUGUSTINE FLORATAM SOIL, UNLESS OTHERWISE NOTED.
- ALL BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH / FLORIMULCH, & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE).
- ALL TREES TO HAVE A 2 1/2" MINIMUM TRUNK CALIPER OR UNLESS OTHERWISE SHOWN ON LANDSCAPE LEGEND.
- ALL TREES FIELD GROWN (LIRIO CAN TREES NOT ACCEPTABLE), UNLESS OTHERWISE SHOWN.
- LANDSCAPER TO FURNISH ALL MATERIALS AND LABOR INCLUDING PLANTS, MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMITS, ETC., NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE BY OTHERS.
- LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
- OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- LANDSCAPER SHALL HAVE A COMPETENT SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
- PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES, SOUND, HEALTHY WOODRUS, FREE FROM PLANT DISEASE, INSECTS OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
- PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
- OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
- LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
- THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
- METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
- PLANT MATERIALS ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWEST FROND); GAL (GALLON CAN); 3 GAL (3 GALLON CAN); GA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD); Hvy (INDICATES HEAVY); MIN (INDICATES MINIMUM).
- SUBSTITUTION: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZES SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION AND APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
- THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM OR OTHER "ACTS OF GOD" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
- SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH OR SLIGHTLY HIGHER (4-17) THAN THE FINISHED GRADE.
- DELIVERY RECEIPTS FOR TOPSOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST.
- COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD BY WEIGHT OR "MILORGANITE". NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
- INITIAL FERTILIZATION OF TREES, SHRUBS, GROUND COVERS, SHALL BE WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:
5 LBS. OR 14.5 CUPS / PALMS
3 LBS. OR 8.70 CUPS / 12"-16" MATERIAL
2 LBS. OR 5.80 CUPS / 6"-12" MATERIAL
0.69 LBS. OR 2.00 CUPS / 6"-8" MATERIAL
0.19 LBS. OR 1/2 CUP / 3 GAL MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL MATERIAL
- FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS:
SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL CONTAINER, 1/4 LB. PER 1 GAL CONTAINER) AND GROUNDCOVER. THE SOIL STARTER FERTILIZER Mixture SHALL BE A 5-10-10 AT A RATE OF 20 LBS. PER 1000 S.F. A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB. PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER 1 GAL. PLANTS, 2 PER 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER. APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURERS RECOMMENDATION.
- SUPPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRYLAMIDE COPOLYMER, POTASSIUM, ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY, USING THE FOLLOWING AMOUNTS:
1 PAC PER TREE - 36" BALL SIZE
2 PACS PER TREE - OVER 36" BALL SIZE
1 PAC PER 20 GAL CONTAINER
0.5 PACS PER 7-10 GAL CONTAINER
0.25 PACS PER 3 GAL CONTAINER
0.12 PACS PER 1 GAL CONTAINER
- LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
- PLANTING SOIL: PLANTING SOIL SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONES, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.
- WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER.
- PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL. PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATBACKED.
- SITE PREPARATION: IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES, AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER.
- MAINTENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITIONS AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATIONS. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.
- CONTRACTOR TO REMOVE ALL REMAINING FRONDS ON NEWLY PLANTED SAGUO PALMS WITH THE EXCEPTION OF THE CENTER BUD TO INSURE BETTER SURVIVABILITY AND LESS WATER STRESS PROBLEMS OF THE PALM, THIS GIVING HIGHER SURVIVAL RATE OF THE SAME. (NOTE: OTHER PALM SPECIES TIE BRANCHES TOGETHER WITH BIODEGRADABLE TWINE TO A TIGHT BUNDLE AROUND BUD FOR PROTECTION AS REQUIRED).
- ALL APPLICABLE FEDERAL, STATE, AND LOCAL PERMITS SHALL BE OBTAINED PRIOR TO ANY REMOVAL, RELOCATION, OR INSTALLATION OF PLANT MATERIALS INDICATED WITHIN THE PLANS OR PLAN DOCUMENTS.
- A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 30' & 8 FT MEASURED FROM GRADE LEVEL AT ALL ENTRANCES, EXITS, AND INTERSECTIONS.



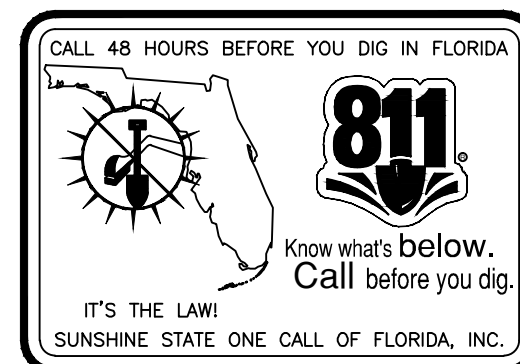
IRRIGATION SCHEDULE

FOR RELOCATED AND/OR NEWLY PLANTED TREES/PALMS THE IRRIGATION SCHEDULE SHALL BE AS PER UP/IR/AS PUBLICATION ENH-1061; DURING ESTABLISHMENT, TREES SHOULD BE IRRIGATED 2-3 TIMES PER WEEK WITH 2 GALLONS PER INCH TRUNK CALIPER. ALL THIS WATER SHOULD BE APPLIED ONLY TO THE TOP OF THE ROOT BALL.

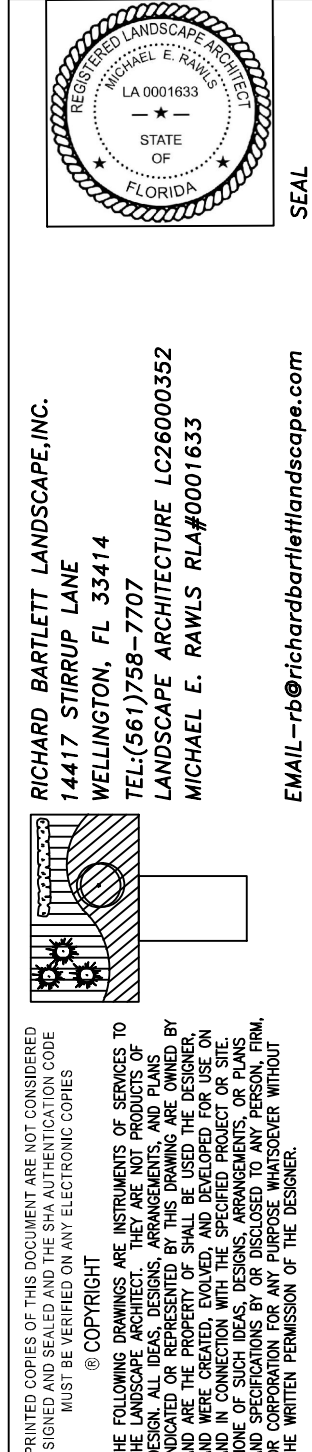
TABLE 2. IRRIGATION SCHEDULES DEPEND ON SIZE OF NURSERY STOCK AND DESIRED OBJECTIVE*.

| SIZE OF NURSERY STOCK | IRRIGATION SCHEDULE FOR | |
|-----------------------------|---|-----------------------------|
| | VIGOR | SURVIVAL |
| LESS THAN 2 INCH CALIPER | DAILY: 2 WEEKS EVERY OTHER DAY: 2 MONTHS WEEKLY-UNTIL ESTABLISHED | TWICE WEEKLY FOR 2-3 MONTHS |
| 2-4 INCH CALIPER | DAILY: 1 MONTH EVERY OTHER DAY: 3 MONTHS WEEKLY-UNTIL ESTABLISHED | TWICE WEEKLY FOR 3-4 MONTHS |
| GREATER THAN 4 INCH CALIPER | DAILY: 6 WEEKS EVERY OTHER DAY: 5 MONTHS WEEKLY-UNTIL ESTABLISHED | TWICE WEEKLY FOR 4-5 MONTHS |

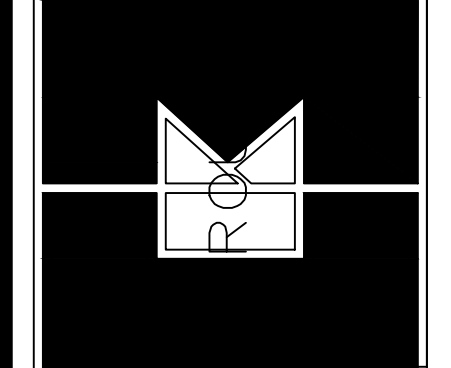
* ESTABLISHMENT TAKES APPROXIMATELY 3 MONTHS (HARDINESS ZONES 10-11) 4 MONTHS (HARDINESS ZONES 9-9) PER INCH TRUNK CALIPER.



NOTE: "ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARDS DETAILS; LD 1.1 & LD 1.2"



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CERTIFICATE OF AUTHORIZATION - #432

TINT WORLD - HEADQUARTER
3416 SO. FEDERAL HWY
DELRAY BEACH, FLORIDA 33483

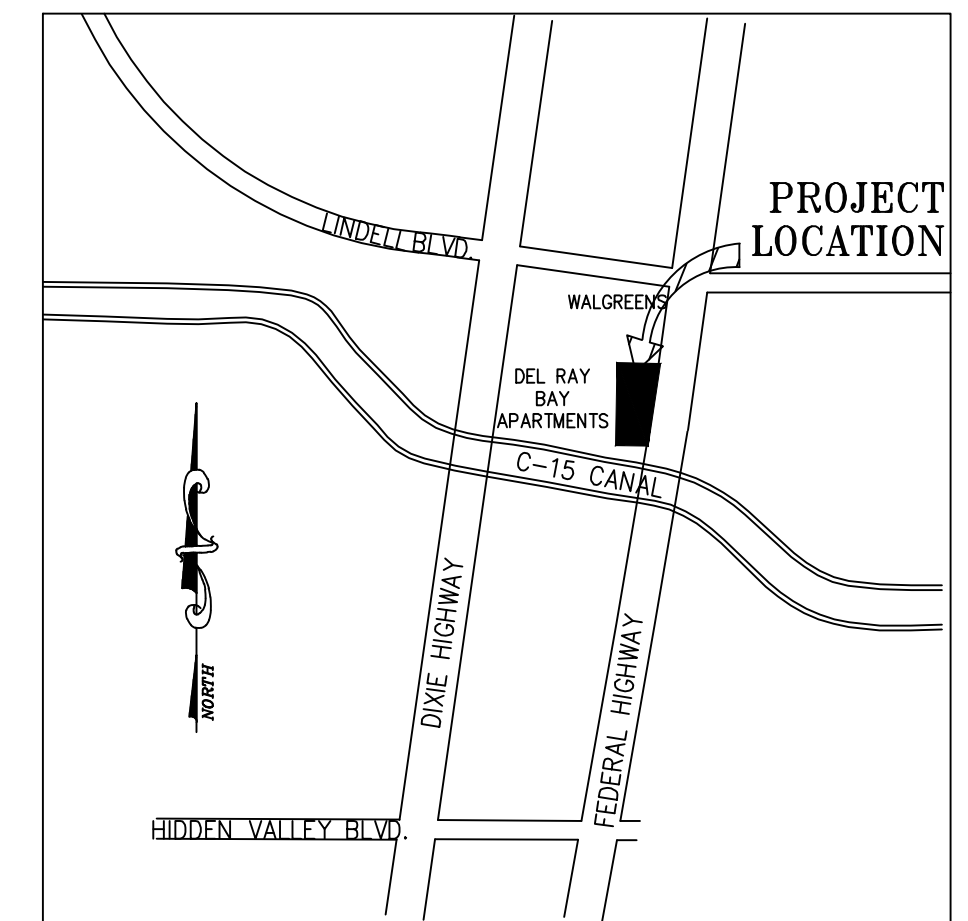
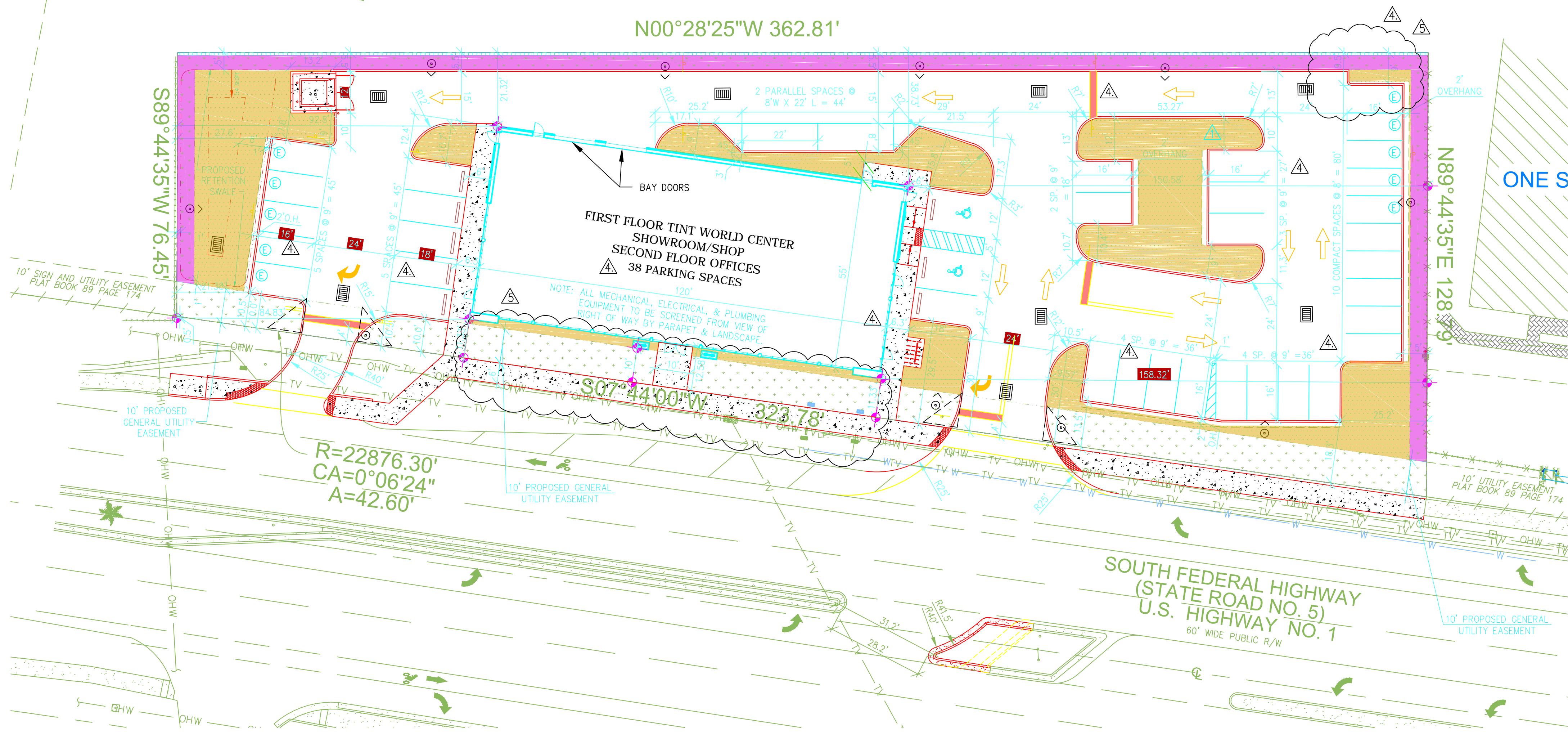
EDUARDO CARABO
CKE GROUP, INC. CO-ARCHITECT

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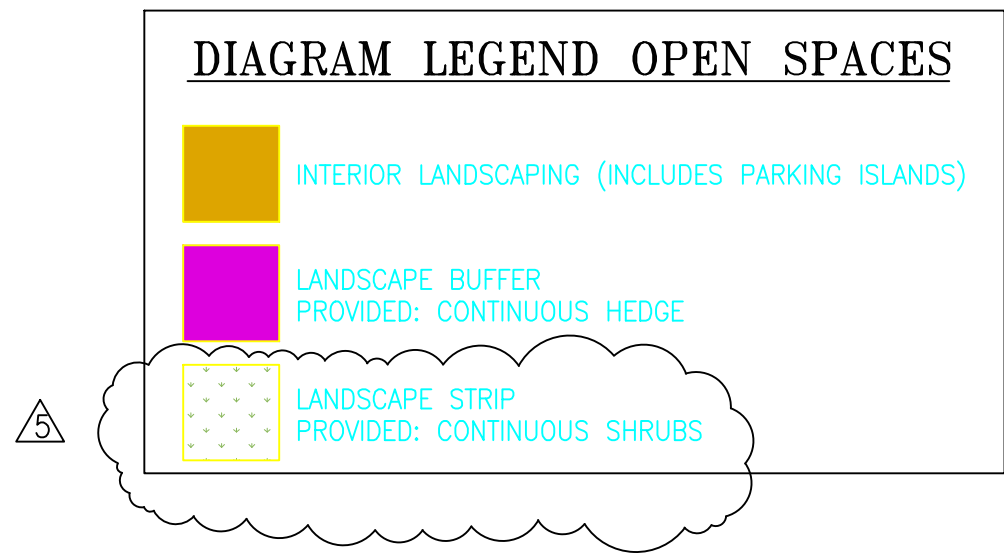
21-11-2163
project no.: 1760
scale: AS SHOWN
date: 6-28-2021
drawn by: EM. RICK BARTLETT

17190 ROYAL PALM BLVD. • SUITE 2 • WESTON, FLORIDA 33326 • (954) 982-7211 • (305) 558-412

L-4

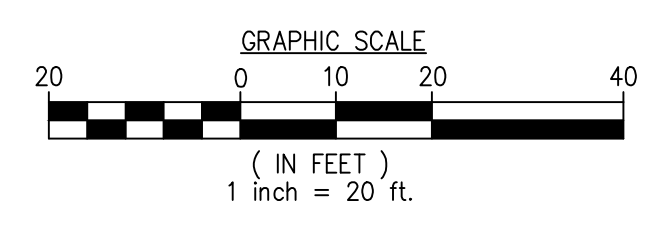
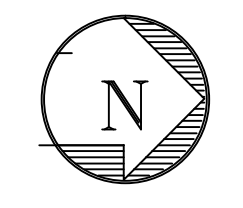


LOCATION SKETCH



CODE DIAGRAM OPEN SPACE PLAN

1"=20'-0"



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RICHARD BARTLETT LANDSCAPE, INC.
 14417 STIRRUP LANE
 WELLSINGTON, FL 33414
 TEL: (561) 758-7707
 MICHAEL E. PARKER, P.L.A. #00071625

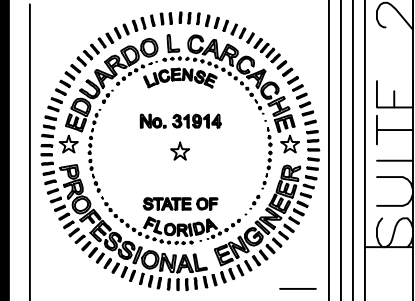
EMAIL: rb@richardbartlettlandscape.com

CKE GROUP INCORPORATED
 engineering • architecture • planning

CERTIFICATE OF AUTHORIZATION - 4432

TINT WORLD - HEADQUARTER
 3416 S. FEDERAL HWY
 DELRAY BEACH, FLORIDA 33483

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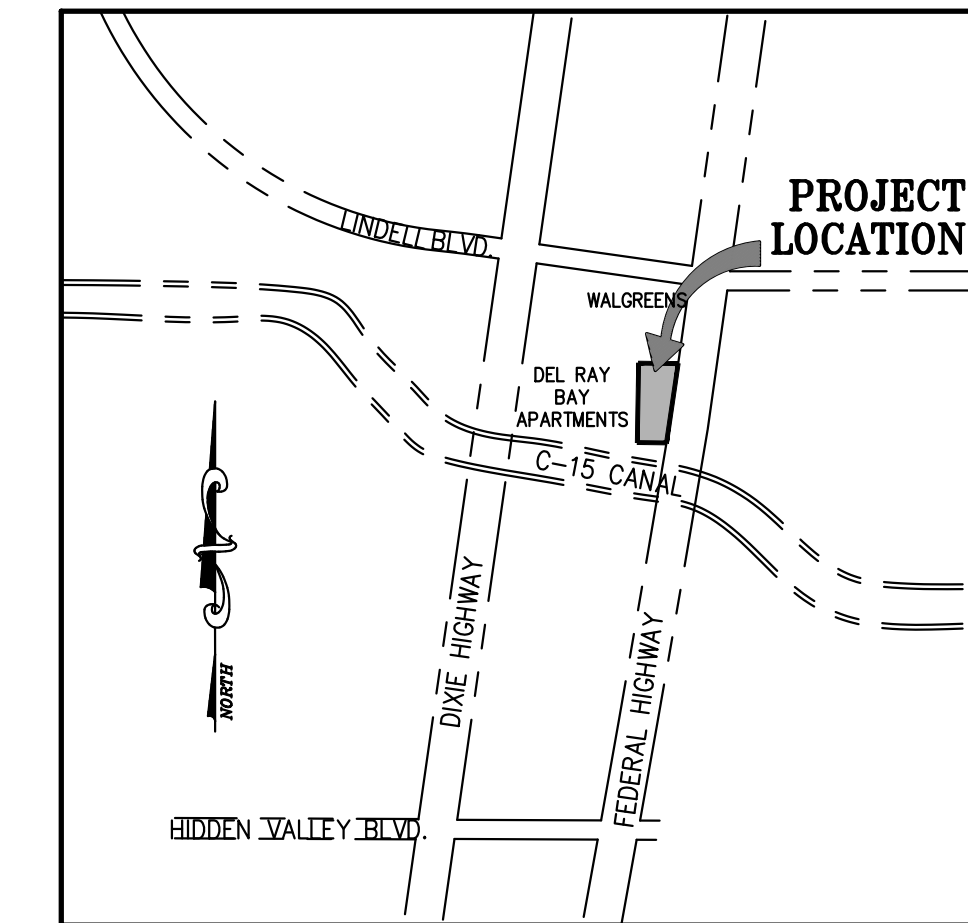
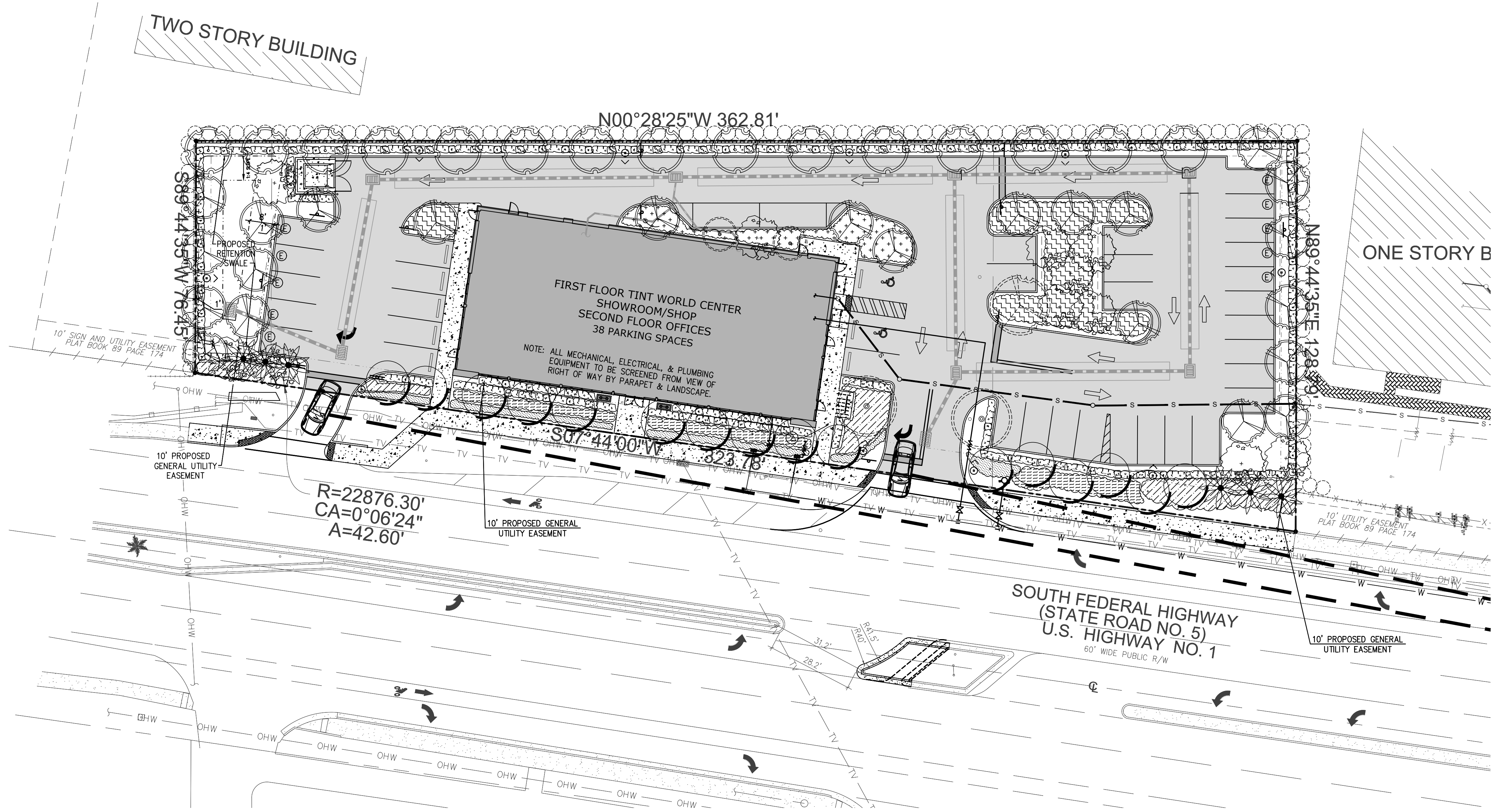


EDUARDO L. CARCHICHE
 STATE OF FLORIDA, P.E. 31914
 CKE GROUP, INC. COA-4432

21-11-2163
 project no.: 1760
 scale: AS SHOWN
 date: 6-28-2021
 drawn by: EM/AG
 RICK BARTLETT

09-07-23 CITY COMMENTS
 08-27-23 CITY COMMENTS
 3/22/22 UPDATED SITE
 1-2/17/22 UPDATED BLDG.

revisions



LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, LYING WEST OF THE RIGHT OF WAY OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) LESS THE NORTH 400 FEET AND LESS THE SOUTH 25 FEET OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA;

AND

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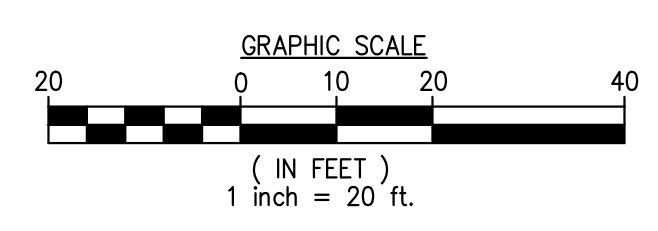
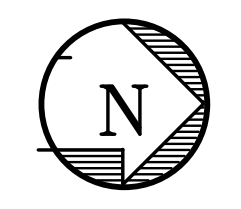
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COMMENCING AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE RUN NORTH 86°28'18" WEST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 495.46 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5); THENCE RUN SOUTH 11°31'07" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 302.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.98 FEET TO A POINT; THENCE RUN NORTH 86°28'18" WEST, A DISTANCE OF 112.86 FEET TO A POINT ON THE EAST LINE OF BLOCK 32 OF DEL-RATON PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN NORTH 03°03'23" EAST, ALONG SAID EAST LINE OF BLOCK 32, A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN SOUTH 86°28'18" EAST, A DISTANCE OF 127.72 FEET TO THE POINT OF BEGINNING.

COMPOSITE OVERLAY PLAN

1"=20'-0"

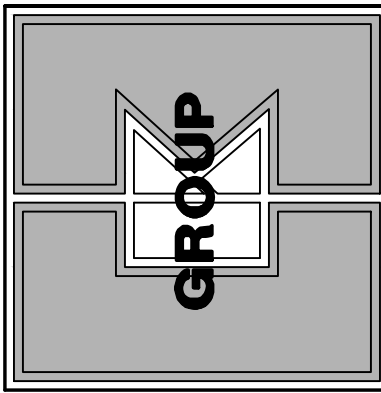


EXISTING LEGEND

- ◆ SITE BENCHMARK
- FOUND MONUMENT (AS NOTED)
- ⊙ SANITARY MANHOLE
- ⊕ CLEANDUT
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ST — STORM LINE (UNDERGROUND)
- SS — SANITARY LINE (UNDERGROUND)
- W — WATER LINE (UNDERGROUND)
- G — GAS LINE (UNDERGROUND)
- E — ELECTRIC LINE (UNDERGROUND)
- OH — ELECTRIC LINE (OVERHEAD)

PROPOSED LEGEND

- — — — — PROPERTY LINE
- — — — — BUILDING SETBACK LINE
- — — — — LANDSCAPE BUFFER LINE
- — — — — TRENCH CURB
- ▬ BUILDING
- ▨ CONCRETE SIDEWALK
- ▩ ASPHALT PAVEMENT
- ← TRAFFIC ARROW
- ⑦ PARKING COUNT SYMBOL
- ♿ HANDICAP PARKING
- BOLLARD
- SIGN
- — — — — STORMWATER PIPE
- ▣ STORM CATCH BASIN
- STORM CLEANOUT
- S — S — SANITARY SEWER
- W — W — WATER MAIN



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CERTIFICATE OF AUTHORIZATION - 4488

TINT WORLD - HEADQUARTER
3416 S. FEDERAL HWY
DELRAY BEACH, FLORIDA 33483

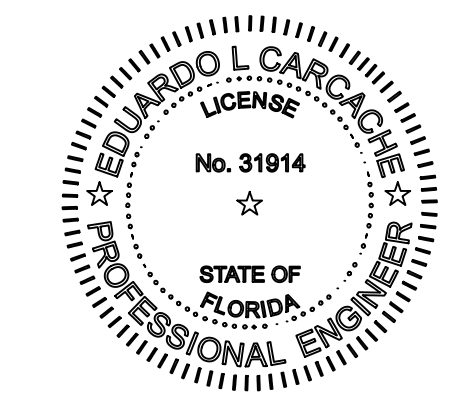
WESTON, FLORIDA 33326 • SUITE 2 •

17190 ROYAL PALM BLVD.

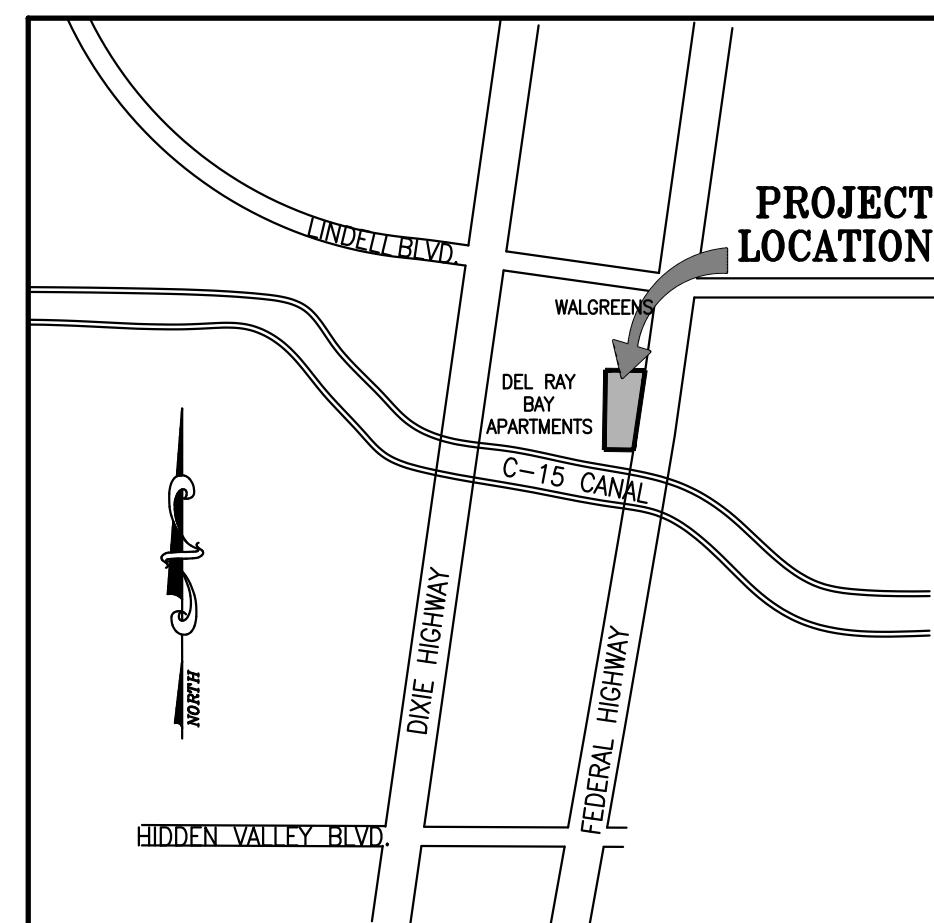
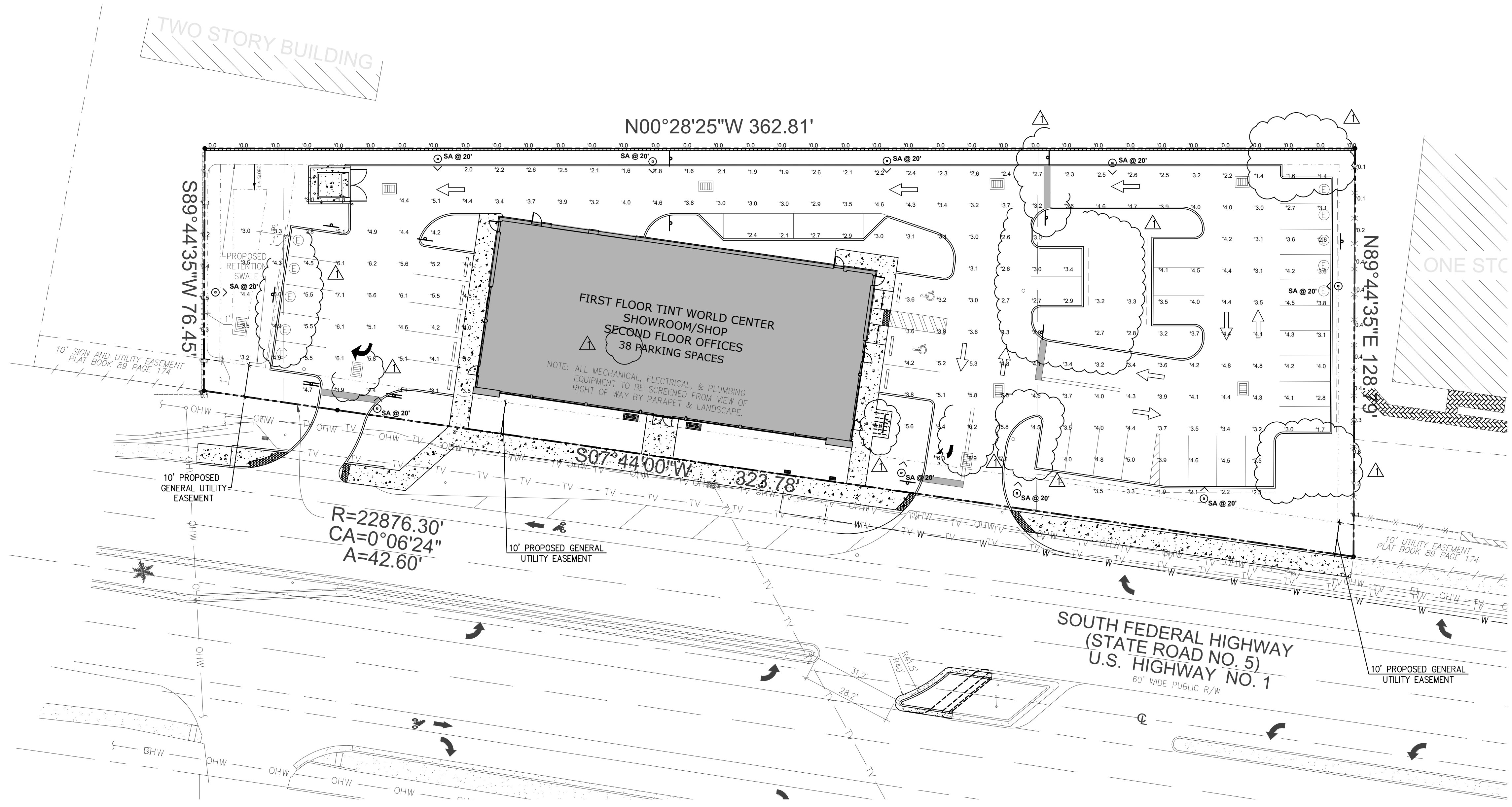
EDUARDO CARCACHÉ
STATE OF FLORIDA PE 31914
CKE GROUP, INC. COA-4432

project no: 1760
scale: AS SHOWN
date: 6-28-2021
drawn by: EY/JAG

revisions seal



This item has been digitally signed by Eduardo L. Carcaché on the date adjacent to the seal. Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.



LEGAL DESCRIPTION

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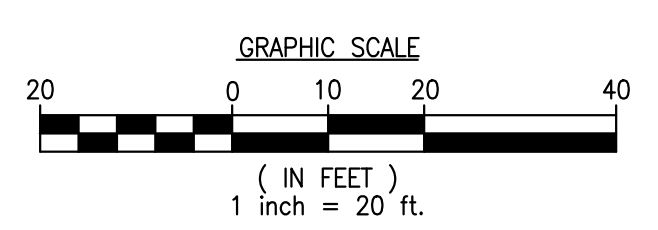
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SITE LIGHTING PLAN

1"=20'-0"

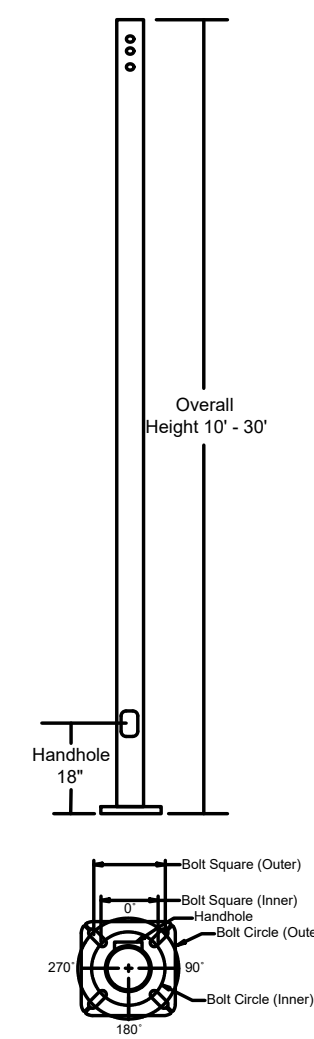
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|-------|----------|--------------|-------------------------|-----------------|-------------------|---------|
| SA | SA | 10 | KIM LIGHTING | UR20-SBL-140-K7-4-BC PT | 12387 | 0.9 | 140 |

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---------------|--------|--------|--------|--------|---------|---------|
| PARKING | + | 3.8 fc | 7.1 fc | 1.4 fc | 5.1:1 | 2.7:1 |
| PROPERTY LINE | + | 0.1 fc | 0.5 fc | 0.0 fc | N/A | N/A |

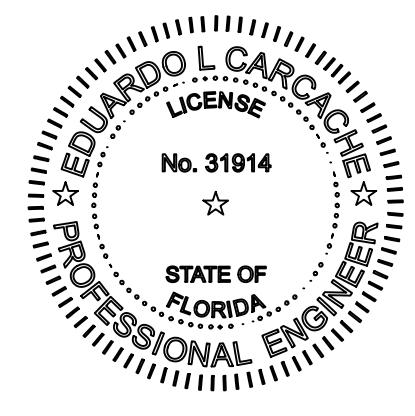
DATE: _____ LOCATION: PARKING DRIVEWAY
 TYPE: SA PROJECT: _____
 CATALOG #: _____



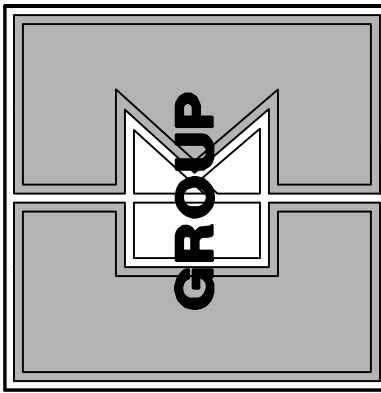
RSS-K SERIES POLES
ROUND STRAIGHT STEEL



- NOTES:**
- LOT IS REQUIRED TO HAVE AN INITIAL AVERAGE OF 13-15 FOOTCANDLES AND THEN MAINTAIN A MINIMUM OF 1 FOOTCANDLE.
 - POLES / LUMINARIES SHALL BE RATED FOR 175 MPH.
 - FIXTURE SUPPORT SHALL BE PER NEC 410-15.



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 (CERTIFICATE OF AUTHORIZATION - 4488)

TINT WORLD - HEADQUARTER
 3416 S. FEDERAL HWY
 DELRAY BEACH, FLORIDA 33483

project no: 1760
 scale: AS SHOWN
 date: 6-20-2021
 drawn by: EY/JAG

17190 ROYAL PALM BLVD. • SUITE 2 • WESTON, FLORIDA 33326 • (305) 558-4124 - (954) 982-7211

EDUARDO L. CARCOCHE
 STATE OF FLORIDA PE 31914
 CKE GROUP, INC. COA-4432

CE-1



February 24, 2022

John M. Donaldson, PE, PTOE
JMD Engineering, Inc.
12773 Forest Hill Blvd, Suite 204
Wellington, FL 33414

**RE: Tint World
Project #: 220205
Traffic Performance Standards (TPS) Review**

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated February 7, 2022, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

| | |
|---------------------------------|--|
| Municipality: | Delray Beach |
| Location: | West side of Federal Hwy, about 0.10 miles south of Lindell Blvd |
| PCN: | 12-43-46-32-12-008-0030 |
| Access: | One right-in/right-out and one right-in/left-in/right-out access driveway connections onto Federal Hwy <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u> |
| Vested Uses: | General Retail = 3,425 SF |
| Proposed Uses: | Redevelop the site with: General Office = 6,600 SF Vehicle Tinting = 6,600 SF |
| Project Daily Trips: | 203 |
| Project Peak Hour Trips: | 43 (34/9) AM; 26 (9/17) PM |
| New Daily Trips: | 23 |
| New Peak Hour Trips: | 42 (33/9) AM; 12 (2/10) PM |
| Build-out: | December 31, 2027 |

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network and, therefore, **meets** the TPS of Palm Beach County.

Please note an FDOT conceptual driveway pre-approval letter should be provided for the access connections onto Federal Hwy for the proposed land uses.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*



John M. Donaldson, PE, PTOE
February 24, 2022
Page 2

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email HAkif@pbcgov.org.

Sincerely,

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:qg

cc:

Anthea Giannotes, AICP, Director of Development Services, City of Delray Beach
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division

3416 South Federal Highway, Delray Beach FL



**FASTEST
GROWING
AUTO STYLING
FRANCHISE!**



Site Plan Application Narrative

Franchise Headquarters LLC (“Owner”) is the owner of the +/- 0.85 acre property located at 3416 S. Federal Highway (“Property”), which is generally located on the west side of Federal Highway at the very southern limit of the City of Delray Beach (“City”). The Property has a future land use designation of General Commercial and is zoned PC, Planned Commercial. The General Commercial land use designation is designed to accommodate a wide range of non-residential and mixed use developments along major corridors in the City. Similarly, the Planned Commercial zoning district is intended to provide for retail, office and other commercial activities to be established on large sites in well-planned, functional and aesthetically pleasing manner. Owner is proposing to redevelop the Property with a 2-story, 4,454 square foot building to service as Owner’s new Flagship Franchise Headquarters for TINT WORLD® (“Project”). As further detailed below, the Project will include a Franchise Center (as well as amenities for the corporate offices) on the first floor, which will be open to the public for the services TINT WORLD® provides to customers, and corporate offices on the second floor.

ABOUT TINT WORLD®

TINT WORLD® Automotive Styling Centers™ is America’s largest and fastest growing automotive accessories and window tinting franchise; specializing in the below products and installation services:

- Auto Window Tinting
- Paint Protection Film
- Ceramic Coating Services
- Vehicle Wraps & Graphics
- Car Audio & Security
- Auto Parts & Accessories

The TINT WORLD® concept was originally started in south Florida, in 1982 and with six company locations, begin franchising in 2007 to become today’s industry leading automotive franchise opportunity with over 100 locations in the United States, Canada, Saudi Arabia, and United Arab Emirates.

TINT WORLD® Customers include general public retail customers, new and used car automobile dealerships, automobile fleets, insurance companies, governmental agencies, and commercial customers.

TINT WORLD® Centers range in size from 5,000 to 6,000 square feet of interior AC space, at least one or more overhead bay doors to a clean workshop environment to perform vehicle services. Typically, most services are completed within one or two hours, so customers can wait while installation services are completed, or they can leave the vehicle for and return after the installation services have been completed.

The proposed location shall be a single owner-occupied facility for both the Franchised Center on the first floor, and the Franchise Headquarters to support its entire family of franchisees on the

second floor.

The proposed Franchise Center on the first floor will consist of approx. 5 employees who work in the building and operate Franchise Business: Customer Sales and Installation Services. The Average Franchise Centers perform services on approx. 50 vehicles per week. (6 to 10 vehicles per day)

The proposed Franchise Headquarters on the second floor will consist of approx. 20 employees who work in the building, plus approx. 8 employees who work remotely. The 20 employees who work in the building operate the Franchise Departments: Development, Operations, Marketing, Technology, Accounting and Administration. The approx. 8 employees who work remotely live in other states and frequently visit and support franchise locations.

The proposed Franchised Center will be our Franchise Flagship Center facility that will represent our Brand with a clean retail branded building for the Delray Beach community, our consumers, and our visiting franchisees. The establishment of this Franchised Center will add great value to the community because it will employ local residents, and service the community with valuable products and services from a leading national franchise.

TINT WORLD® AWARD-WINNING FRANCHISE

- Entrepreneur Magazine Top 500 Fastest Growing Franchise
- Entrepreneur Magazine Top 150 Franchise for Veterans
- Entrepreneur Magazine #1 Automotive Franchise
- South Florida Business Journal's Fast 50 Awards
- Franchise Business Review Top 50 Franchise
- Inc. 500I5000 Fastest Growing Companies

ESSENTIAL BUSINESS

TINT WORLD® is an essential business according to the U.S. Department of Homeland Security for those who conduct a range of operations and services that are typically essential to continue critical infrastructure operations. Critical infrastructure is a large, umbrella term encompassing sectors from energy to defense to agriculture.

TINT WORLD® meets the General Commercial (GC) District basic regulations for small parcels which are best suited for general retail and office uses. The PC District applies to properties designated as General Commercial when it is appropriate to preserve the character of certain specialty retail and office centers; and ensure that certain high visibility areas are attractively developed.