

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

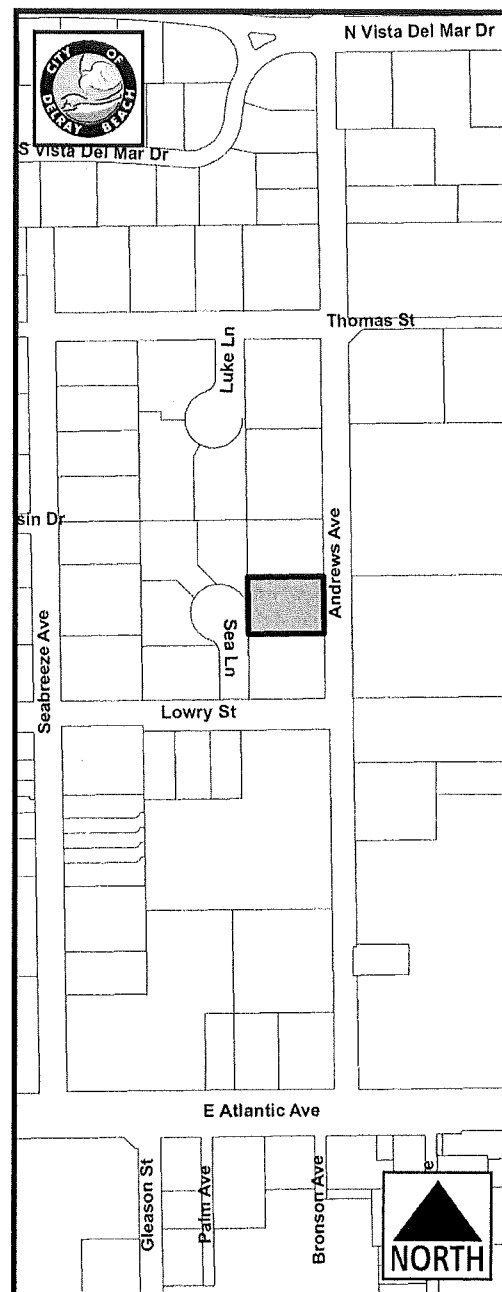
MEETING DATE: November 30, 2016

ITEM: Seaglass Cottages (104 Andrews Avenue) – Class V Site Plan associated with demolition of an existing single family residence and construction of a three-story 5-unit fee simple townhome development with a swimming pool and 2-car garage serving each unit.

RECOMMENDATION: Approve the Class V Site Plan, Landscape Plan and Architectural Elevations, subject to conditions.

GENERAL DATA:

Agent.....	Richard Jones Architecture
Applicant.....	Seaside Builders
Owner.....	Gregorski 17 LLC
Property Size.....	19,440 sq. ft. (0.446 acre)
Future Land Use Map.....	MD (Medium Density Residential – 5 to 12 Dwelling Units Per Acre)
Current Zoning.....	RM (Multiple Family Residential - Medium Density)
Adjacent Zoning.....	North: RM (Multiple Family Residential - Medium Density)
	South: RM (Multiple Family Residential - Medium Density)
	East: RM (Multiple Family Residential - Medium Density)
	West: R-1-AAA (Single Family Residential)
Existing Land Use.....	Single Family Residential
Proposed Land Use.....	Multiple Family Residential
Water Service.....	Existing on site
Sewer Service.....	Existing on site



ITEM BEFORE THE BOARD

The item before the Board is approval of a Class V Site Plan for **Seaglass Cottages**, pursuant to Land Development Regulations (LDR) Section 2.4.5(F)(1)(a). The request involves the following elements:

- ☐ Site Plan;
- ☐ Landscape Plan; and,
- ☐ Architectural Elevations

The property is located on the west side of Andrews Avenue, just north of Lowry Street (104 Andrews Avenue).

BACKGROUND

The subject property is a 0.446 acre (19,439 sq. ft.) parcel containing an existing single family residence constructed in 1937. It is legally described as the north 50 feet of Lot 2 and south 50 feet of Lot 3 of Ocean Breeze Estates as recorded in the Official Record Book 27104 Page 293 of Palm Beach County.

Now before the Board for approval is demolition of the existing single family residence and construction of a 3-story, 5-unit townhome development with 2-car garages and swimming pools serving each unit.

PROJECT DESCRIPTION

The development proposal consists of the following:

- Construct 5 fee simple townhome units on separately platted lots
- Construct a swimming pool serving each unit
- Construct a two car garage serving each unit
- Construct associated driveways serving each unit
- Construct a 5' sidewalk along Andrews Avenue
- Installation of associated landscaping

SITE PLAN ANALYSIS

COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

LDR Section 4.3.4(K) Development Standards Matrix:

The following table indicates that the proposal complies with LDR Section 4.3.4(K), as it pertains to the RM (Multiple Family Residential – Medium Density) zoning district:

<u>Zoning</u> RM (Medium Density – Multiple Family Residential)	<u>Required</u> (1&2/3*)	<u>Proposed</u> (1&2/3*)
Building Setbacks (min.): - Front (east)	25'/30'	25'11"/30'
Side Interior (north)	15'/30'	15'/35'2"
Side Interior (south)	15'/30'	15'/35'2"
Rear (west)	25'	25'0½"
Maximum Lot Coverage (%):	40%	39.94%
Open Space (%):	25%	25.21%
Building Height (max.):	35'	35'
Minimum Floor Area (sq. ft.): 3BR (Unit 1)	1,250 sq. ft.	3,702 sq. ft.
3BR (Unit 2)	1,250 sq. ft.	4,981 sq. ft.
3BR (Unit 3)	1,250 sq. ft.	4,488 sq. ft.
3BR (Unit 4)	1,250 sq. ft.	4,981 sq. ft.
3BR (Unit 5)	1,250 sq. ft.	3,702 sq. ft.
Minimum/Maximum Density (units/acre):	6-12 units/acre	12 units/acre**
Min. Lot Size (sq. ft.)	8,000 sq. ft.	19,439 sq. ft.
Min. Lot Frontage (ft.)	60 sq. ft.	144 ft.
Min. Lot Width (ft.)	60 sq. ft.	144 ft.
Min. Lot Depth (ft.)	100 sq. ft.	135 ft.

* 1&2/3 = 1st and 2nd Story/ 3rd Story. There is an additional 5' setback for the 3rd story.

** Performance standards are applied to density requests over the min. six units per acre.

LDR Chapter 4.6 Supplementary District Regulations:

Vehicle Parking:

Pursuant to LDR Section 4.6.9(C)(2)(c), two or more bedroom dwelling units shall provide two spaces per unit and one-half of a space of guest parking. There are a total of five residential units and twenty parking spaces are provided. The parking requirement for the site is thirteen spaces. The development proposes two standard guest spaces in front of the two-car garage for each unit. Thus, there is a parking surplus of seven spaces for the overall site. Therefore, the parking requirement is met.

Pool Setbacks:

LDR Sections 4.6.15(G)(1), a minimum ten foot setback is required for swimming pools located in the rear, interior or side street setback areas. Per the chart below, the proposed development meets this requirement:

	East (Front)	West (Rear)	Side Interior (North)	Side Interior (South)
Required	N/A	10'	10'	10'
Proposed	N/A	10'8¾"	10'	10'8"

Minimum Offset:

Pursuant to LDR Section 4.3.3(O)(4)(a), no more than two townhomes may be constructed without providing a front setback of not less than 4' offset front to rear. A minimum 5' offset has been provided, thus this standard is met.

LDR Section 5.3.1(D) - Right-of-Way Requirements:

Pursuant to LDR Section 5.3.1(D)(2), local residential streets without curb and gutter require 60' of right-of-way. Where curb and gutter exist, only 50' of right-of-way is required.

Pursuant to LDR Section 5.3.1(D)(5), for existing streets, a reduction in the required right-of-way width may be granted by the City Engineer upon a favorable recommendation from the Development Services Management Group (DSMG).

Since both Andrews Avenue and Sea Lane are local residential streets without curb and gutter, a minimum 60' of right-of-way is required. Accordingly, a right-of-way dedication is required. These items were considered for a right-of-way reduction by DSMG. The results are as noted:

Andrews Avenue: On October 27, 2016, the DSMG (Development Services Management Group) determined that the existing fifty feet of right-of-way was sufficient. Thus, a 5' right-of-way dedication along the west side of the road was not deemed necessary.

Sea Lane: On October 27, 2016, the DSMG (Development Services Management Group) determined that the existing fifty feet of right-of-way was sufficient. Thus, a 5' right-of-way dedication along the west side of the road was not deemed necessary.

LDR Section 6.1.3(B) - Sidewalk Requirements:

Pursuant to LDR Section 6.1.3(B)(1)(a), low density residential areas require construction of a minimum 5' wide sidewalk along the property frontage.

Pursuant to LDR Section 6.1.3(D)(2), payment in-lieu of sidewalk installation is authorized by the City Engineer. Accordingly, the City Engineer, along with the DSMG considered the provision of sidewalks along both adjacent rights-of-way. The results are as noted:

Andrews Avenue: On October 27, 2016, the City Engineer, along with the Development Services Management Group (DSMG) supported construction of a 5' sidewalk along the property frontage.

Sea Lane: On October 27, 2016, the City Engineer, along with the DSMG (Development Services Management Group) supported payment of in-lieu sidewalk construction. Additionally, a limited access easement is required such that vehicular access is not taken off of Sea Lane. This must be reflected on the plat. These conditions are required to be met prior to building permit issuance and are noted as conditions of site plan approval.

Site Plan Technical Items: While the revised site plan has accommodated most of the staff concerns the following items remain outstanding, and will need to be addressed prior to site plan certification.

1. Provide written confirmation from the City Engineering Department that the items identified in "Appendix A" of this staff report have been satisfied.
2. A plat is required. Provide the application and processing fee, prior to site plan certification.
3. A limited access easement must be provided along the north parcel perimeter and be reflected on the subdivision plat.
4. A payment of a fee in-lieu of sidewalk installation must be provided for Sea Lane, prior to building permit issuance.
5. Per comments from Florida Public Utilities (FPU), confirm whether or not gas service lines will have to be relocated or removed. Complete and return the "Demolition Clearance Request Form", as indicated
6. Include a unit size data chart on the site plan (Sheet SP-1) to demonstrate compliance with minimum square footage requirements for each unit.
7. Provide the City with delivery confirmation receipts to verify that the "Notification of Utility Providers Form" has been distributed to FPL, Comcast and AT&T for review and comments. Returned forms with no adverse comments, must be obtained prior to site plan certification.
8. A Homeowner's Association Agreement (HOA) shall be recorded with Palm Beach County prior to building permit issuance. This will establish the units for individual townhome sale and indicate that the units are fee simple. Provide a draft copy.

Engineering Technical Items: While revised plans have accommodated most of staff's concerns, the items identified in "Appendix A" remain outstanding and will need to be addressed prior to site plan certification.

LANDSCAPE PLAN ANALYSIS

Pursuant to LDR Section 4.6.16(C)(1)(a), prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C). A proposed landscape plan has been submitted and evaluated by the City's Senior Landscape Planner. The proposed new landscaping includes a variety of species including but not limited to: Fishtail Palm, Crepe Myrtle, Magnolia Little Gem, Shell Ginger, Florida Bamboo Palm, Blueberry Flax Lilly, Dwarf Asian Jasmine, Double Solitaire Palm, Jamaica Caper Hedge and Podocarpus Hedge. Based upon these findings, the proposed development can be found in compliance with applicable requirements of LDR section 4.6.16.

ARCHITECTURAL ELEVATIONS ANALYSIS

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

- 1) The plan or the proposed structure is in conformity with good taste, good design, and in general, contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
- 2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
- 3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The development proposes five three-story townhomes consisting of three bedrooms each. The end units will be two-story while the interior units will be three-story. The design will incorporate a standing seam metal roof, large balconies and brackets, terraces, decorative columns, wood arbors and siding. The façade walls and columns will be "Pure White". The doors, railings and window trim will also be "Pure White". The patio and pool screening enclosures will also be painted "Pure White". A standard stem metal roof will be pre-weathered galvalume. The finish type will be "flat". The proposed architectural elevations will contribute to the image of the City as a place of beauty, harmony, taste and high quality. It will not cause the nature of the local environment or evolving environment to materially depreciate in appearance and value. Based on the above, positive findings with respect to LDR Section 4.6.18(E) can be made.

REQUIRED FINDINGS

Pursuant to LDR Section 3.1.1, 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. These findings relate to the following areas:

LDR Section 3.1.1(A) - Future Land Use Map:

The subject property has a zoning designation of RM (Multiple Family Residential - Medium Density) and a MD (Medium Density 5-12 units/acre) Future Land Use Map designation. The zoning is consistent with the FLUM designation. Therefore, a positive finding can be made with respect to consistency with the Future Land Use Map (FLUM).

LDR Section 3.1.1(B) - Concurrency:

As described in Appendix "B", a positive finding of Concurrency can be made as it relates to water and sewer, streets and traffic, drainage, parks and recreation, open space, solid waste, and schools.

LDR Section 3.1.1(C) - Consistency:

As described in Appendix "C", a positive finding of Consistency can be made as it relates to Standards for Site Plan Actions.

LDR Section 3.1.1(D) - Compliance with the Land Development Regulations:

Pursuant to LDR Section 2.4.5(F)(5), the approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious

with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

The following table indicates the zoning and land use of the properties surrounding the subject property:

	<i>Adjacent Zoning</i>	<i>Adjacent Land Use</i>
North	RM (Multiple Family Residential - Medium Density)	Condominium Development
South	RM (Multiple Family Residential - Medium Density)	Private Parking Lot Serving Condominium Development
East	RM (Multiple Family Residential - Medium Density)	Condominium Development
West	R-1-AAA (Single Family Residential)	Sea Lane right-of-way serving cul-de-sac within a 4-lot subdivision

The proposed Seaglass Cottages 5-unit fee simple townhome development will replace an existing single family residence. To the west are single family residential lots within a cul-de-sac. To the north and east are other existing condominium developments. To the south is an existing parking lot which serves the condominium development community. The proposed 5-unit multi-story townhome development will complement the existing fabric of the adjacent developments and improve the aesthetics and property value of the existing site. Thus, the proposed change will not pose any adverse effect on the surrounding properties. Based upon the above, a positive finding can be made with regard to LDR Section 2.4.5(F)(5) that the site plan will be compatible and harmonious with adjacent and nearby properties.

Comprehensive Plan Policies:

A review of the adopted Comprehensive Plan was conducted and the following applicable objectives and policies are noted:

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

The proposed multi-story 5-unit townhome development is appropriate and consistent with the surrounding area. There are existing multi-family residential developments on the adjacent properties to the north and east. Thus, the proposed Seaglass Cottages development can be deemed a compatible and appropriate use for this site.

Housing Element Policy A-11.3: In evaluating proposals for new development or redevelopment, the City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a

proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

The proposed condominium development will have a stabilizing effect by providing a quality residential development in an urban environment. Nuisances such as noise, odors, and dust will not be a factor to the adjacent residential uses. The traffic volumes will be minimal and can be accommodated by the surrounding road network. Thus, the proposal will not result in a degradation of, but will enhance adjacent neighborhoods.

Housing Element Policy B-2.2 - The development of new adult oriented communities within the City is discouraged. New housing developments shall be designed to accommodate households having a range of ages, especially families with children, and shall be required to provide 3 and 4 bedroom units and activity areas for children ranging from toddlers to teens. This requirement may be waived or modified for residential development located in the downtown area, and for infill projects having fewer than 25 units.

The project will contain five 3-bedroom townhome units. It is noted that this requirement may be waived or modified for residential developments with fewer than twenty-five units. Thus, compliance is not applicable.

PERFORMANCE STANDARDS

PERFORMANCE STANDARDS FOR DENSITY INCREASE:

The applicant is seeking an increase in density above six units per acre (11.21 units per acre proposed). In order to grant the increase positive findings with respect to LDR Section 4.4.6(I) need to be made.

LDR Section 4.4.6(I)- Performance Standards: These standards shall apply to all site plans approved subsequent to October 7, 1997, and for modifications to existing developments which involve the creation of additional residential units.

In order to increase a project density beyond six units per acre, the approving body must make a finding that the development substantially complies with the performance standards listed in this section. The intent of the standards is to mitigate the impacts of the additional density both internal and external to the site. The extent to which a project meets the standards will determine the number of units per acre that will be permitted. For example, if a project meets or exceeds all of the standards, and is otherwise consistent with applicable standards and policies of the City's Comprehensive Plan and Land Development Regulations, the maximum density is permitted. Projects which only partially achieve these standards will accordingly only be permitted a lower density.

Please note the Land Development Regulations (LDR) Section 4.4.6(F)(2) – **Density Allowances** which applies to RM (Residential) zoning districts:

LDR Section	Lot Size	Min. Density	Min. Units	Max. Density	Max. Units	# of Units Proposed	Performance Standards Required
4.4.6(H)(1)	0.446 acre	6 du/ac	2	12 du/ac	5	5	☒ Yes ☐ No

Performance standards (LDR Section 4.4.6(I)(a. thru g.) are applicable pursuant to LDR Section 4.4.6(H)(1) for densities proposed over the standard *six units per acre*. The performance standards are as follows:

- (a) **The traffic circulation system is designed to control speed and reduce volumes on the interior and exterior street network. This can be accomplished through the use of traffic calming devices; street networks consisting of loops and short segments; multiple entrances and into the development; and similar measures that are intended to minimize through traffic and keep speeds within the development at or below 20 m.p.h. All five units have driveway access to Andrews Avenue from their two-car garages. There are no common circulation areas or interior drive aisles. Thus, this provision is not applicable. However, the site does provide for adequate back-out maneuvering onto the adjacent right-way with 18' driveway widths and 25'11" driveway depth. Additionally, there is 40'1" to the edge of payment. This provides equal and safe access for all five units.**
- (b) **Buildings are placed throughout the development in a manner that reduces the overall massing, and provides a feeling of open space. Although there is only one building with common interior walls, the site is designed such that the end units are 2-story, whereas the interior 3 units are 3-story. Additionally, the end units have been set back an additional 5' from the minimum upper story setback requirement of 30'. This effectively reduces the overall massiveness of the multi-family residential building.**
- (c) **Where immediately adjacent to residential zoning districts having a lower density, building setbacks and landscape materials along those adjacent property lines are increased beyond the required minimums in order to provide a meaningful buffer to those lower density areas. Building setbacks are increased by at least 25% of the required minimum; at least one tree per 30 linear feet (or fraction thereof) is provided; trees exceed the required height at time of planting by 25% or more; and a hedge, wall or fence is provided as a visual buffer between the properties. The site is bordered to the west by the R-1-AAA Single Family Residential Zoning District which has a lower density. Along the west property line, in addition to a 6' high masonry wall interior to the properties (separating the mechanical equipment), a 4' high masonry retainer wall with a 4' high chain link fence and substantial landscaping is proposed along the perimeter. While the minimum 25' setback is provided for the two end units, the 3 middle units provide additional building setbacks ranging from 34'-38' which meets the intent of this requirement.**

- (d) **The development offers a varied streetscape and building design.** For example, setbacks are staggered and offset, with varying roof heights (for multi-family buildings, the planes of the facades are offset to add interest and distinguish individual units). Building elevations incorporate diversity in window and door shapes and locations; features such as balconies, arches, porches, courtyards; and design elements such as shutters, window mullions, quoins, decorative tiles, etc. *The multi-family residential building is designed such that the 2 end units have 2 stories, the middle unit has a 3rd story which is setback an additional 16.5' from the center on the front elevation, and is situated between the other two 3-story units. This creates a variation in design and offset. Likewise, all five units are staggered in the front and the rear with a 5' offset, which exceeds the minimum 4' offset required for the front elevation. There are also open air terraces, courtyards and varied window shapes and designs, throughout all units and elevations which meet this standard.*
- (e) **A number of different unit types, sizes and floor plans are available within the development in order to accommodate households of various ages and sizes.** Multi-family housing will at a minimum have a mix of one, two and three bedroom units with varying floor plans. Single family housing (attached and detached) will at a minimum offer a mix of three and four bedroom units with varying floor plans. *All five of the townhomes are proposed as three bedroom units. This meets a need within the City. There are 3 variations of floor plans proposed for the 5 units. While no smaller or larger unit sizes are proposed, small infill developments are exempt from meeting certain performance standards. In such case, this standard can be deemed adequately met with the provision of the proposed three bedroom units with the varying three floor plans.*
- (f) **The development is designed to preserve and enhance existing natural areas and/or water bodies.** Where no such areas exist, new areas which provide open space and native habitat are created and incorporated into the project. *There are no existing natural preserve areas or water bodies. However, each of the 5 units will have lushly landscaped private backyards. Additionally, the middle units will have a landscaped private courtyard in the rear. They also meet or exceed the minimum native landscape requirements.*
- (g) **The project provides a convenient and extensive bicycle/pedestrian network, and access to available transit.** *The proposed development includes construction of a 5' sidewalk along the Andrews Avenue property frontage, where none currently exists. While a sidewalk exists and terminates at the Sea Lane property frontage in the rear, there is no vehicular or pedestrian access. As such, construction of a sidewalk is not deemed necessary. Additionally, the project is only a few blocks from AIA which has bicycle lanes and a short walking distance from Atlantic Avenue, which is a widely walkable thoroughfare. The provision of the proposed sidewalk encourages and promotes bicycle and pedestrian access.*

In conclusion, a finding of compliance can be made with respect to standards (b), (c) and (d). Standards (a),(e),(f) and (g) are not applicable. As substantial compliance with the Performance

Standards has been met, the proposed density of twelve units per acre can be supported and meets the requirements for a small infill project.

REVIEW BY OTHERS

The development proposal is not located in an area which requires review by the Community Redevelopment Agency (CRA), the Downtown Development Authority (DDA), Pineapple Grove Main Street (PGMS) or West Atlantic Redevelopment Coalition (WARC).

Courtesy Notices:

Courtesy notices have been provided to the following homeowner's associations, adjacent property owners and/or civic groups:

- Delray Citizens Coalition
- Beach Property Owners Association

Public Notices: Formal public notice is not required for site plan modifications. Letters of objection and/or support, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

ASSESSMENT AND CONCLUSION

The subject property is a 0.446 acre (19,439 sq. ft.) parcel containing an existing single family residence constructed in 1937. The Seaglass Cottages development proposes demolition of the existing home and construction of a three-story 5-unit fee simple townhome development with a swimming pool and 2-car garage serving each unit. The architectural elevations of the multi-family building will be aesthetically pleasing and a visual asset to the community. Provision of 3 bedroom units addresses housing needs for families in the Delray Beach area. The development substantially meets the performance standards in LDR Section 4.4.6 to allow for the increased density above 6 units per acre up to 12 units per acre, whereas 11.21 units per acre is proposed. Likewise, the proposed multi-story 5-unit townhome development is compatible with existing residential developments on adjacent properties to the north, east and west.

ALTERNATIVE ACTIONS

- A. Move **postponement** of the Class V Site Plan, Landscape Plan and Architectural Elevations for *Seaglass Cottages*, by electing to continue with direction.
- B. Move **approval** of the Class V Site Plan, Landscape Plan and Architectural Elevations for *Seaglass Cottages*, by adopting the findings of fact and law contained in the staff report, and finding that the request is *consistent* with and meets criteria set forth in LDR Sections 2.4.5(F)(5), 3.1.1 (Required Findings), 4.6.16 (Landscaping) and 4.6.18 (Architectural Standards).
- C. Move **denial** of the Class V Site Plan, Landscape Plan and Architectural Elevations for *Seaglass Cottages*, by adopting the findings of fact and law contained in the staff report, and finding that the request is *inconsistent* with and does not meet criteria set forth in LDR

Sections 2.4.5(F)(5), 3.1.1 (Required Findings), 4.6.16 (Landscaping) and 4.6.18 (Architectural Standards).

STAFF RECOMMENDATION

By Separate Motions:

Site Plan:

Move **approval** of the Class V Site Plan for *Seaglass Cottages*, by adopting the findings of fact and law contained in the staff report, and finding that the request is *consistent* with and meets criteria set forth in LDR Sections 2.4.5(F)(5) and 3.1.1 (Required Findings), subject to the following conditions:

1. Provide written confirmation from the City Engineering Department that the items identified in "Appendix A" of this staff report have been satisfied.
2. A plat is required. Provide application and processing fee, prior to site plan certification.
3. A limited access easement must be provided along the north parcel perimeter and be reflected on the subdivision plat.
4. A payment of a fee in-lieu of sidewalk installation must be provided for Sea Lane, prior to building permit issuance.
5. Per comments from Florida Public Utilities (FPU), confirm whether or not gas service lines will have to be relocated or removed. Complete and return the "Demolition Clearance Request Form", as indicated.
6. Include a unit size data chart on the site plan (Sheet SP-1) to demonstrate compliance with minimum square footage requirements for each unit.
7. Provide the City with delivery confirmation receipts to verify that the "Notification of Utility Providers Form" has been distributed to FPL, Comcast and AT&T for review and comments. Returned forms with no adverse comments, must be obtained prior to site plan certification.
8. A Homeowner's Association Agreement (HOA) shall be recorded with Palm Beach County prior to building permit issuance. This will establish the units for individual townhome sale and indicate that the units are fee simple. Provide a draft copy.

Landscape Plan:

Move **approval** of the Landscape Plan for *Seaglass Cottages*, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.16 of the Land Development Regulations.

Architectural Elevations:

Move **approval** of the Architectural Elevations for *Seaglass Cottages*, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Staff Report Prepared By: Candi N. Jefferson, Senior Planner

Attachments: Appendix A, Appendix B, Appendix C, Project Plans, Certified Arborist Report

APPENDIX "A"
PRELIMINARY ENGINEERING TECHNICAL COMMENTS

The subject plans have been reviewed for technical compliance with the City of Delray Beach Land Development Regulations and the Minimum Construction Standards and Specifications Details version 2014. All Preliminary Engineering Technical Comments must be addressed in order to obtain Engineering clearance for Site Plan Certification. Receipt of Site Plan Certification does not imply that the applicant has submitted a complete set of Construction Drawings. All Final Engineering Comments must be addressed in order to obtain Engineering clearance for a permit from the Building Permit Department. Once Site Plan Certification has been obtained, any remaining Final Engineering Comments will be reviewed as part of the Building Permit review process.

Plat Comments:

1. Contact the Planning and Zoning Department to determine if a plat is required. If plat required, submit for review in accordance with the applicable sections of LDR Section 2.4.3 (A), (B), (H), (J), (K), (L); and Section 5.2.2.

Preliminary Engineering Technical Comments:

1. Provide a response letter with a detailed description of how each of these comments has been addressed and reference plans sheet number for accurate review.
2. Clearly identify 5' proposed sidewalk on civil plans.
3. Provide signed and sealed drainage report indicating the proposed system's ability to meet storm water quality and quantity requirements in accordance with the South Florida Water Management District regulations per LDR Section 2.4.3(D)(8). In addition, the surface water management system needs to be designed in accordance with LDR Section 6.1.9 for a minimum of a 10 yr./24 hr. storm event. The system needs to provide for positive drainage of lots, streets, roads, and other public areas as well as handling any run-off from adjacent areas that historically flowed into the subject area. Include drainage calculations confirming that there will be no negative post development impacts on adjacent homes, structures or properties.
4. Please Resubmit Through The Planning and Zoning Department; and Clearly Indicate Which Documents Are For The Engineering Division. Also, Ensure A Complete Set Of Plans Is Provided For The Engineering Division.

APPENDIX "B" CONCURRENCY FINDINGS

Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer:

- Water service is existing on-site via a 10" water line in the Andrews Avenue right-of-way.
- Sewer service is existing on-site via a 10" sewer line in the Andrews Avenue right-of-way.

Water and sewer services currently exist on site. Pursuant to the City's Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South Central County Waste Water Treatment Plant for the City at build-out.

Streets and Traffic:

A traffic statement has been provided which indicates that the proposed 5-unit townhome development will meet traffic concurrency requirements. It is estimated to generate an increase of 23 net vehicle trips per day. Specifically, it will generate an increase of 4 AM net peak hour trips and 3 PM net peak hour trips. A positive finding of concurrency from the Palm Beach County Traffic Division was received on November 15, 2016 and is valid until December 31, 2018.

Parks and Recreation Facilities:

Pursuant to LDR Section 5.3.2, a park impact fee of \$500.00 per each new dwelling unit will be collected prior to issuance of a building permit for the proposed 5 new townhome units. A total fee of \$2,500 will be required of this development for parks and recreation purposes, prior to building permit issuance.

Solid Waste:

The existing single family residential use generates 1.99 tons of solid waste per year. The proposed 5-unit townhome residential use will generate 2.60 tons of solid waste per year. Thus, the development proposal will not result in a 0.61 increase in solid waste generated annually. Further, the Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2047.

Schools:

The Palm Beach County School District has approved the development proposal for compliance with the adopted Level of Service for School Concurrency. Written verification from the Palm Beach County School District was received on November 14, 2014 and is valid through November 13, 2017 or the expiration date of the site-specific development order approved during the validation period. A copy of the approved development order must be submitted to the School District Planning Department prior to November 13, 2017 or this determination will expire automatically.

Drainage:

Preliminary engineering and drainage plans have been submitted with the proposed development. Drainage will be accommodated via an exfiltration trench system. Therefore, there appears to be no problems anticipated in accommodating on-site drainage. Based upon the above, positive findings with respect to this level of service standard can be made.

APPENDIX "C"
STANDARDS FOR SITE PLAN ACTIONS

- A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.**

Not applicable _____

Meets intent of standard _____

 X

Does not meet intent _____

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

Not applicable _____

Meets intent of standard _____

 X

Does not meet intent _____

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

Not applicable X

Meets intent of standard _____

Does not meet intent _____

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

Not applicable _____

Meets intent of standard _____

 X

Does not meet intent _____

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

Not applicable X

Meets intent of standard _____

Does not meet intent _____

- F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.**

Not applicable _____

Meets intent of standard _____

 X

Does not meet intent _____

- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.**

Not applicable _____

Meets intent of standard X

Does not meet intent _____

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

Not applicable _____

Meets intent of standard X

Does not meet intent _____

- I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.**

Not applicable _____

Meets intent of standard X

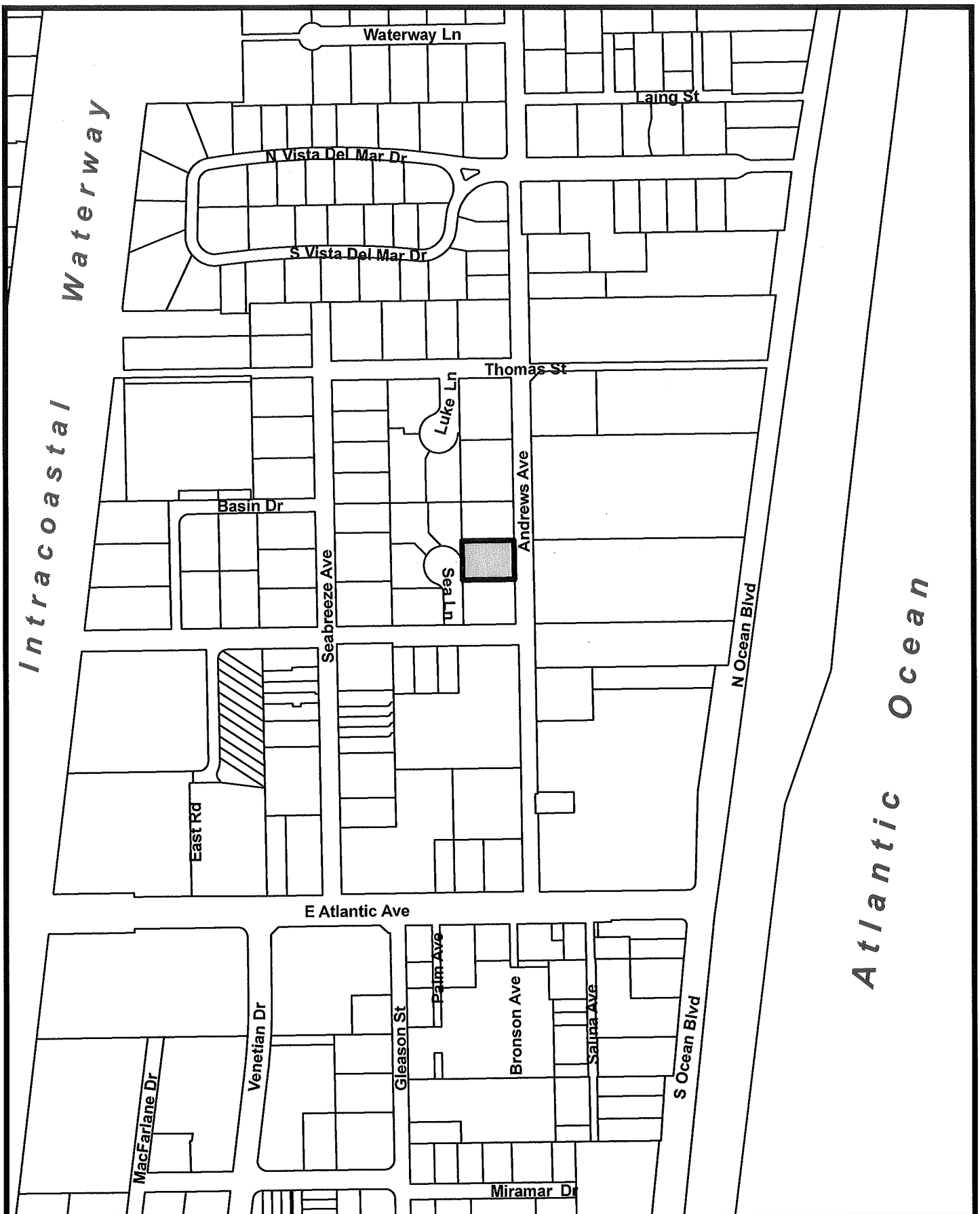
Does not meet intent _____

- J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.**

Not applicable X

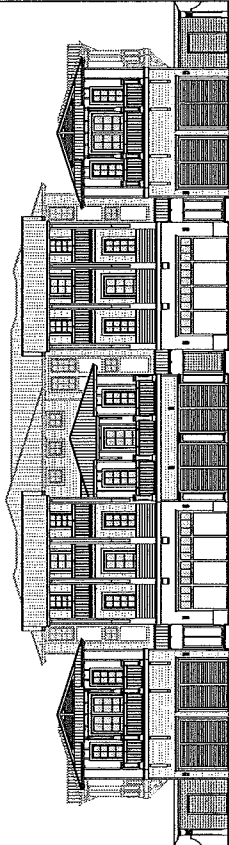
Meets intent of standard _____

Does not meet intent _____



Seaglass Cottages **104 Andrews Avenue** **LOCATION MAP**





SEAGLASS COTTAGES

104 ANDREWS AVE
DELRAY BEACH, FLORIDA

DRAWING INDEX

CVR	COVER SHEET
S-1	SURVEY
ARCHITECTURAL	
SP-1	SITE PLAN
SP-2	LANDSCAPE PLAN
A-1.1	GROUND FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-2	ROOF PLAN
A-3	WEST ELEVATIONS
A-3.1	NORTH AND SOUTH ELEVATIONS
A-3.2	BUILDING SECTIONS
A-4	ENLARGED TH-A UNIT PLAN
A-4.1	ENLARGED TH-B UNIT PLAN
A-4.2	ENLARGED TH-C UNIT PLAN
A-4.3	ENLARGED TH-D UNIT PLAN
A-5	WINDOW & DOOR SCHEDULE
CIVIL	
1 OF 5	PAVING AND DRAINAGE PLAN
2 OF 5	PAVING AND DRAINAGE DETAILS
3 OF 5	PAVING AND DRAINAGE DETAILS
4 OF 5	POLLUTION PREVENTION PLAN
5 OF 5	POLLUTION PREVENTION PLAN
1 OF 1	COMPOSITE UTILITY PLAN
LANDSCAPE	
L-1	EXISTING TREE PLAN
L-2	PLANTING PLAN
L-3	SPECIFICATIONS, DETAILS, NOTES

CODE RESEARCH

PROPOSED PROJECT: 3 STORY TOWNHOME BUILDING WITH (2) CAR GARAGE

GOVERNING CODE: FBC 5th EDITION (2014); FBC 5th EDITION (2014), NFPA 1 FC 2012 EDITION, NFPA 101 LSC 2012 EDITION

BUILDING HEIGHT: 35'-0" TO CROWN OF ROAD

TYPE OF CONSTRUCTION: TYPE VB SPRINKLERED FOR 3-STORY TOWNHOMES

BUILDING DESIGNED: ENCLOSED

WIND SPEED: 170 MPH ULTIMATE WIND SPEED

EXPOSURE: C

ZONING DISTRICT: RM-MEDIUM HIGH DENSITY

HAZARD CLASSIFICATION: ORDINARY HAZARD

REQUIRED SETBACKS: FRONT SETBACK = 25'-0"/30'-0" REAR SETBACK = 25'-0" SIDE INTERIOR SETBACK = 15'-0"/30'-0" SIDE INTERIOR (N) = 15'-0"/35'-2" SIDE STREET = 25'-0"/30'-0"

PROVIDED: FRONT SETBACK = 25'-11'30"-0" REAR SETBACK = 25'-0'11" SIDE INTERIOR (S) = 15'-0'/35'-2" SIDE INTERIOR (N) = 15'-0'/35'-2"

DESIGN PARAMETERS

GOVERNANCE (BUILDING FAMILY, SUB-FAMILY, MULTIFAMILY, COMMERCIAL, INDUSTRIAL - DESCRIBE) C

EXPOSURE CONDITION C

NEAR ROOF HEIGHT 35'-0" TO CROWN OF ROAD

BUILDING HEIGHT 35'-0" TO CROWN OF ROAD

BUILDING DESIGNED AS ☐ PARTIALLY ENCLOSED ☒ ENCLOSED ☐ OPEN ☐ TESTED (WIND TUNNEL)

BASIC WIND VELOCITY PRESSURE: 15 PSF

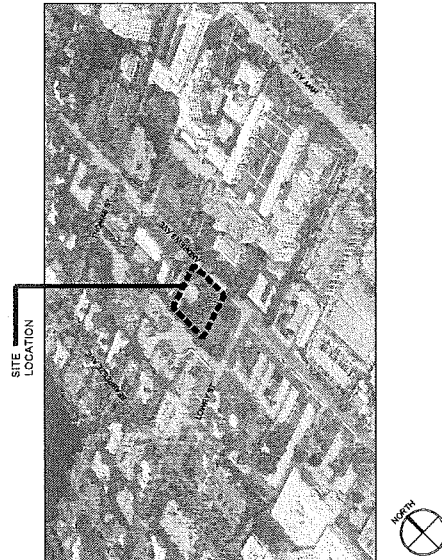
WIND SPEED 170 MPH

WIND DIRECTION 170°

WIND BEARING CAPACITY 250 PSF

REVIEWED FOR HEAVY WALL REQUIREMENTS ☒ YES ☐ NO (IF NO, INDICATE REASON)

LOCATION MAP



CIVIL ENGINEER

ENVIRODESIGN ASSOCIATES, INC.
290 NE 2ND AVENUE
DELRAY BEACH, FL 33444
TELEPHONE: 561-274-8500
FAX: 561-274-8558

LAND SURVEYOR

OBRIEN, SUITER & OBRIEN
955 N.W. 17TH AVE. SUITE K-1
DELRAY BEACH, FL 33445
TELEPHONE: 561-276-4501
FAX: 561-276-2390

CLIENT

SEASIDE BUILDERS
185 NORTHEAST 4TH
AVENUE SUITE 104
DELRAY BEACH, FL 33483
TELEPHONE: 561-272-9858

ARCHITECT

RICHARD JONES ARCHITECTURE
10 S.E. FIRST AVENUE, SUITE 102
DELRAY BEACH, FL 33444
TELEPHONE: 561-274-9186

STRUCTURAL

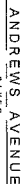
ENGINEERING PLUS
19528 SEDGEFIELD TERRACE
BOCA RATON, FL 33448
CELL: 561-756-4106
FAX: 561-479-3743

LANDSCAPE

DAVE BODKER LANDSCAPE
ARCHITECTURE
601 N. CONGRESS AVE SUITE 105-A
DELRAY BEACH, FL 33445
CELL: 561-276-6311
FAX: 561-276-3869

CVR

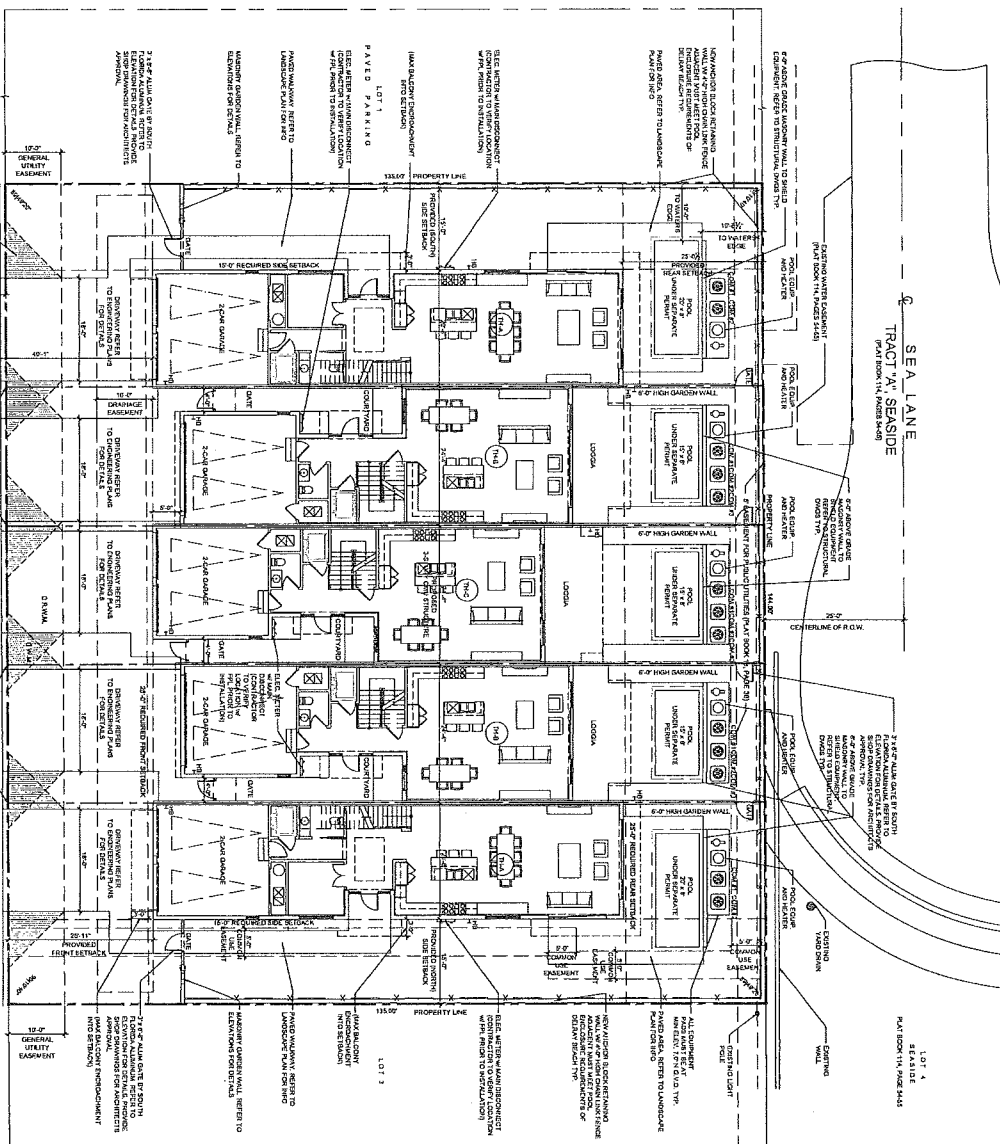
COVER SHEET



Site Plan



Scale: 1"=10'

[illegible]

SEAGLASS COTTAGES
104 ANDREWS AVE
DELRAY BEACH, FLORIDA

SEASIDE BUILDERS
185 NE 4TH AVENUE SUITE#104
DELRAY BEACH, FLORIDA 33483

RICHARD JONES

ARCHITECTURE

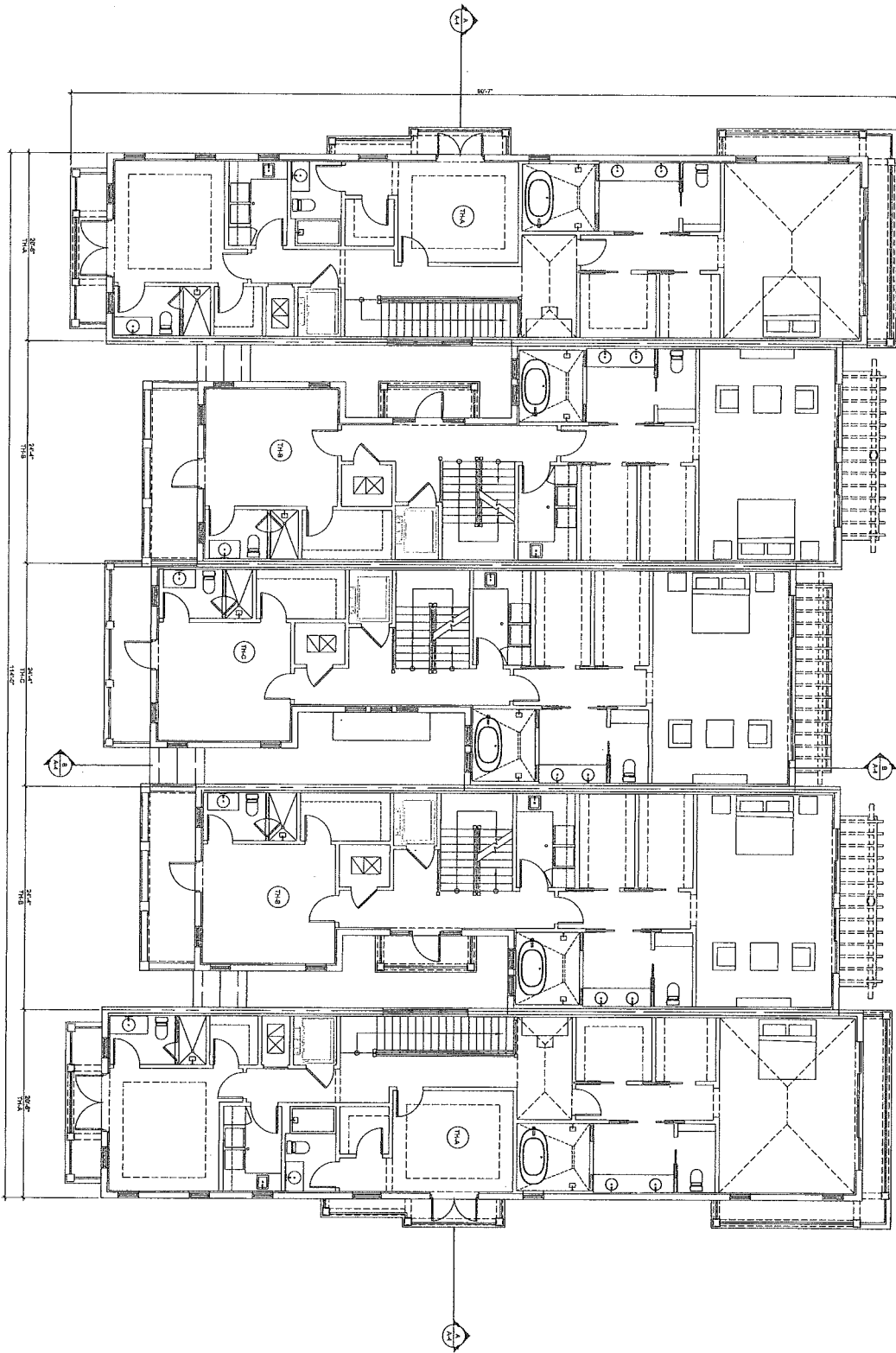
103 S. FIRST AVENUE, SUITE
DILLARD TRAIL, PLEASANTON, CA
V. 510.239.9166 F. 510.239.9167
AAJ26041617 | DTH26041056

WWW.RICHARDJONES.CO



RICHARD JONES
ARCHITECTURE

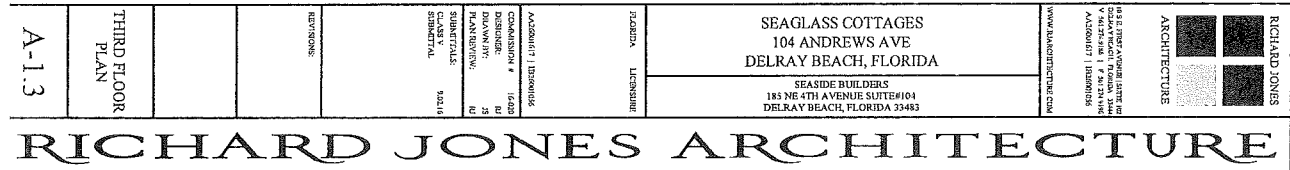
RICHARD JONES ARCHITECTURE

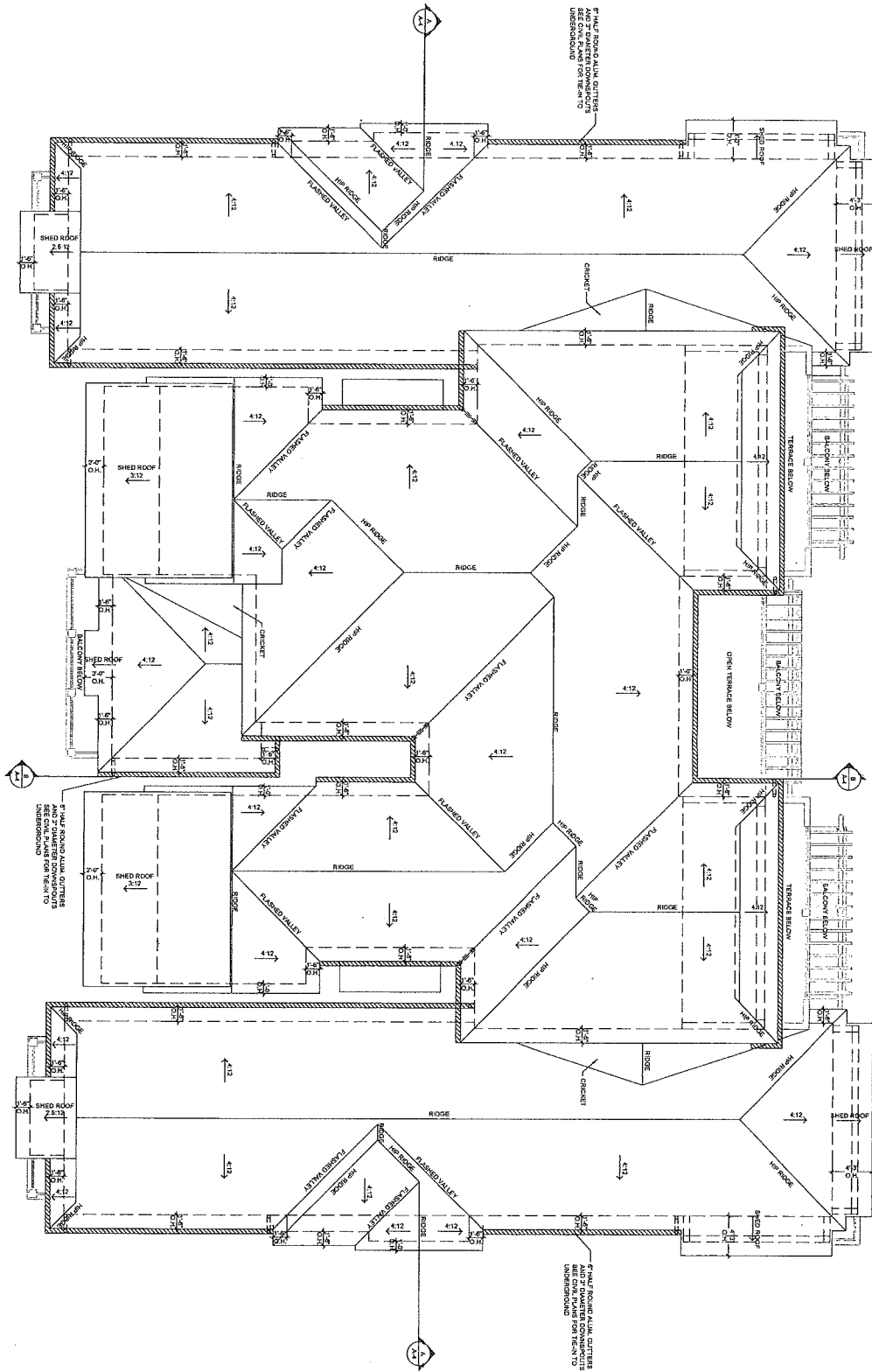


Second Floor Plan

Scale: 3/16"=1'-0"

SEAGLASS COTTAGES 104 ANDREWS AVE DELRAY BEACH, FLORIDA SEASIDE BUILDERS 185 NE 4TH AVENUE SUITE 9104 DELRAY BEACH, FLORIDA 33483	ARCHITECTURE RICHARD JONES	101 E. 10TH AVENUE SUITE 100 DELRAY BEACH, FLORIDA 33483 ARCHITECT 100000158 WWW.ARCHITECTURE.COM	ARCHITECT 100000158 COMMISSION # 10000158 DESIGNER: R.J. PLANNING: R.J. CONSTRUCTION: R.J. CLASS Y SUBMITTAL: 9/20/16	REVISIONS:	SECOND FLOOR PLAN A-1.2
		RICHARD JONES ARCHITECTURE © COPYRIGHT 2016 BY RICHARD JONES ARCHITECTURE INCORPORATED. ALL RIGHTS ARE RESERVED. NO PART OF THESE PLANS, DESIGNS, OR INFORMATION MAY BE REPRODUCED, COPIED OR UTILIZED GRAPHICALLY IN ANY FORM WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF RICHARD JONES ARCHITECTURE INCORPORATED.			





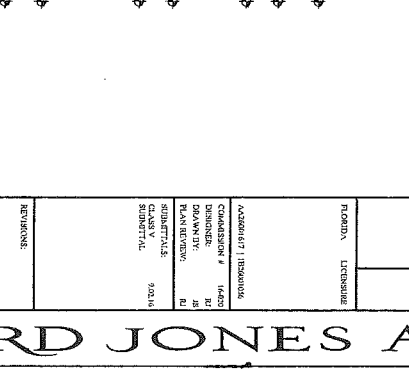
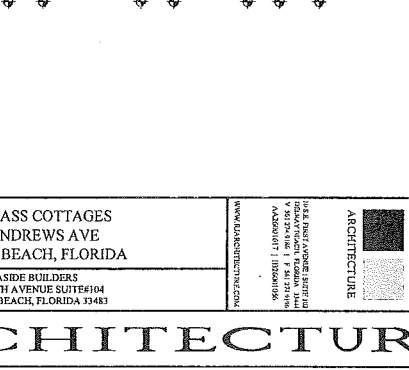
Roof Plan

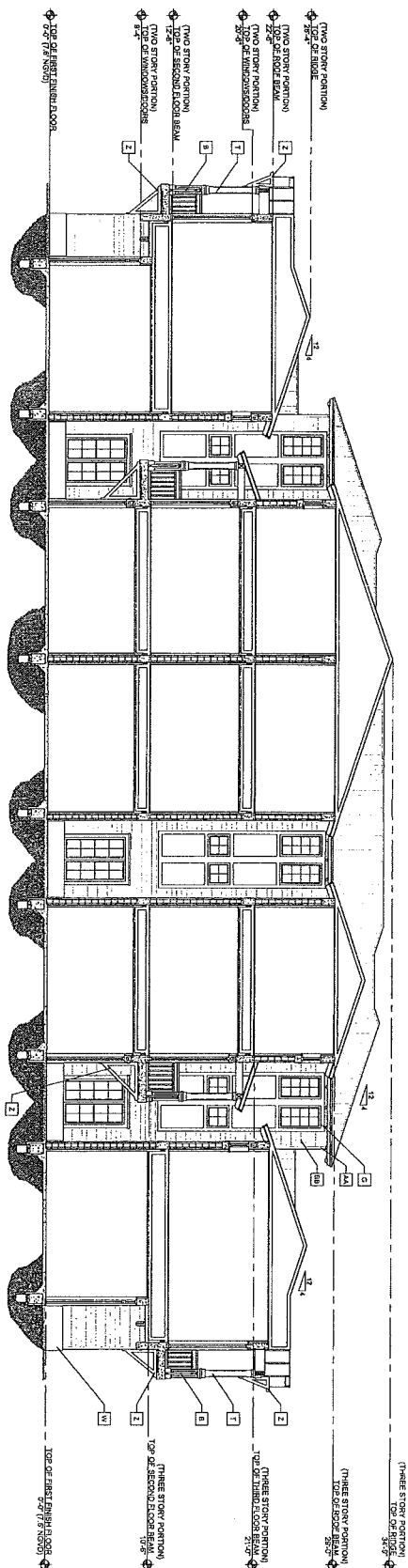
Scale: 3/16"=1'-0"

RICHARD JONES ARCHITECTURE	185 NE 4TH AVENUE SUITE 104 DELRAY BEACH, FLORIDA 33483 TEL: 561-241-1111 WWW.RICHARDJONESARCHITECTURE.COM	SEAGLASS COTTAGES 104 ANDREWS AVE DELRAY BEACH, FLORIDA SEASIDE BUILDERS 185 NE 4TH AVENUE SUITE 104 DELRAY BEACH, FLORIDA 33483	FLORIDA LICENSE CLASS V SPECIALTY 9/22/15	REVISIONS: ROOF PLAN A-2
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	NORTH AND SOUTH ELEVATIONS	A-3.2
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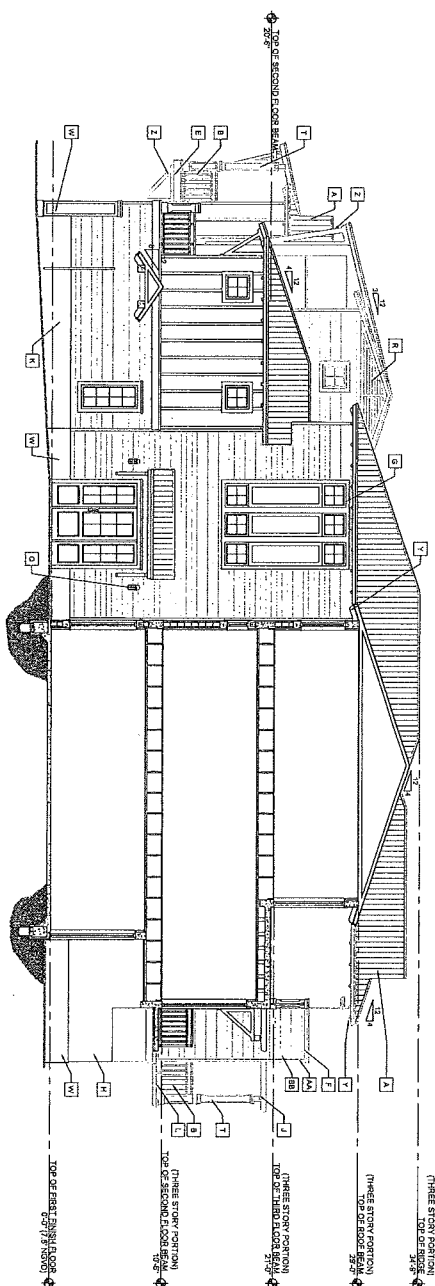
RICHA





Building Section 'A'

Scale: 3/16"=1'-0"

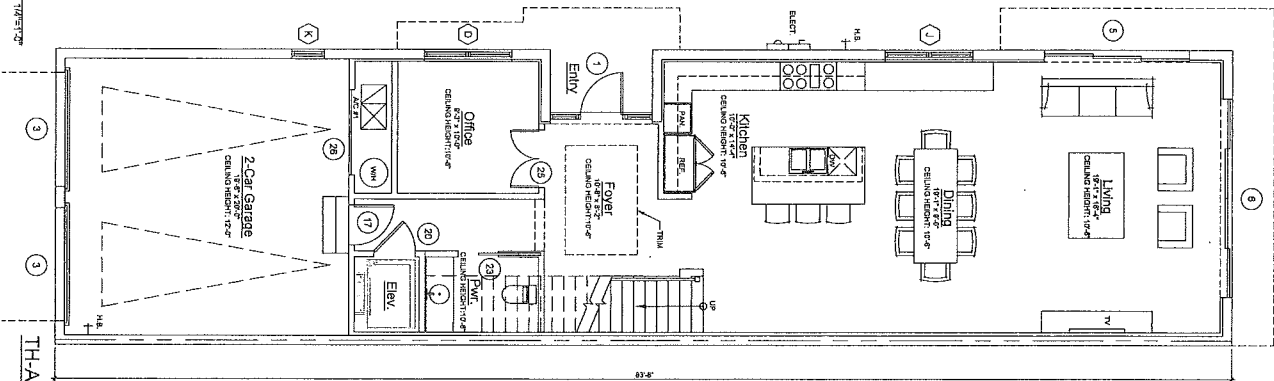
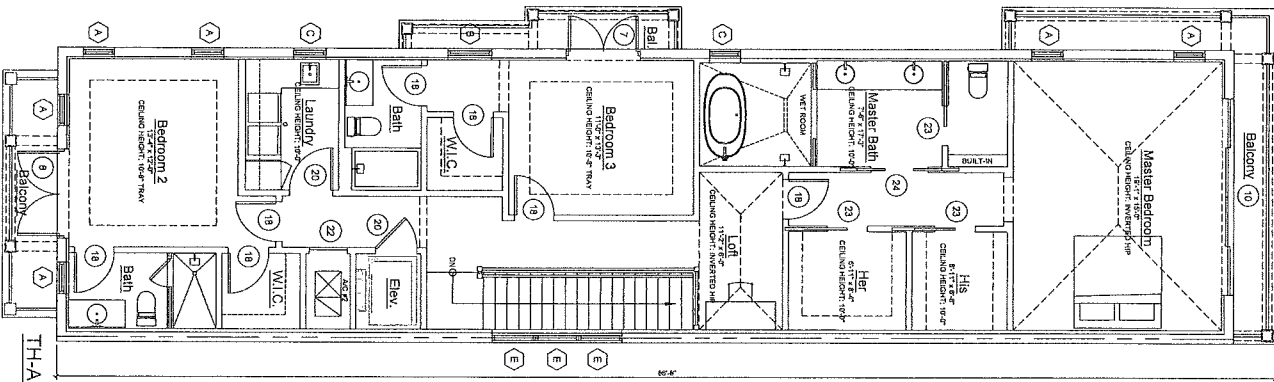


Building Section 'B'

Scale: 3/16"=1'-0"

EXTERIOR PAINT COLORS				ELEVATION NOTES			
1	WALL COLOR: SW 7095 PURE WHITE	A	SPANDIX BOARD WITH ROOF FINE WEATHERED OVALS	K	ALUMINUM DART COLOR: POWER COAT SW 7095 PURE WHITE. SEE SITE PLAN FOR SIZE. PROVIDE BOND	T	FOR CHIMNEYS MOVED EAST WITH 1 CHIMNEY BOSS. SEE STRUCTURAL DRAWING FOR DETAILS.
2	WINDOW BOARD COLOR: WHITE	B	32" HIGH ALUMINUM SLATS WITH FINE COLOR: POWER COAT 1 WITH WEATHERED LOCKED POOR. PROVIDE BOND DRAWING FOR ARCHITECT REVIEW & APPROVAL	L	TERMINAL CLIMATIC: 12" HIGH ALUMINUM SLATS WITH FINE COLOR: POWER COAT 1 WITH WEATHERED LOCKED POOR. PROVIDE BOND DRAWING FOR ARCHITECT REVIEW & APPROVAL	U	DOOR CONNECTIONS: MOVED EAST WITH 1 CHIMNEY BOSS. SEE STRUCTURAL DRAWING FOR DETAILS.
3	ROOF FINISH BOARD WITH WEATHERED OVALS	C	IN THE SPANDIX BOARD WITH ROOF FINE WEATHERED LOCKED POOR. PROVIDE BOND DRAWING FOR ARCHITECT REVIEW & APPROVAL	M	IN THE SPANDIX BOARD WITH ROOF FINE WEATHERED LOCKED POOR. PROVIDE BOND DRAWING FOR ARCHITECT REVIEW & APPROVAL	V	DOOR CONNECTIONS: MOVED EAST WITH 1 CHIMNEY BOSS. SEE STRUCTURAL DRAWING FOR DETAILS.
4	PAINT/COAT COLOR: SW 7095 PURE WHITE	D	IN THE SPANDIX BOARD WITH ROOF FINE WEATHERED LOCKED POOR. PROVIDE BOND DRAWING FOR ARCHITECT REVIEW & APPROVAL	N	IN THE SPANDIX BOARD WITH ROOF FINE WEATHERED LOCKED POOR. PROVIDE BOND DRAWING FOR ARCHITECT REVIEW & APPROVAL	W	DOOR CONNECTIONS: MOVED EAST WITH 1 CHIMNEY BOSS. SEE STRUCTURAL DRAWING FOR DETAILS.
5	BRICK/CLAY LAMINATED/STAINLESS/ALUMINUM SW 7095 PURE WHITE	E	IN THE SPANDIX BOARD WITH ROOF FINE WEATHERED LOCKED POOR. PROVIDE BOND DRAWING FOR ARCHITECT REVIEW & APPROVAL	O	IN THE SPANDIX BOARD WITH ROOF FINE WEATHERED LOCKED POOR. PROVIDE BOND DRAWING FOR ARCHITECT REVIEW & APPROVAL	X	DOOR CONNECTIONS: MOVED EAST WITH 1 CHIMNEY BOSS. SEE STRUCTURAL DRAWING FOR DETAILS.
6		F	OVER 1" SMOOTH STUCCO BAND	P	POURED CONCRETE COLUMN W/ 2 CHIMNEY BOSS. SEE DETAIL.	Y	DOOR CONNECTIONS: MOVED EAST WITH 1 CHIMNEY BOSS. SEE STRUCTURAL DRAWING FOR DETAILS.
7		G	1" SMOOTH STUCCO BAND	Q	POURED CONCRETE COLUMN W/ 2 CHIMNEY BOSS. SEE DETAIL.	Z	DOOR CONNECTIONS: MOVED EAST WITH 1 CHIMNEY BOSS. SEE STRUCTURAL DRAWING FOR DETAILS.
8		H	SMOOTH STUCCO FINISH	R	POURED CONCRETE COLUMN W/ 2 CHIMNEY BOSS. SEE DETAIL.	AA	DOOR CONNECTIONS: MOVED EAST WITH 1 CHIMNEY BOSS. SEE STRUCTURAL DRAWING FOR DETAILS.
9		I	CHIMNEY WOOD BOARD. SEE DETAIL.	S	POURED CONCRETE COLUMN W/ 2 CHIMNEY BOSS. SEE DETAIL.	BB	DOOR CONNECTIONS: MOVED EAST WITH 1 CHIMNEY BOSS. SEE STRUCTURAL DRAWING FOR DETAILS.

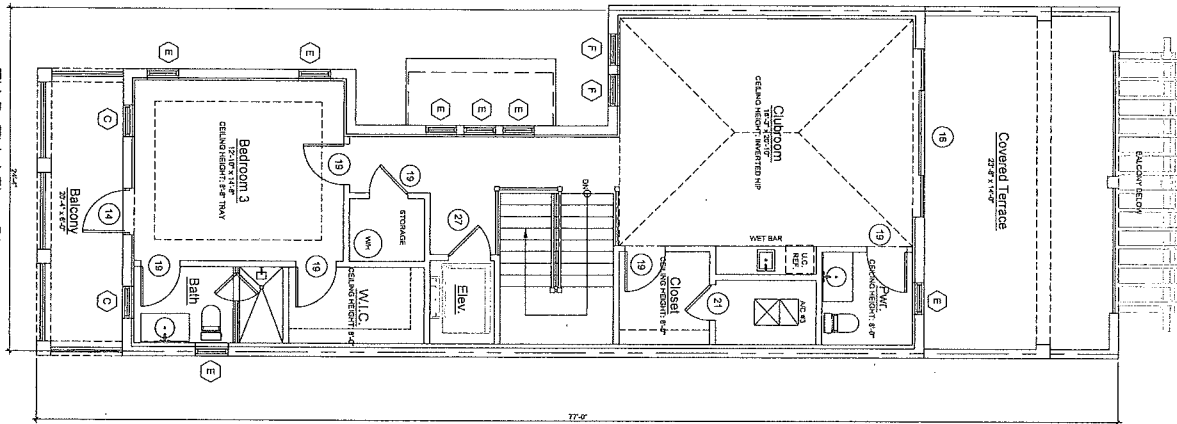
 RICHARD JONES ARCHITECTURE		104 S. FIRST AVENUE, SUITE 404 V. 32314-0001 P. 32314-0946 AARCH001 10000006 WWW.AARCHITECTURE.COM		SEAGLASS COTTAGES 104 ANDREWS AVE DELRAY BEACH, FLORIDA		SEASIDE BUILDERS 185 NE 4TH AVENUE, SUITE 404 DELRAY BEACH, FLORIDA 33483		FLORIDA LICENSE		ARCHITECT 10000006 COMMISSION # 16-429 ISSUED 08/01/16 RENEW DATE 08/01/18 STATUS ACTIVE EXPIRATION DATE 08/01/18		REVISIONS		BUILDING SECTIONS		A-4	
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RICHARD JONES ARCHITECTURE 185 NE 4TH AVENUE, SUITE 104 DELRAY BEACH, FLORIDA 33483 WWW.RICHARDJONESARCH.COM	SEAGLASS COTTAGES 104 ANDREWS AVE DELRAY BEACH, FLORIDA	RICHARD JONES ARCHITECTURE 185 NE 4TH AVENUE, SUITE 104 DELRAY BEACH, FLORIDA 33483 (561) 321-1010 INFO@RJAS.COM
	FLORIDA LICENSED	ARCHITECTURE
	ASSOCIATES MEMBERS COMMISSION # 14420 DISCIPLINE: RESIDENTIAL PLAN REVIEW: 10 SUBMITTALS: 2 CLIENT: SEASIDE BUILDERS	NOTATIONS:
	ENTLARGED TH-A UNIT PLAN	A-5.1

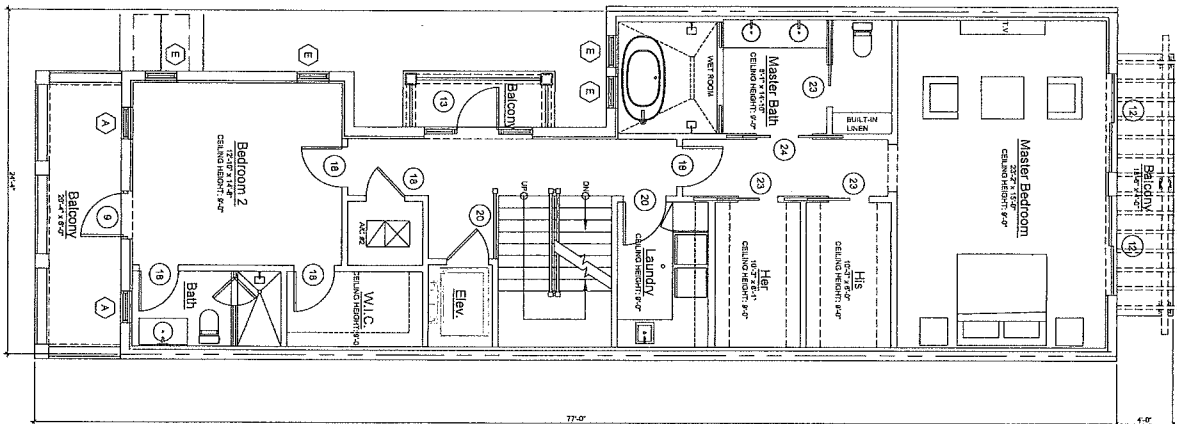
TH-B: Third Floor Plan

SCALE: 1/8"=1'-0"



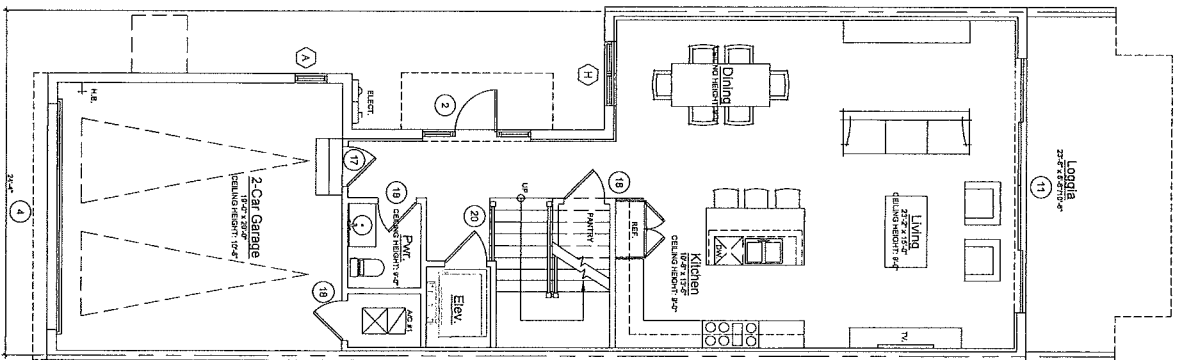
TH-B: Second Floor Plan

SCALE: 1/8"=1'-0"



TH-B: Ground Floor Plan

SCALE: 1/8"=1'-0"



A-5.2

ENLARGED
TH-B
UNIT PLAN

REVISIONS:

APPROVED | ISSUED
CONSTRUCTION & DESIGN
DRAWING BY: [Signature]
DATE: [Date]
REVISIONS: [List]
SCALE: [Scale]

FLORIDA | INTERIOR

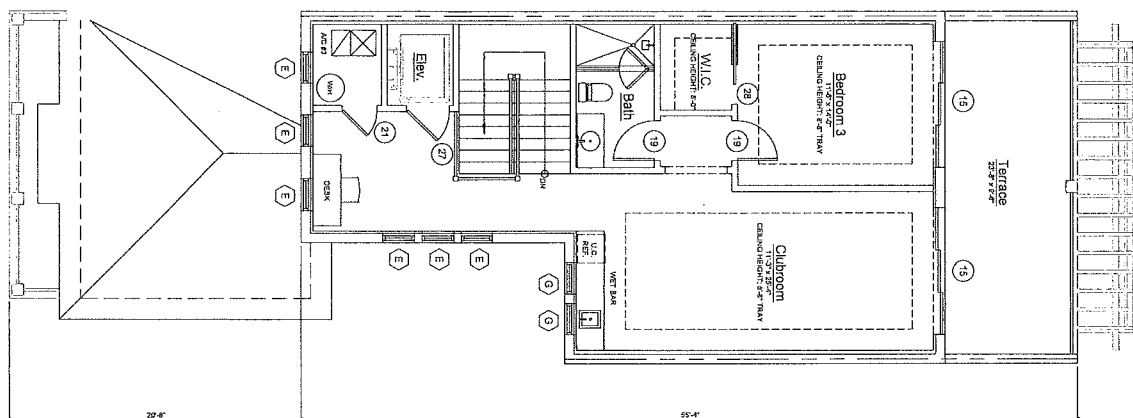
SEAGLASS COTTAGES
104 ANDREWS AVE
DELRAY BEACH, FLORIDA

SEASIDE BUILDERS
185 NE 4TH AVENUE SUITE#104
DELRAY BEACH, FLORIDA 33483

WWW.RICHARDJONESARCH.COM

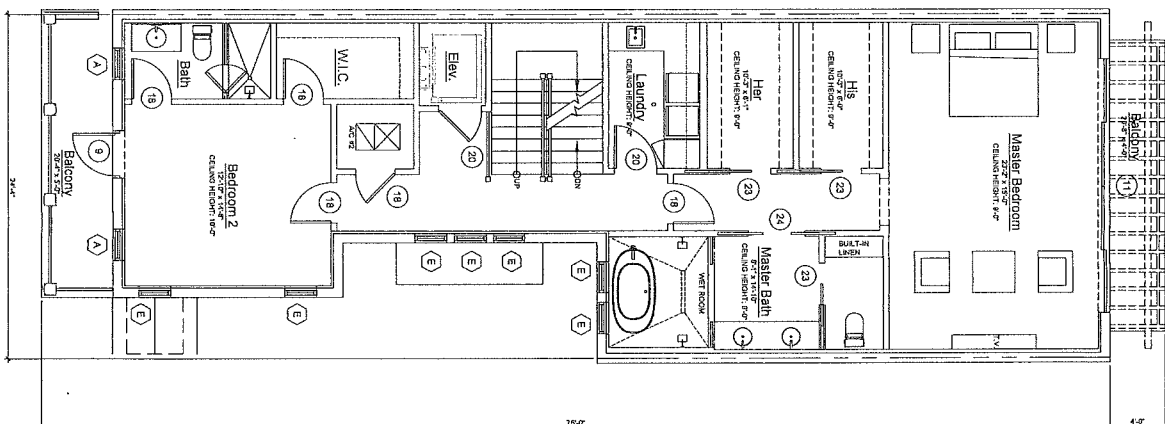
104 ANDREWS AVE
DELRAY BEACH, FLORIDA 33483
ARCHITECT | INTERIOR

RICHARD JONES
ARCHITECTURE

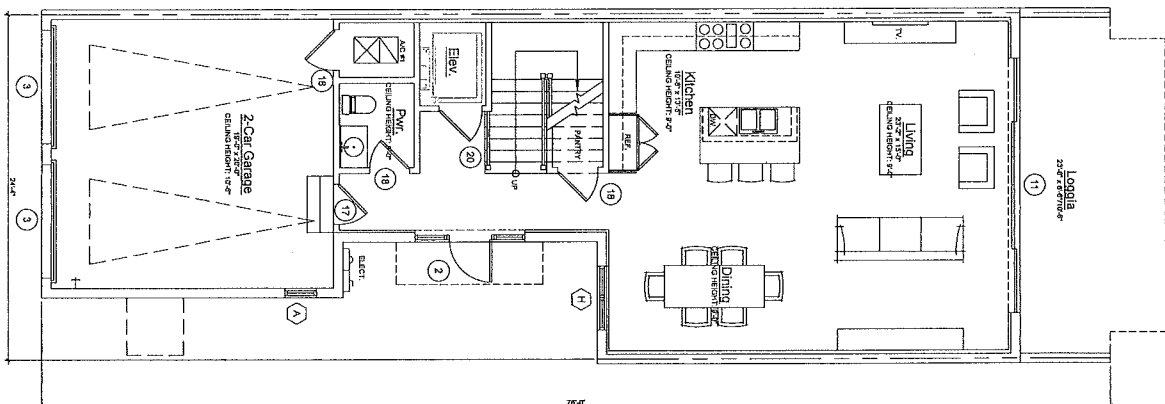


TH-C: Third Floor Plan

Scale: 1/4"=1'-0"



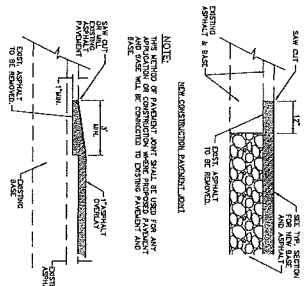
TH-C: Second Floor Plan

Scale: $1/4" = 1'-0"$ 

TH-C: Ground Floor Plan

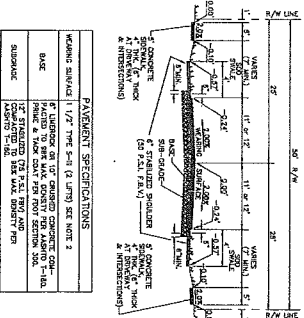
Scale: 1/4"=1'-0"

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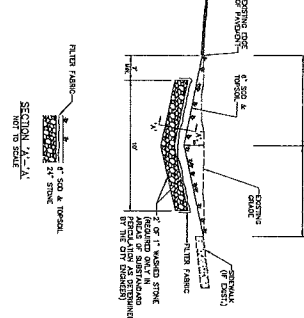
NOTE:
THE WIDTH OF PAVEMENT JOINT SHALL BE USED FOR ANY
AND ALL OF CONSTRUCTION WHERE IMPROVED PAVEMENT
IS CONSTRUCTED TO EXISTING PAVEMENT.

PAVEMENT JOINT DETAIL RT 71



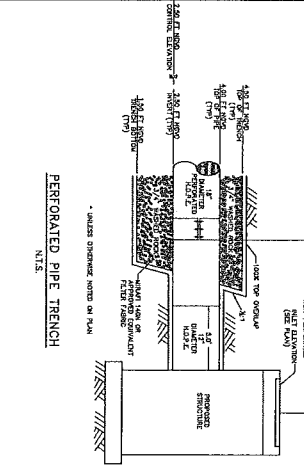
NOTE:
1. A 12' WIDE SHOULDER SHALL BE USED FOR ANY
AND ALL OF CONSTRUCTION WHERE IMPROVED PAVEMENT
IS CONSTRUCTED TO EXISTING PAVEMENT.

TYPICAL 50' R/W SECTION WITH SMALE
DETAIL RT 11b



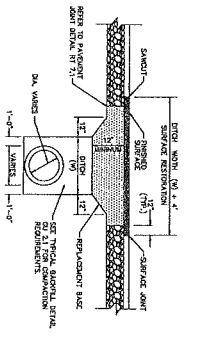
NOTE:
1. CONSTRUCTION TO REPLACE ALL EXISTING, UNDER A SHOULDER
IN SWALE DRAINAGE DRAINAGE CONSTRUCTION.

SWALE REPLACEMENT DETAIL D10.1



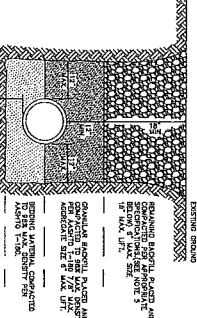
NOTE:
1. LINES DRAINAGE ARE OF PLAN

PERFORATED PIPE TRENCH
N.T.S.



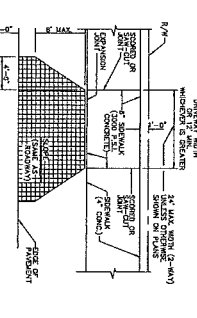
1. RECONSTRUCT TO BE AT MIN.
2. BASE MATERIAL SHALL BE PLACED
3. TOP OF BASE SHALL BE 12' MIN.
4. TOP OF SUBGRADE SHALL BE 12' MIN.
5. TOP OF SUBGRADE SHALL BE 12' MIN.
6. TOP OF SUBGRADE SHALL BE 12' MIN.
7. TOP OF SUBGRADE SHALL BE 12' MIN.
8. TOP OF SUBGRADE SHALL BE 12' MIN.
9. TOP OF SUBGRADE SHALL BE 12' MIN.
10. TOP OF SUBGRADE SHALL BE 12' MIN.

PAVEMENT REPAIR DETAIL CU 1.1



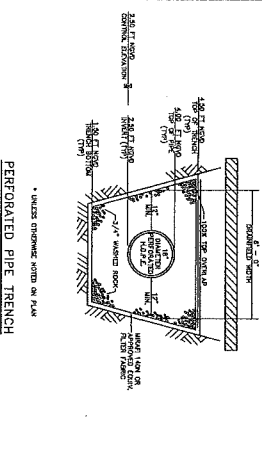
1. RECONSTRUCT TO BE AT MIN.
2. BASE MATERIAL SHALL BE PLACED
3. TOP OF BASE SHALL BE 12' MIN.
4. TOP OF SUBGRADE SHALL BE 12' MIN.
5. TOP OF SUBGRADE SHALL BE 12' MIN.
6. TOP OF SUBGRADE SHALL BE 12' MIN.
7. TOP OF SUBGRADE SHALL BE 12' MIN.
8. TOP OF SUBGRADE SHALL BE 12' MIN.
9. TOP OF SUBGRADE SHALL BE 12' MIN.
10. TOP OF SUBGRADE SHALL BE 12' MIN.

TYPICAL BACKFILL DETAIL CU 2.1



NOTE: SPREAD SHALL BE CONFINED THROUGH PAVEMENT.

PAVER DRIVEWAY APRON TYPICAL DETAIL RT10.2



NOTE:
1. LINES DRAINAGE ARE OF PLAN

PERFORATED PIPE TRENCH
N.T.S.

811
Know what's below.
Call before you dig.

CALL 48 HOURS BEFORE YOU DIG.
IT'S THE LAW
1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.
CENTRAL AND SOUTHERN ASSOCIATES, INC.
MEMBER OF THE ONE CALL SYSTEM
SHEET NO. 2 OF 5

EnviroDesign
298
Phone: (561) 274-6500
Fax: (561) 274-6508

ENGINEERS • ENVIRONMENTAL CONSULTANTS

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 6506
298
Phone: (561) 274-6500
Fax: (561) 274-6508

PAVING & DRAINAGE DETAILS FOR:
SEAGLASS COTTAGE
104 ANDREWS AVENUE
DELRAY BEACH, FLORIDA

NOT VALID WITHOUT
ENGINEER'S SEAL

JOSEPH A. PIKE, P.E.
FL REG # 42855

NO. DATE: REVISIONS

DATE: 8/01/16
JOB NO. 1008-071
SHEET NO. 2 OF 5

GENERAL NOTES

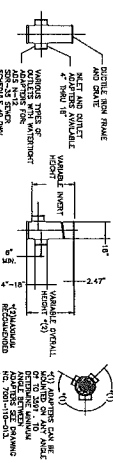
- [illegible]

DUCTILE IRON INLAY GRATE

-
- CROSS SECTIONAL VIEW**
- TRENCH DRAIN**
- NO. 1
- DEPTH VARIES WITH CHANNEL
- SOIL SURGRADE
- DUCTILE IRON BLANK GRATE
- 8" x 12" GRADE LOCKING FOR CONCRETE OR PAVERMENT
- 6" MIN.
- 1" MIN.
- MINIMUM
- ANCHOR RISER
- PEEL-LOCK TOWEL
- POLYURETHAN CHANNEL
- BEDDING CONCRETE OR PAVERMENT
- PLAN VIEW**
- 10.5"
- 4"
- GRADE NO. 100
- 100' NO. 100, 100' NO. 120, 100' NO. 140, 100' NO. 160, 100' NO. 180, 100' NO. 200, 100' NO. 220, 100' NO. 240, 100' NO. 260, 100' NO. 280, 100' NO. 300, 100' NO. 320, 100' NO. 340, 100' NO. 360, 100' NO. 380, 100' NO. 400, 100' NO. 420, 100' NO. 440, 100' NO. 460, 100' NO. 480, 100' NO. 500, 100' NO. 520, 100' NO. 540, 100' NO. 560, 100' NO. 580, 100' NO. 600, 100' NO. 620, 100' NO. 640, 100' NO. 660, 100' NO. 680, 100' NO. 700, 100' NO. 720, 100' NO. 740, 100' NO. 760, 100' NO. 780, 100' NO. 800, 100' NO. 820, 100' NO. 840, 100' NO. 860, 100' NO. 880, 100' NO. 900, 100' NO. 920, 100' NO. 940, 100' NO. 960, 100' NO. 980, 100' NO. 1000

- DEPARTMENT OF JUSTICE, 28 CFR PART 36. NONDISCRIMINATION ON THE BASIS OF DISABILITY BY PUBLIC ACCOMMODATIONS AND IN COMMERCIAL FACILITIES; FINAL RULE.

11



M.T.S.

CALL 48 HOURS BEFORE YOU DIE
IT'S THE LAW
1-800-432-4770

Call before you dig.

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NOT VALID WITHOUT
ENGINEER'S SEAL

JOSEPH A. PIKE, P.E.
FL REG. # 42695

NO.	DATE:	REVISIONS:
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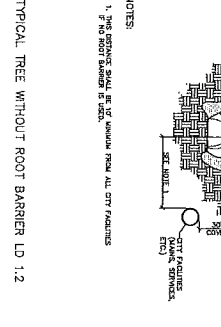
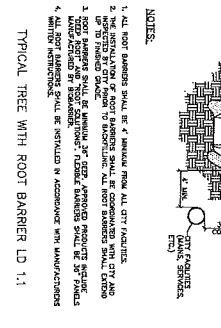
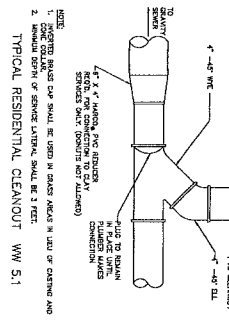
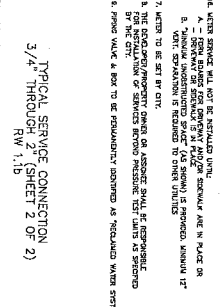
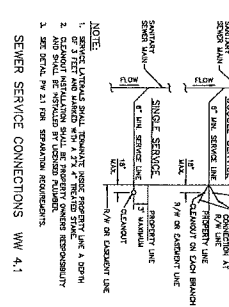
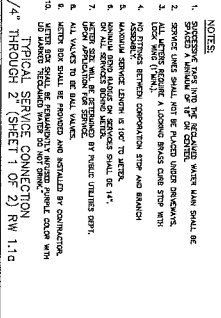
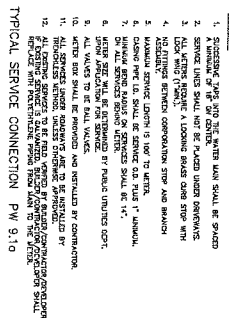
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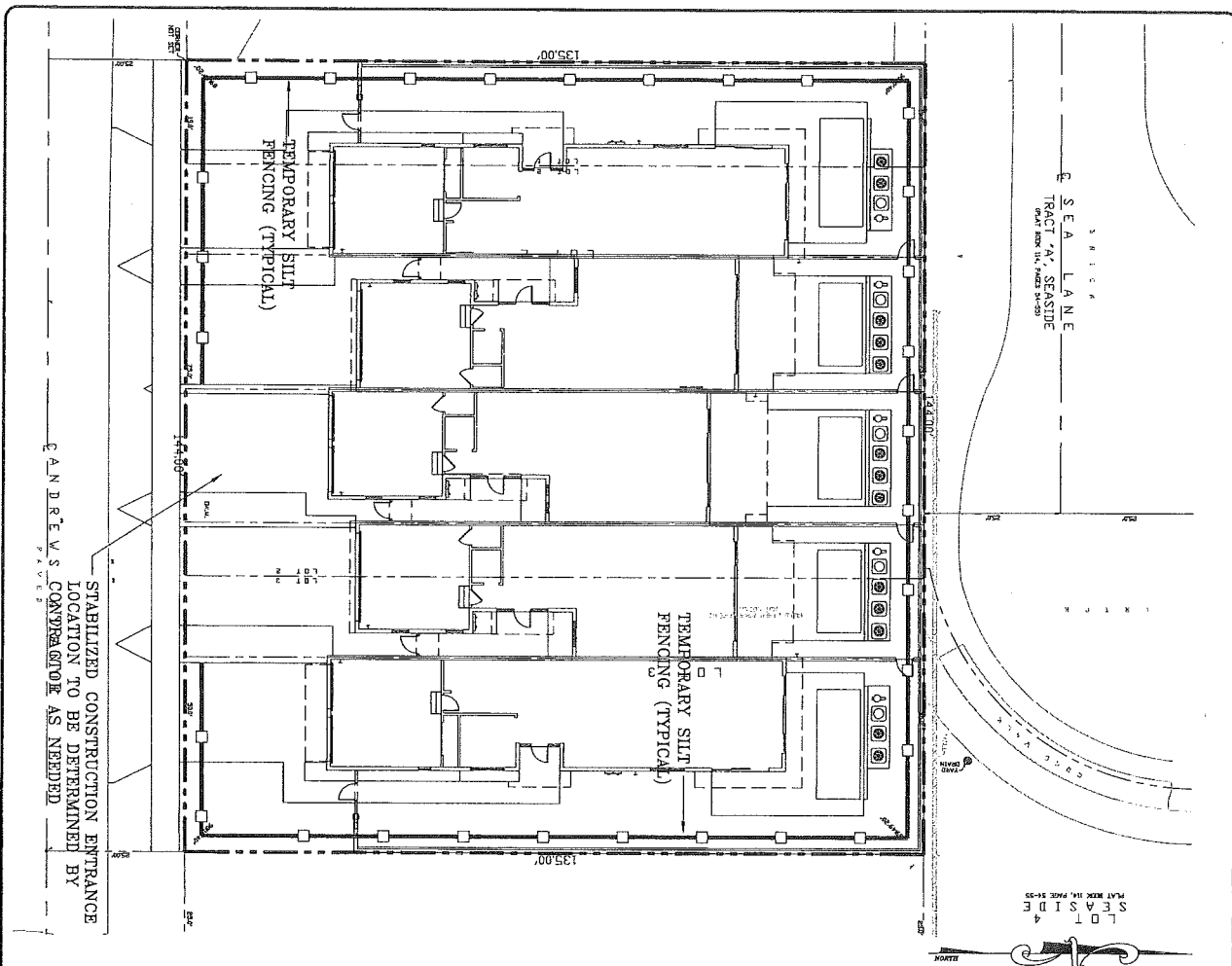
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FLORIDA CERTIFICATE OF AUTHORIZATION No. 8506
298 Pineapple Grove Way Delray Beach, Florida 33444

PAVING & DRAINAGE DETAILS FOR:
SEAGLASS COTTAGE
104 ANDREWS AVENUE
DELRAY BEACH, FLORIDA





SILT FENCE INSTALLATION DETAIL D 9.10

NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FRAME SHALL BE PROVIDED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE.
3. THE FENCE SHALL BE SPACED A MINIMUM OF 10 FEET (3.0 M) AT THE BARRED LOCATION.
4. THE FENCE SHALL BE SPACED A MINIMUM OF 10 FEET (3.0 M) AT THE BARRED LOCATION.
5. THE FENCE SHALL BE SPACED A MINIMUM OF 10 FEET (3.0 M) AT THE BARRED LOCATION.
6. THE FENCE SHALL BE SPACED A MINIMUM OF 10 FEET (3.0 M) AT THE BARRED LOCATION.
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9. THE FENCE SHALL BE SPACED A MINIMUM OF 10 FEET (3.0 M) AT THE BARRED LOCATION.
10. THE FENCE SHALL BE SPACED A MINIMUM OF 10 FEET (3.0 M) AT THE BARRED LOCATION.

Sheet 1 of 2

SILT FENCE INSTALLATION DETAIL D 9.11

NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FRAME SHALL BE PROVIDED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE.
3. THE FENCE SHALL BE SPACED A MINIMUM OF 10 FEET (3.0 M) AT THE BARRED LOCATION.
4. THE FENCE SHALL BE SPACED A MINIMUM OF 10 FEET (3.0 M) AT THE BARRED LOCATION.
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9. THE FENCE SHALL BE SPACED A MINIMUM OF 10 FEET (3.0 M) AT THE BARRED LOCATION.
10. THE FENCE SHALL BE SPACED A MINIMUM OF 10 FEET (3.0 M) AT THE BARRED LOCATION.

Sheet 2 of 2

INLET FILTER DETAIL D 8.1

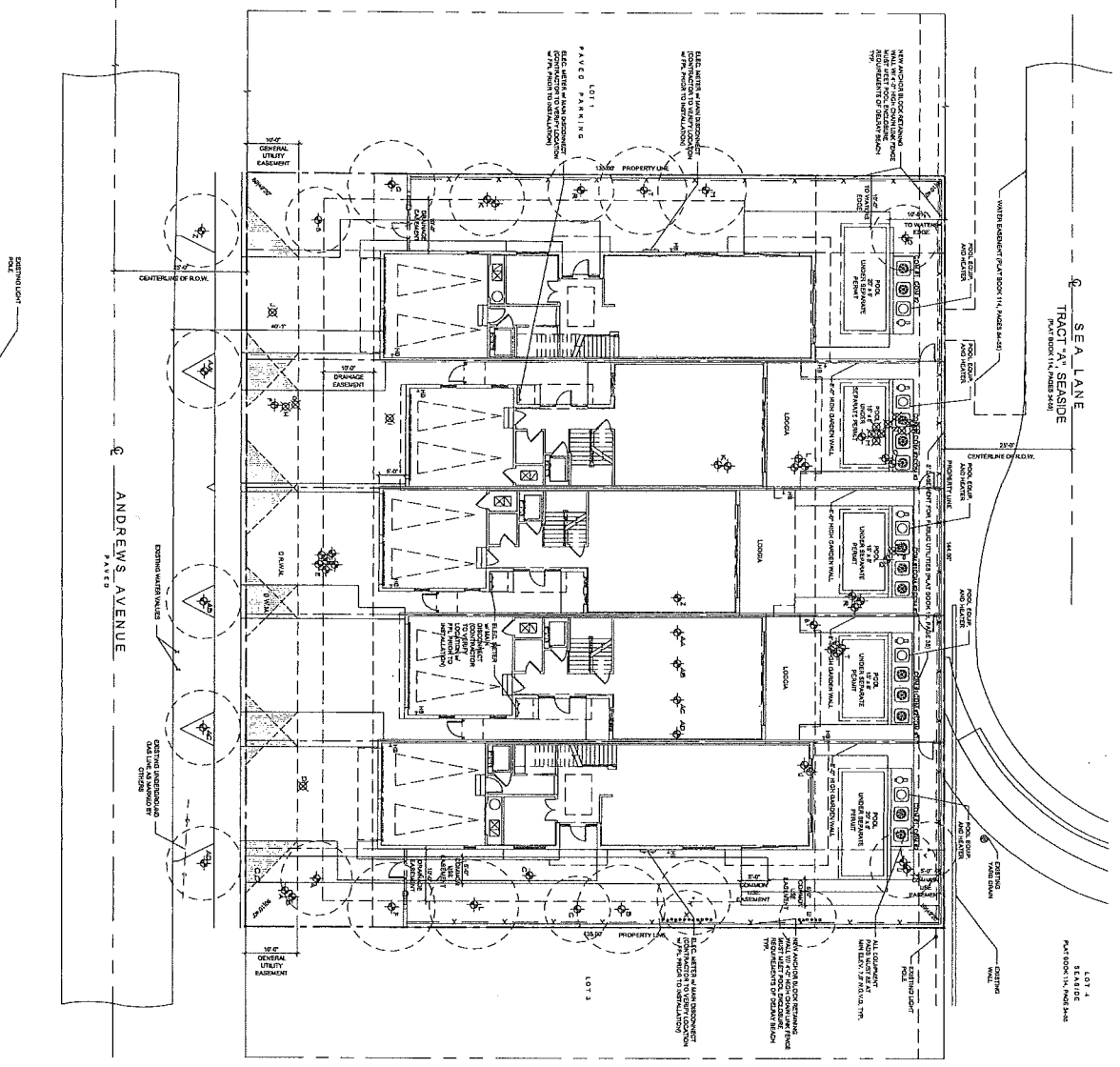
NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FRAME SHALL BE PROVIDED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE.
3. THE FENCE SHALL BE SPACED A MINIMUM OF 10 FEET (3.0 M) AT THE BARRED LOCATION.
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9. THE FENCE SHALL BE SPACED A MINIMUM OF 10 FEET (3.0 M) AT THE BARRED LOCATION.
10. THE FENCE SHALL BE SPACED A MINIMUM OF 10 FEET (3.0 M) AT THE BARRED LOCATION.

EROSION CONTROL NOTES DETAIL D 8.1

NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FRAME SHALL BE PROVIDED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE.
3. THE FENCE SHALL BE SPACED A MINIMUM OF 10 FEET (3.0 M) AT THE BARRED LOCATION.
4. THE FENCE SHALL BE SPACED A MINIMUM OF 10 FEET (3.0 M) AT THE BARRED LOCATION.
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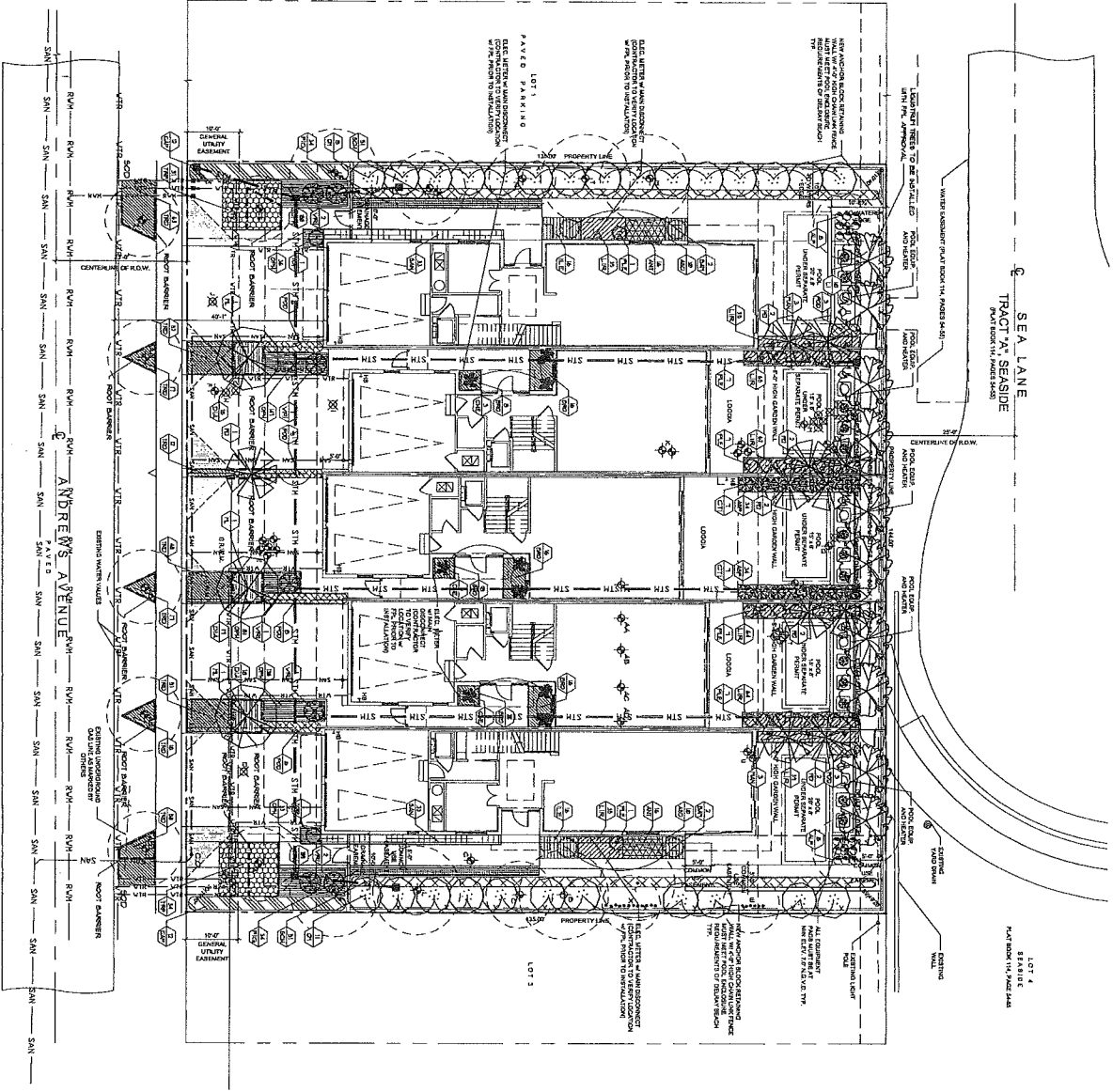


- ### LEGEND
- ⊗ EXISTING TREES TO BE REMOVED
 - ⊕ EXISTING TREES TO REMAIN
 - ⊙ EXISTING PALMS TO REMAIN
 - ⊙ EXISTING TREES TO BE RELOCATED
 - ⊙ NEW LOCATION OF RELOCATED TREES
 - ⊙ PROPOSED PALMS
 - ⊙ PROPOSED TREES

EXISTING TREE LIST

SH	CODE	COMMON NAME	DESCRIPTION	DISPOSITION
A	1	CHRISTMAS PALM	20' Ht.	relocate
B	2	CHRISTMAS PALM	25' Ht.	relocate
C	3	CHRISTMAS PALM	20' Ht.	relocate
D	4	CHRISTMAS PALM	20' Ht.	relocate
E	5	CHRISTMAS PALM	20' Ht.	relocate
F	6	CHRISTMAS PALM	20' Ht.	relocate
G	7	CHRISTMAS PALM	20' Ht.	relocate
H	8	CHRISTMAS PALM	20' Ht.	relocate
I	9	CHRISTMAS PALM	20' Ht.	relocate
J	10	CHRISTMAS PALM	20' Ht.	relocate
K	11	CHRISTMAS PALM	20' Ht.	relocate
L	12	CHRISTMAS PALM	20' Ht.	relocate
M	13	CHRISTMAS PALM	20' Ht.	relocate
N	14	CHRISTMAS PALM	20' Ht.	relocate
O	15	CHRISTMAS PALM	20' Ht.	relocate
P	16	CHRISTMAS PALM	20' Ht.	relocate
Q	17	CHRISTMAS PALM	20' Ht.	relocate
R	18	CHRISTMAS PALM	20' Ht.	relocate
S	19	CHRISTMAS PALM	20' Ht.	relocate
T	20	CHRISTMAS PALM	20' Ht.	relocate
U	21	CHRISTMAS PALM	20' Ht.	relocate
V	22	CHRISTMAS PALM	20' Ht.	relocate
W	23	CHRISTMAS PALM	20' Ht.	relocate
X	24	CHRISTMAS PALM	20' Ht.	relocate
Y	25	CHRISTMAS PALM	20' Ht.	relocate
Z	26	CHRISTMAS PALM	20' Ht.	relocate
AA	27	CHRISTMAS PALM	20' Ht.	relocate
AB	28	CHRISTMAS PALM	20' Ht.	relocate
AC	29	CHRISTMAS PALM	20' Ht.	relocate
AD	30	CHRISTMAS PALM	20' Ht.	relocate
AE	31	CHRISTMAS PALM	20' Ht.	relocate
AF	32	CHRISTMAS PALM	20' Ht.	relocate
AG	33	CHRISTMAS PALM	20' Ht.	relocate
AH	34	CHRISTMAS PALM	20' Ht.	relocate
AI	35	CHRISTMAS PALM	20' Ht.	relocate
AJ	36	CHRISTMAS PALM	20' Ht.	relocate
AK	37	CHRISTMAS PALM	20' Ht.	relocate
AL	38	CHRISTMAS PALM	20' Ht.	relocate
AM	39	CHRISTMAS PALM	20' Ht.	relocate
AN	40	CHRISTMAS PALM	20' Ht.	relocate
AO	41	CHRISTMAS PALM	20' Ht.	relocate
AP	42	CHRISTMAS PALM	20' Ht.	relocate
AQ	43	CHRISTMAS PALM	20' Ht.	relocate
AR	44	CHRISTMAS PALM	20' Ht.	relocate
AS	45	CHRISTMAS PALM	20' Ht.	relocate
AT	46	CHRISTMAS PALM	20' Ht.	relocate
AU	47	CHRISTMAS PALM	20' Ht.	relocate
AV	48	CHRISTMAS PALM	20' Ht.	relocate
AW	49	CHRISTMAS PALM	20' Ht.	relocate
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BH	60	CHRISTMAS PALM	20' Ht.	relocate
BI	61	CHRISTMAS PALM	20' Ht.	relocate
BJ	62	CHRISTMAS PALM	20' Ht.	relocate
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BL	64	CHRISTMAS PALM	20' Ht.	relocate
BM	65	CHRISTMAS PALM	20' Ht.	relocate
BN	66	CHRISTMAS PALM	20' Ht.	relocate
BO	67	CHRISTMAS PALM	20' Ht.	relocate
BP	68	CHRISTMAS PALM	20' Ht.	relocate
BQ	69	CHRISTMAS PALM	20' Ht.	relocate
BR	70	CHRISTMAS PALM	20' Ht.	relocate
BS	71	CHRISTMAS PALM	20' Ht.	relocate
BT	72	CHRISTMAS PALM	20' Ht.	relocate
BU	73	CHRISTMAS PALM	20' Ht.	relocate
BV	74	CHRISTMAS PALM	20' Ht.	relocate
BW	75	CHRISTMAS PALM	20' Ht.	relocate
BX	76	CHRISTMAS PALM	20' Ht.	relocate
BY	77	CHRISTMAS PALM	20' Ht.	relocate
BZ	78	CHRISTMAS PALM	20' Ht.	relocate
CA	79	CHRISTMAS PALM	20' Ht.	relocate
CB	80	CHRISTMAS PALM	20' Ht.	relocate
CC	81	CHRISTMAS PALM	20' Ht.	relocate
CD	82	CHRISTMAS PALM	20' Ht.	relocate
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CF	84	CHRISTMAS PALM	20' Ht.	relocate
CG	85	CHRISTMAS PALM	20' Ht.	relocate
CH	86	CHRISTMAS PALM	20' Ht.	relocate
CI	87	CHRISTMAS PALM	20' Ht.	relocate
CJ	88	CHRISTMAS PALM	20' Ht.	relocate
CK	89	CHRISTMAS PALM	20' Ht.	relocate
CL	90	CHRISTMAS PALM	20' Ht.	relocate
CM	91	CHRISTMAS PALM	20' Ht.	relocate
CN	92	CHRISTMAS PALM	20' Ht.	relocate
CO	93	CHRISTMAS PALM	20' Ht.	relocate
CP	94	CHRISTMAS PALM	20' Ht.	relocate
CQ	95	CHRISTMAS PALM	20' Ht.	relocate
CR	96	CHRISTMAS PALM	20' Ht.	relocate
CS	97	CHRISTMAS PALM	20' Ht.	relocate
CT	98	CHRISTMAS PALM	20' Ht.	relocate
CU	99	CHRISTMAS PALM	20' Ht.	relocate
CV	100	CHRISTMAS PALM	20' Ht.	relocate
AW	101	CHRISTMAS PALM	20' Ht.	relocate
AX	102	CHRISTMAS PALM	20' Ht.	relocate
AY	103	CHRISTMAS PALM	20' Ht.	relocate
AZ	104	CHRISTMAS PALM	20' Ht.	relocate
BA	105	CHRISTMAS PALM	20' Ht.	relocate
BB	106	CHRISTMAS PALM	20' Ht.	relocate
BC	107	CHRISTMAS PALM	20' Ht.	relocate
BD	108	CHRISTMAS PALM	20' Ht.	relocate
BE	109	CHRISTMAS PALM	20' Ht.	relocate
BF	110	CHRISTMAS PALM	20' Ht.	relocate
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BF	112	CHRISTMAS PALM	20' Ht.	relocate
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BF	114	CHRISTMAS PALM	20' Ht.	relocate
BF	115	CHRISTMAS PALM	20' Ht.	relocate
BF	116	CHRISTMAS PALM	20' Ht.	relocate
BF	117	CHRISTMAS PALM	20' Ht.	relocate
BF	118	CHRISTMAS PALM	20' Ht.	relocate
BF	119	CHRISTMAS PALM	20' Ht.	relocate
BF	120	CHRISTMAS PALM	20' Ht.	relocate

NORTH
 1 of 3 sheets
 L-1
 SHEET
 PROJECT: 1001 L. GORDON AVE., WILSON, TEXAS 75394
 DATE: 10/1/78
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NUMBER: 1001
 SCALE: 1" = 10'
 REVISIONS:



CODE COMPLIANCE DATA

ITEM	DESCRIPTION	REMARKS
1	SEASIDE	
2	SEA LANE	
3	ANDREWS AVENUE	
4	LOT 1	
5	LOT 2	
6	LOT 3	
7	SEA LANE	
8	ANDREWS AVENUE	
9	LOT 1	
10	LOT 2	
11	LOT 3	
12	SEA LANE	
13	ANDREWS AVENUE	
14	LOT 1	
15	LOT 2	
16	LOT 3	
17	SEA LANE	
18	ANDREWS AVENUE	
19	LOT 1	
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21	LOT 3	
22	SEA LANE	
23	ANDREWS AVENUE	
24	LOT 1	
25	LOT 2	
26	LOT 3	
27	SEA LANE	
28	ANDREWS AVENUE	
29	LOT 1	
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31	LOT 3	
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33	ANDREWS AVENUE	
34	LOT 1	
35	LOT 2	
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3 of 3 sheets

 NORTH

L-3

August 29, 2016

Dave Bodker
601 North Congress Ave
Suite 105 A
Delray Beach, FL 33445

Re: Tree Evaluation and Report for 104 Andrews Avenue, Delray Beach, Florida

Dear Mr. Bodker,

We visited the above-mentioned property on August 29, 2016 to review the trees located on the property and determine the health condition of those trees at the time of our visit. We have provided photographs and our comments for your review and potential submittal to the permitting agency. Please note that our assessment was performed as a visual inspection from the ground and no aerial inspections were performed.

Overview

The overall site is currently a developed single-family home facing to the east.

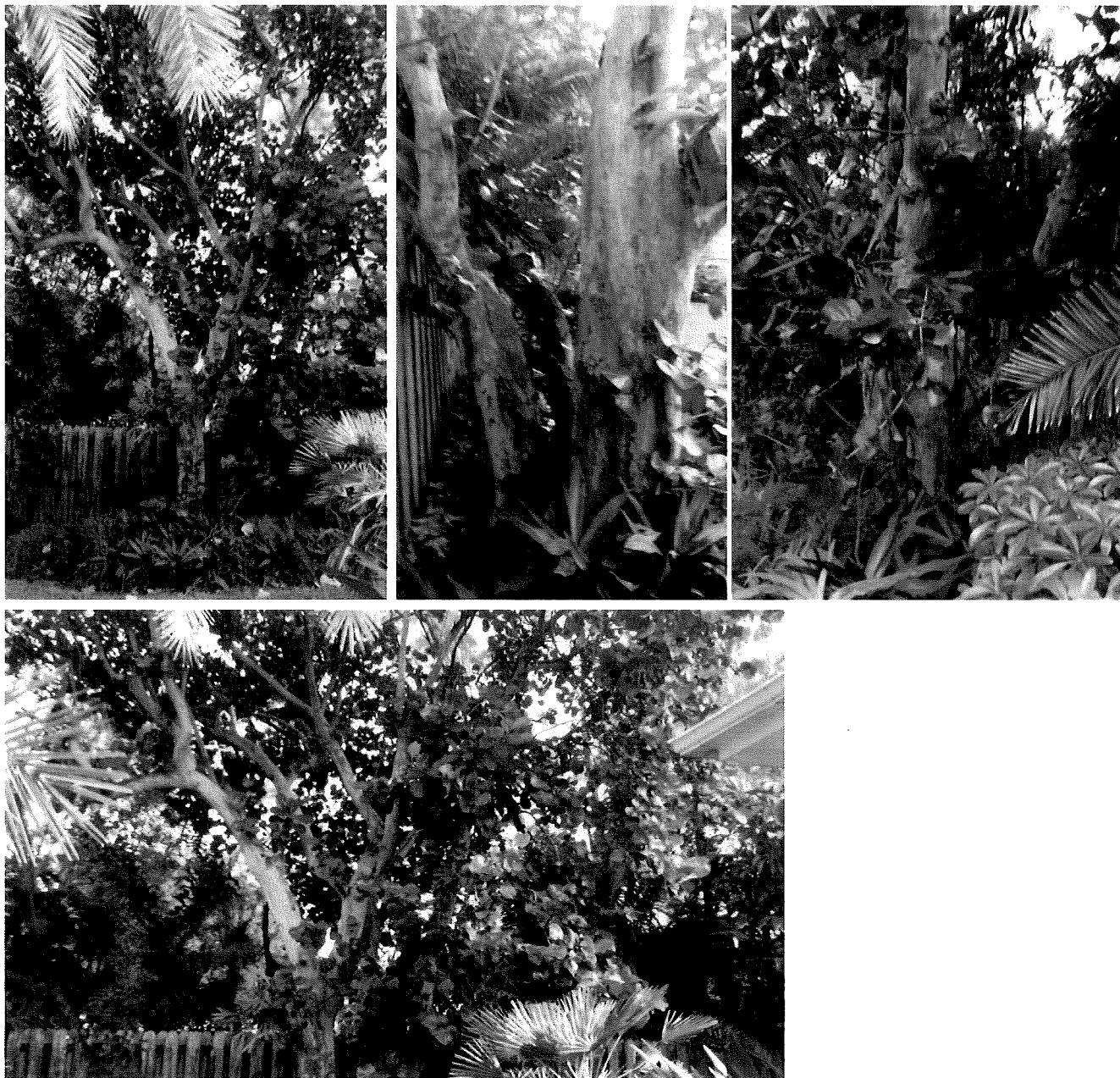


Sapodilla, *Manilkara zapota* is 20 feet tall and a canopy width of 16 feet. We measured the diameter of the trunk and it was 18 inches. The health condition is 40% (poor). We observed that the tree has codominant trunks with extensive trunk damage since it has been hat racked and maintained as an ornamental tall shrub. We observed bark inclusions and weeping from the trunk.



JTC Management Group, Inc.
2500 Southwest 21st Street
Fort Lauderdale, Florida 33312
t 754 551 6954
c 954 612 2500
jtcgroup.inc@gmail.com

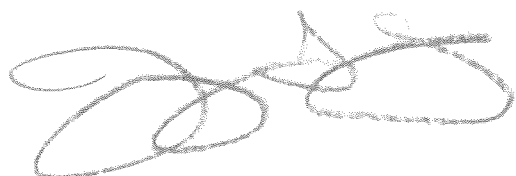
Seagrape, *Coccoloba uvifera* is 30 feet tall and a canopy width of 40 feet. We measured the diameter of each of the four trunks and they were 16, 12, 12 and 16 inches. The health condition is 60% (fair). We observed that the tree has four codominant trunks, one of the stems has been hat racked. The tree has poor form, the stems form at the base.



JTC Management Group, Inc.
2500 Southwest 21st Street
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END REPORT

I certify that all the statements of fact in this evaluation are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.



Jeremy T. Chancey
asca AMERICAN SOCIETY of
CONSULTING ARBORISTS
ISA Certified Arborist FL 0762-A
ISA Tree Risk Assessment Qualified
LIAF Certified Landscape Inspector

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