

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

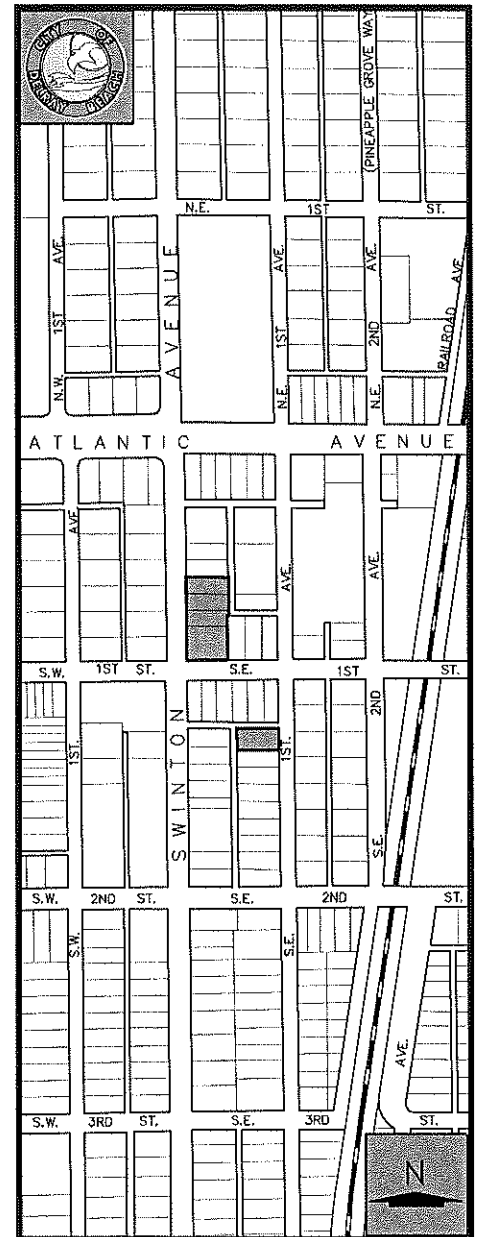
STAFF REPORT

MEETING DATE: November 16, 2011

ITEM: 27 – 43 South Swinton Avenue & 104 SE 1st Avenue, Swinton Social, Old School Square Historic District – Certificate of Appropriateness, Class V Site Plan, and Waivers (2011 – 178) for the establishment of spa and restaurant uses, and a valet parking lot.

GENERAL DATA:

Owner:.....	BBC Holdings, LLC
Agent:.....	Currie Sowards Aguila Architects
Location:.....	27 – 43 South Swinton Avenue; 104 SE 1 st Avenue
Property Size:.....	South Swinton Avenue: .74 acres SE 1 st Avenue: .18 acres
Future Land Use Map:...	Other Mixed Use (OMU)
Current Zoning:.....	Old School Square Historic Arts District (OSSHAD)
Adjacent Zoning:.....	<u>South Swinton Avenue</u> North: OSSHAD South: OSSHAD East: OSSHAD West: OSSHAD
	<u>SE 1st Avenue</u> North: OSSHAD South: OSSHAD East: Central Business District (CBD) West: OSSHAD
Proposed Land Use:.....	South Swinton Avenue: Spa and Restaurant SE 1 st Avenue: Valet Parking Lot
Water Service:.....	Existing on site
Sewer Service:.....	Existing on site



ITEM BEFORE THE BOARD

The item before the Board is consideration of a Certificate of Appropriateness, Class V Site Plan, and associated waivers for the adaptive reuse and development of the properties located at **27, 31, 35, and 43 South Swinton Avenue** and **104 SE 1st Avenue (aka Swinton Social), Old School Square Historic District**, pursuant to Land Development Regulations (LDR) Section 2.4.5(F):

The properties at 27, 31, 35, and 43 South Swinton Avenue are located on the east side of South Swinton Avenue, between East Atlantic Avenue and SE 1st Street; the property at 104 SE 1st Avenue is located on the west side of SE 1st Avenue approximately 150' south of SE 1st Street.

BACKGROUND

27 - 43 South Swinton Avenue

The subject properties consist of Lots 11, 12, 13, 14, and 15, Block 69, Town of Delray Beach. The 0.74-acre property presently contains four one-story, frame vernacular, single-family residences constructed between 1937 and 1950, which have been abandoned for a number of years. One accessory structure (garage) remains on the southernmost property.

In 2003, a COA and Class V Site Plan application were approved by the Board. The approved development was for the adaptive reuse of the residences to retail, office, and restaurant. However, the approval expired, and no improvements to either the historic structures or on the property have occurred.

104 SE 1st Avenue

The subject property consists of Lot 11, Block 70, Town of Delray Beach and measures approximately .18 acres. A one-story, multi-family dwelling was constructed on the property in 1952; it was demolished in 2004. The property has since remained vacant.

Both properties are zoned Old School Square Historic Arts District (OSSHAD), and are located within the Old School Square Historic District. The four residences on South Swinton Avenue are classified as contributing in the historic district.

PROJECT DESCRIPTION

The subject proposal is for the adaptive reuse of the four historic structures from single-family residence to spa and restaurant, with the construction of a valet parking lot at the property on SE 1st Avenue. Details of the proposed development are as follows:

27 - 43 South Swinton Avenue

27 South Swinton Avenue

The single-family dwelling at 27 South Swinton Avenue was constructed in 1950 and contains an open front porch connected to a carport with bricks columns. The exterior finish is of wood siding with decorative vertical siding in the front gable end. Original 6/1 wood windows remain. Alterations to this structure consist of the following:

- Enclosure of carport with wood siding to match existing;
- Brick columns to remain;

- Set of 6/1 aluminum, impact rated windows installed on front elevation of "carport";
- Replacement of all other existing windows with 6/1 aluminum, impact rated windows;
- Addition of plank shutters on front window; and,
- Replacement of single-tab asphalt roof with decorative metal roof tiles.

The use of #27 will be changed from single-family to spa, and will have the following as accessory uses:

- Raised "Smoothie/Juice Bar"
- Jacuzzi
- Swimming Pool: Measures 100' x 15', and is 5' deep, with a stepped entry area at each end, and two centrally located "shallow swimouts"

The Spa hours will be limited to daytime hours only, seven days a week. The associated pool will also only be available for use during daylight hours; it will serve as a lighted feature during the evenings and add ambience to the adjacent restaurants on the property. A large trellis will also be installed which covers the area at the rear exit of the building.

31 South Swinton Avenue

The single family residence at 31 South Swinton Avenue was constructed in 1937 and contains an open carport on the north side. The wood siding and gabled covered entry will remain. The existing jalousie windows will be removed and replaced with 6/1 aluminum, impact rated windows. The current jalousie front door will be replaced with a ten-light single French door. The existing asphalt roof will be replaced with decorative metal tiles. The carport will be filled in and finished to match the siding and window configurations of the building.

The use of #31 will be changed from single-family residential to restaurant, and is referred to as "Grille" in the proposal.

35 South Swinton Avenue

The single family residence at 35 South Swinton Avenue was constructed in 1938 and contains wood siding on the exterior. Proposed alterations include the rebuilding of a non-contributing addition on the south side of the building, removal of an entry awning, addition of shutters, and replacement of existing jalousie front door with a ten-light single French door.

The use of #35 will be changed from single-family residential to restaurant, and is referred to as "Kitchen" in the proposal.

43 South Swinton Avenue

The single family residence at 43 South Swinton Avenue was constructed in 1941 and is the largest of the four historic structures. This structure was significantly damaged by fire earlier this year. The window style of this building significantly differs from the typical 6/6 and 6/1 configurations seen on the other three structures as it contains 3/3 windows. The open carport will be filled in to match, and will contain a single 3/3 window. The front door will be replaced with a ten-light single French door, and the existing chimney will remain. The south elevation will be the most altered with the addition of folding windows which will provide an area for seating from the outside, yet interior to the building. This seating is adjacent to the bar located inside. A rear addition consisting of an operable window wall with decorative support columns is also accommodated. The roof of the rear addition connects to an outdoor "poolside bar" which is open and covered with a thatched roof.

Additions between each of the structures consists of a canvas, shed-style roof covering for open-air dining along the rear of the café and kitchen. The additions between each of the buildings measures approximately nine feet (9') in height and are significantly setback from the front elevations of the historic structures. The front wall of the additions is finished with stucco without any openings and will house the coolers and freezers, while also providing screening from the "spa courtyard" located between #27 and #31. Additional site improvements consist of the following:

- Railings throughout, including the dining areas and handicap ramps, consisting of a latticed wood design;
- Decorative fountain and water wall is proposed at the southeast area of the property, adjacent to the entry from SE 1st Street, and the check-in/towel pavilion;

A 6' high stucco-finished, masonry wall will be located along the perimeter of the property and around the dumpster enclosure at the rear (along the north/south alley). The wall will also connect and/or match to portions of the accessory structures (aka pavilions) throughout the rear of the site, such as the restroom pavilion at the northeast area of the property, and restroom and check-in pavilion at the southeast area of the property. The accessory structures will also contain thatched roofs. All gates within the stucco wall have an arched top and are made of wood.

A one-way drive aisle with 7 parking spaces is also proposed which will replace the four driveways which run directly up to the carports. The drive aisle ingress is located in front of #43, runs north and the length of the frontage of the site, with the egress located in front of #27.

The remaining accessory structure is in significant disrepair and is proposed to be demolished as part of this request.

A significant amount of landscaping is proposed throughout the site, including planters around the swimming pool, and in between each of the historic structures, to further emphasize their entries. A wide strip of sand runs along the east edge of the property.

104 SE 1st Avenue

The property is presently vacant and proposed to be developed as a valet parking lot with 26 parking spaces, a 22' wide drive aisle (see waivers), and landscaping along the perimeter. The parking lot material is pervious pavers. A wooden, 3' high picket fence painted white is proposed along the perimeter. The parking lot will be tied to the main site on South Swinton Avenue via a Unity of Title.

Waiver Requests

A total of four waiver requests have been submitted:

- 4.4.24(G)(3), which prohibits all parking to be located between the structure and the street, by permitting 7 parallel parking spaces to be located between the existing structures and South Swinton Avenue.
- 4.5.1(E)(3)(a)1.c., which limits heights of fences and walls to 4' within the side street setbacks, by permitting a 6' wall within the side street setback (SE 1st Street).
- 4.5.1(E)(3)(b)2., for relief from the number of parking spaces required (reduced from 53 to 33 provided on-site) upon presentation of confirmation that adequate parking for the proposed use may be achieved by alternate means, i.e. valet parking agreements.
- 4.6.9(F)(3)(d), which requires a drive aisle width of 24', by permitting a drive aisle width of 22' for the valet lot.

- 4.6.9(F)(3)(i), which requires a perimeter landscape buffer of 10', by permitting a landscape buffer varying from 1'6" to 6'4", as indicated on the plan for the valet lot.

The COA, Class V Site Plan, and associated waivers are now before the Board for consideration.

SITE PLAN & DEVELOPMENT STANDARDS

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

Article 4.4, Base Zoning District

Section 4.4.24, Old School Square Historic Arts District (OSSHAD)

(A)(1-4), Purpose and Intent: *The OSSHAD is a mixed use district which is intended to provide for mixed uses of residential, office, and commercial activities, with an emphasis on the arts, that will encourage the restoration or preservation of historic structures and, yet, maintain and enhance the historic and pedestrian scale of the area; stimulate greater awareness and pride in the City's architectural heritage, and create an atmosphere and feeling of "Old Delray Beach"; Improve the environmental quality and overall livability of this Historic District and stabilize and improve property value therein; and, Allow uses which promote preservation and adaptive reuse of all structures within the District.*

STAFF COMMENT:

The proposal is the adaptive reuse of four contributing structures within the Old School Square Historic District. Their reuse is not only significant due to their classification in the historic district, but also because they are within the first block off of East Atlantic Avenue. They are highly visible and at a key location capable of igniting economic growth in this area which, with the exception of the Sundry House, has not experienced the revitalization of Delray Beach as has much of Atlantic Avenue. Further, their reuse will maintain a pedestrian friendly scale along the historic streetscape. Therefore, the "Purpose and Intent" of the OSSHAD zoning district has been met and positive findings can be made.

(B)(7-8), Principal Uses and Structures: *Restaurants of a sit down nature such as a cafe, snack shop, full service dining but excluding any drive-in and/or drive-through facilities or features, and the providing of personal services such as barbershops, beauty shops, salons, cosmetologist are allowed within the OSSHAD as a permitted use.*

STAFF COMMENT:

The proposal is for the adaptive reuse of these structures to spa (personal services) and restaurant, which are permitted principal uses within the OSSHAD zoning district. It should be noted that any outdoor dining at night will require Conditional Use approval, including sidewalk café seating, which is not a part of this current request.

(C)(1, 4 & 5), Accessory Uses and Structures Permitted: *Swimming pools, pool houses and covers/enclosures, parking lots, and outdoor dining areas which are accessory or supplemental to a restaurant or business use, provided the operation of the outdoor dining area is limited to daylight hours.*

STAFF COMMENT:

The proposed swimming pool and outdoor dining (during daylight hours) are permitted as accessory uses, as noted above.

(F), Development Standards, the development standards as set forth, for the OSSHAD District, in Section 4.3.4 apply.

	Standard	Proposed	Notes
South Swinton Avenue			
Lot Coverage (Max)	40%	33.6%	Includes Buildings, Cooler, Freezer, Jacuzzi, Pool, and other accessory structures.
Setbacks			
Front (West)	25'	30' – 37'	Front setbacks exist; all additions are setback from the existing wall planes.
Side Interior (North)	7'6"	6' – 7'6"	Encroachment exists on north building; New construction complies with setback requirement.
Side Street (South)	15'	15' - 23'	Towel Pavilion (accessory structure) is situated on the side street setback line; south most structure (#43) exists at 23' from side street property line.
Rear (East)	10'	7'6" – 10'	Restroom Pavilion and Check-In Pavilion are proposed at 7'6". See Staff Comment below.
Open Space (Min)	25%	26.7%	
SE 1st Avenue			
Lot Coverage (Max)	40%	N/A	No buildings on site.
Setbacks			
Front (East)	25'	N/A	No buildings on site.
Side Interior (South)	7'6"	N/A	No buildings on site.
Side Street (North)	15'	N/A	No buildings on site.
Rear (West)	10'	N/A	No buildings on site.
Open Space (Min)	25%	14.9%	See Staff Comment Below.

STAFF COMMENT:

The chart above illustrates compliance with the required development standards with the exception of the rear setback on the South Swinton Avenue property and the open space on the SE 1st Avenue property (valet parking lot).

The restroom and check-in pavilions are situated 7'6" from the rear property line, whereas a setback of 10' is required. A variance request has not been submitted and therefore, a condition of approval is added that the locations be revised to comply with the 10' setback requirement.

The open space requirement for the Valet Parking Lot on SE 1st Avenue has not been met. Therefore, either a variance to allow a reduction of the requirement is needed (requiring further HPB review and approval) or a revision to the plan to provide the required open space is needed. These options to address the open space deficiency have been added as a condition of approval.

(G), Supplemental District Regulations: *Supplemental district regulations as set forth in Article 4.6 are applicable.*

STAFF COMMENT:

A review of Article 4.6 is provided further in this report.

(G)(3): *All parking, except for single family homes and duplexes, shall be located in the side or rear yard or adjacent to a rear alley. No such parking shall be located in the area between any street and the closest building or structure. Where there are existing buildings or structures, the Historic Preservation Board may waive this requirement during the site plan review process, provided that it is determined that compliance is not feasible and that the character of the area will be maintained. If approved, such parking shall be substantially screened from off-premises view by a hedge or decorative fencing.*

STAFF COMMENT:

The proposal includes the provision of seven (7) parallel parking spaces at the front of the property between the existing structures and South Swinton Avenue. Therefore, a waiver to this requirement has been submitted and is analyzed further in this report. As a result, positive findings can be made, subject to approval of the waiver request.

If approved, substantial screening is required; the proposal includes a three foot (3') high picket fence running parallel to the parking and South Swinton Avenue in addition to ten (10) Foxtail Palms evenly dispersed throughout the landscape area and along the picket fence. The proposed screening should create a sufficient buffer between the parking area and the streetscape, as the desire is not to completely obscure the visibility of the historic structures. The proposed screening may be further considered with the waiver request.

While there are no buildings on the associated property located on SE 1st Avenue, there is a significant amount of screening provided via landscaping and fencing as a means of mitigating the visual impact on the streetscape.

(G)(4)(a-b), Parking Requirements: *All non-residential uses, with the exception of restaurants, and business and professional offices, shall provide one parking space per 300 sq.ft. of total new or existing gross floor area being converted to non-residential use. Restaurants shall provide six spaces per one thousand square feet of total new or existing floor area being converted to restaurant use.*

STAFF COMMENT:

The total parking requirement for the proposed spa and restaurant uses is 53 parking spaces and may be calculated as follows:

Use	Square Feet	Requirement	Required Spaces
Spa	3,922.7	1 space / 300 square feet	13.1
Restaurant	6,732	6 spaces / 1,000 square feet	40.3
TOTAL			53.4

As previously noted, seven (7) spaces are provided on-site, and the valet parking lot on SE 1st Avenue provides twenty-six (26) spaces, for a total of thirty-three (33) parking spaces. The balance of twenty (20) spaces will be accommodated off-site through additional valet parking services, both of which are subject to approval of a waiver by the City Commission. This waiver is analyzed further in this report.

Article 4.6, Supplemental District Regulations

Section 4.6.5, Walls, Fences, and Hedges:

(A), Relationship to Travelways: *Walls, fences, hedges, or similar structures shall not be erected in the public right-of-way nor close to the public right-of-way in a manner which will obstruct visibility or otherwise interfere with the proper flow of vehicular traffic, pedestrian safety, or the provision of services. Where deemed to create a sight obstruction, fences, hedges and walls shall be maintained at a height not exceeding three feet. On corner lots and at points of access, additional restrictions requiring provision of adequate sight triangles are provided in Section 4.6.14(A).*

STAFF COMMENT:

All proposed fences and walls measure three feet (3') in height when located within a site visibility triangle. In addition, all associated landscaping is proposed to be in accordance with this requirement. Therefore, positive findings can be made.

(E), Masonry Walls: *Masonry walls located in the front and street side yards shall be screened by landscape material that is to be maintained at a minimum height equal to half of the height of the wall. Landscape materials must be of the type that will reach the required height within two years of planting.*

STAFF COMMENT:

The masonry wall proposed adjacent to SE 1st Street on the South Swinton Avenue properties is located within the side yard setback and measures six feet (6') in height. A significant amount of landscaping is proposed in front of it and along the south property line which will integrate it into the site, assuring that the wall does not appear to stand alone. The surrounding landscaping consists of Foxtail Palms and a mix of shrubs.

(F), Setbacks: *Fences and walls which are required to be landscaped shall be set back a minimum of two feet (2') from the property line to provide adequate area for vegetation to mature. Additional restrictions with respect to setbacks are provided in Section 4.6.16(3)(a).*

STAFF COMMENT:

The 6' masonry wall is located 1' from the south property line; however, screening is required and, therefore, the wall must be setback an additional 1' from the property line to meet the subject requirement of 2'. Adequate screening is already proposed.

Due to concerns over the impact of the valet parking lot on the adjacent residential uses, the proposed three foot (3') picket fence which runs along the perimeter of the site should be increased to a height of six feet (6'). In order to provide sufficient screening, the fence type must be revised accordingly, requiring that it be opaque and screened by "hedging to be maintained at the full height of the fence" pursuant to Section 4.6.5(D). Therefore, these revisions are noted as conditions of approval.

Section 4.6.8, Lighting: All developments/redevelopments are encouraged to utilize energy efficiency lighting.

(A)(1), General Requirements, Luminaries Height: *The maximum height for luminaires on buildings and structures is 25' or eave overhang, whichever is lower, and 25' for a parking lot. The following chart indicates maximum heights allowed for luminaries.*

(A)(2), **Cutoff Luminaire Required:** *All perimeter exterior lighting shall be full cutoff luminaries to minimize spillover on adjacent properties. In order to decrease urban glow, no luminaries shall be directed upwards.*

(A)(3), **Illumination Standards:** The applicable illumination standards are as follows:

	Maximum Foot Candles		Minimum Foot Candles	
	Required	Provided	Required	Provided
South Swinton Avenue	5-12	6.6	1	.1
SE 1 st Avenue	4 – 12	4.1	.3 – 1	.8

STAFF COMMENT:

Decorative wall mounts sconces are proposed throughout the site on South Swinton Avenue. However, the aesthetic of the proposed sconces should be revised to one which is more relevant to the historic property. The placement of the sconces and site lighting are appropriate and adequate. Further, the likelihood of spillover onto adjacent sites will be minimal.

The proposed lighting for the valet parking lot is a decorative white, single-arm post, measuring approximately 16' 7" in height with the fixture directed downward to reduce or illuminate spillover onto adjacent properties. Five (5) fixtures are proposed, one on the west side, and two on both the north and south sides of the property. The proposed locations will adequately and evenly disperse the necessary lighting for the valet parking attendants.

The proposed lighting plan for each site generally complies with the minimum requirements and do not exceed the maximums, with the exception of a few areas on each plan. For example, on the South Swinton Avenue properties, the lower lighting levels are attributed to the accent lighting provided for landscaped areas, whereas the lower levels in the parking area are located off-site and, appropriately maintaining the higher levels on site.

With respect to the proposed lighting, positive findings can be made. However, a condition of approval has been added that a more decorative and appropriate fixture be provided which relates to the aesthetic of the historic property.

Section 4.6.9, Off-street Parking Regulations

(D), Design Standards, *all parking spaces which are created in order to fulfill requirements of this Section (i.e. required parking spaces) shall conform to the design standards of this subsection.*

(D)(3)(a-b), Point of Access to the Street System, Maximum/Minimum Width, *the point of access to a street or alley shall be a maximum of twenty-four feet (24') unless a greater width is specifically approved as a part of site and development plan approval...the point of access to a street or alley shall not be less than:24' for a normal two-way private street or parking lot driveway aisle, or 20' for a private driveway which has less than 200 ADT.*

STAFF COMMENT:

The proposed drive aisle width on the valet parking lot measures 22', whereas the requirement is 24' as it is the point of access to the lot from SE 1st Avenue. Therefore, relief to this reduce this requirement has been submitted and, positive finding can be made subject to approval of the waiver request (analyzed on page 17).

(D)(4)(c), Maneuvering Area, Aisle Width, Space Width, Dead-end Parking Bays are discouraged, but when site conditions dictate that there be dead-end parking bays, they shall be designed so that there is a 24' wide by 6' deep maneuvering area at the end of the bay. This maneuvering area shall not encroach upon required landscape areas.

STAFF COMMENT:

A dead-end parking bay within the Valet Parking lot on SE 1st Avenue has been provided and measures 6' x 22'. The reduced width is a result of the reduced drive aisle width. A waiver to the drive aisle width requirement has been submitted and is analyzed further in this report. Therefore, compliance with this regulation is subject to approval of the aforementioned waiver.

(F)(3), Special Provisions, Valet Parking, a parking facility with a valet service or operator which allows for attendants to receive, park and deliver the automobiles of occupants, tenants, customers, invitees, and visitors, including tandem parking may be utilized in lieu of the requirements of this Section provided the following requirements are complied with:

- (a) Any required valet or tandem parking utilized in lieu of the parking requirements set forth in this section shall be governed by an agreement with the City (in such form as may be approved by the City Attorney), and recorded in the public records of Palm Beach County. The agreement shall constitute a covenant running with the land binding upon the owners, heirs, administrators, successors, and assigns. The agreement may be released by the City Commission at such time that site plan approval is obtained for an alternative parking arrangement which satisfies the parking requirements for said use.
- (b) The required queue is to be provided on private property as opposed to public rights-of-way.
- (c) There is a parking professional available for the vehicle retrieval during business hours.
- (d) The dimensions for valet and tandem parking spaces shall be a minimum of eight and one-half feet (8'6") wide and sixteen feet (16') deep with a maximum stacking of two (2) vehicles along with a drive aisle of twenty-four feet (24').
- (e) Valet parking may be utilized to conform with the number of handicap accessible parking spaces provided that:
 - (i) At least two (2) handicapped accessible spaces are provided adjacent to the vehicle queuing area for those vehicles which cannot be operated by the parking professional; and,
 - (ii) The disabled person's vehicle may be safely operated by aforementioned parking professional.
- (f) Valet drop-off/queuing area must be provided with a minimum length of 100'. Greater queuing area may be required as a condition of site plan or conditional use approval based upon the intensity of the use. The length of the queuing area may be reduced when supported by a traffic study.
- (g) Interior landscape areas required by Section 4.6.16 shall not be required if landscape requirements which would otherwise have been installed on the interior of the parking lot are evenly distributed along the perimeter of the parking area or facility and subject to the following requirements:
 - (i) That a 10' perimeter landscape buffer consisting of a hedge and trees thirty-feet (30') on center be provided.

STAFF COMMENT:

The proposed valet parking lot on SE 1st Avenue is required to be in compliance with the subject Section. An agreement with the City must be recorded, as the 26 spaces being provided on this site are required spaces. This has been added as a condition of approval. Also, the queue location which must illustrate the provision of a 100' long queuing area needs to be shown. This has also been added as a condition of approval.

As previously noted, the required 24' wide drive aisle width has not been provided, and a waiver to reduce the width to 22' has been requested. Positive findings to this requirement can be made subject to the approval of the waiver request (analyzed on page 17).

Two (2) handicap spaces have been provided on the South Swinton Avenue site as part of the seven (7) spaces provided on-site.

Due to the existing site constraints with respect to its width (62'), the 10' landscape buffer has not been provided. The lot width will be further reduced as a result of the required 2'6" dedication along the east/west alley. Therefore, the provided landscape buffer measures approximately 3' along the south, 2'6" along the north, and 6' at the east and west borders. A waiver to reduce the landscape buffer has been submitted. Therefore, positive findings can be made subject to approval of the waiver (analyzed on page 17).

Section 4.6.10, Off-Street Loading

(A), Rule, *space for accommodating the unloading of merchandise, inventory, materials, supplies, and produce shall be provided on the site where a use which requires such items is located. Provisions for such (un)loading areas shall be shown on the site and development plan under which the site is to be developed.*

(B), Determination of Adequacy, *the body approving the site plan associated with the proposed development shall determine the adequacy of the provisions which are made for (un)loading. In making such a determination, the standards and guidelines of this Section shall be considered. The final determination may result in accommodations in excess of or less than such guidelines, or in the waiving of any such accommodations.*

STAFF COMMENT:

All commercial uses require loading and unloading for the delivery of goods. Therefore, the provision of an off-street loading area is required. The applicant has indicated that "deliveries will only be done on off-hours." While this is acceptable, it is noted that other area businesses receive deliveries during their off-hours, yet the delivery vehicles are unable or unwilling to park off-street, thereby negatively impacting area traffic. Therefore, it is stressed that all loading/unloading and deliveries occur off-street and on the subject property without impacting the flow of traffic within the drive aisle.

Section 4.6.16, Landscape Regulations

(A), Purpose, *the objective of this article is to improve the appearance of setback and yard areas in conjunction with the development of commercial, industrial, and residential properties, including off-street vehicular parking and open-lot sales and service areas in the City, and to protect and preserve the appearance, character and value of the surrounding neighborhoods and thereby promote the general welfare by providing minimum standards for the installation and maintenance of landscaping.*

STAFF COMMENT:

The overall plan provides an array of aesthetically pleasing and appropriate landscaping with variations in types, heights, and colors. The proposed plantings will complement the properties and be very inviting to the public.

The proposed landscaping for the South Swinton Avenue properties includes many tropical, flowering trees, large specimen palm trees, and varying types of colorful and fragrant shrubs and ground covers. A substantial amount of native plant material, including sea grape, dwarf firebush, dune sunflower, and various ferns are have been strategically planned to create a very colorful and native paradise.

The proposed landscaping on the valet parking lot site consists of 100% native Florida-friendly plant material. The two (2) large existing shade trees will remain on site and will provide substantial habitat and refuge for local wildlife, while striving to maintain the existing vertical canopy of the property. The southern perimeter landscape buffer has been heavily planted with medium sized accent trees as well as lower level dense hedges to affectively screen the parking lot from the adjacent residential lot.

Technical review for compliance with the subject Landscape Regulations has been found to be complete, subject to approval of the applicable waivers.

Article 5.3, Dedication and Impact Requirements

Section 5.3.1, Streets (Rights-of-Way)

(D)(1), Right-of-Way Dimensions, *right-of-way shall be provided for Principal Arterials and Minor Arterials as shown for ultimate right-of-way width in Table T-1 of the Transportation Element of the Comprehensive Plan.*

(D)(2), Right-of-Way Dimensions, *the following right-of-way width is required for the category of other streets as identified, except as otherwise provided in the Table T-1 of the Transportation Element:*

<u>STREET TYPE</u>	<u>WIDTH</u>
Local Commercial / Industrial Street (South Swinton Avenue)	60'
Local Residential Street (SE 1 st Street & SE 1 st Avenue)	
• Without Curb and Gutter	60'
• With Curb and Gutter	50'
Alleys	20' Minimum

(D)(3), Corner Clip, *a right-of-way dedication will be required at all intersections in the Central Business District (CBD). This right-of-way dedication will consist of an area of property located at the corner formed by the intersection of two or more public rights-of-way with two sides of the triangular area being 20 feet in length along the abutting public right-of-way lines. Further, a dedication of 10 feet shall be required along both sides at the intersection of an alley and right-of-way. These areas are to be measured from their point of intersection, and the third side being a line connecting the ends of the other two lines. This right-of-way dedication will be referred to as a "corner clip" and is provided to ensure adequate right-of-way for the safe movement of pedestrians in the CBD. The request for relief from the corner clip requirement may granted by the City Engineer.*

STAFF COMMENT:

At its meeting of August 25, 2011, the DSMG reviewed the existing rights of way in accordance with the subject LDR Section and the Comprehensive Plan and determined the following:

- * South Swinton Avenue: Retain existing width of 66'
- * SE 1st Street: Dedicate 1' of right of way on north side
- * South Swinton Avenue/SE 1st Street: Dedicate a 20' x 20' corner clip at the northeast corner
- * North/South Alley, Block 69: Dedicate 2' of right away along property
- * SE 1st Avenue: Dedicate 5' of right-of-way on west side; no change in sidewalk required
- * East/West & North/South Alleys, Block 70: Dedicate 2'6" of right-of-way along property

The aforementioned dedications have been indicated on the plans and the development has been proposed accordingly. The acceptance of the subject dedications will be required prior to issuance of a building permit for the subject development.

Article 7.1, Building Regulations

Section 7.1.3, Building Code

(B)(1), Amendments and Additions to Code, Unity of Title Declaration, *When it is found necessary in order to obtain a building site plan of sufficient size and dimension to meet the minimum applicable yard requirements, setback distances or lot area that separate lots, plots, parcels or portions thereof, must be combined, added or joined together the applicant for such building permit shall first place on file or record as a public document in the official records in the office of the Clerk of the Circuit Court of Palm Beach County, an instrument hereinafter referred to as a Unity of Title Declaration. Such Unity of Title Declaration shall be in a form and content sufficient to unequivocally state that the aforesaid combination of separate lots, plots, parcels, or portions thereof shall be regarded as unified under one title as an indivisible building site. Where a Unity of Title has been recorded and the owner abandons the project before utilizing the Unity of Title, the Chief Building Official is authorized to release the Unity of Title.*

STAFF COMMENT:

The two sites under consideration for this approval (27-43 South Swinton Avenue and 104 SE 1st Avenue) must be joined together because they are not physically connected. Therefore, in order to bind the valet parking lot with the primary parcel on South Swinton Avenue, a Unity of Title Declaration is required, the recordation of which is added as a condition of approval.

Site Plan and Engineering Technical Items

The outstanding technical review items are as follows:

1. All kitchen vents and rooftop equipment require screening. While a note indicating "all vents and equipment shall be screened" has been provided, the type of screening and location remain subject to review for compliance. Therefore, this has been added as a condition of approval with the note that Staff may opt to have HPB review the screening if it is deemed inappropriate and incompatible with the historic site.
2. Lighting within the rear of the property of the Spa has not been indicated. While this may be added within the certification set, its compliance with Section 4.6.8 and CPTED standards is still subject to review.
3. Properly indicate the location of all air conditioning units, generators, etc on the site plan, and ensure compliance with setbacks, heights, and screening requirements.

These items have been added as conditions of approval.

Technical Review: Building Department

1. Seating at the juicebar needs to be fixed to avoid a dangerous condition during emergency.
2. Adequate access from the rear gate to the paved area is not acceptable through the sand. A paved walkway is required.
3. Egress thru nano-style doors from café is not acceptable and proper means of egress must be provided to comply with fire safety requirements.

These items have been added as conditions of approval.

LDR SECTION 4.5.1, HISTORIC PRESERVATION DISTRICTS AND SITES

Article 4.5, Overlay and Environmental Management Districts

Section 4.5.1, Historic Preservation Sites and Districts

(E), Development Standards, *All development regardless of use within individually designated historic properties and/or properties located within historic districts, whether contributing or noncontributing, residential or nonresidential, shall comply with the goals, objectives, and policies of the Comprehensive Plan, these regulations, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.*

STAFF COMMENT:

In accordance with the above, the aforementioned criteria has been analyzed throughout this report.

(E)(2)(b)1.-3., Major and Minor development, *Major development shall be considered new construction in all historic districts; the construction, reconstruction, or alteration of in excess of twenty-five percent (25%) of the existing floor area of the building, and all appurtenances; the construction, reconstruction, or alteration of any part of the front façade of an existing contributing residential or non-residential structure and all appurtenances.*

STAFF COMMENT:

The subject proposal is considered "Major Development" as it consists of new construction, reconstruction in excess of 25% of the existing floor area, and involves the alteration of the front facades of four historically significant structures within the Old School Square Historic District. Therefore, the proposal has been reviewed accordingly.

(E)(3)(a)1.c., Appurtenances, Fences and Walls, *Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.*

STAFF COMMENT:

The proposal is in compliance with the subject regulation with the exception of the proposed wall located at the southeast corner of the South Swinton Avenue property. The wall measures 6' in height and a waiver to this requirement has been submitted which is analyzed further in this report.

(E)(3)(b)1.a.-f., Parking, *where feasible, alternative methods of meeting minimum parking standards contained in Sections 4.6.9(C)(8) and/or 4.6.9(E), as applicable, shall be explored to avoid excessive use of historic properties and/or properties located in historic districts for parking. Parking lots shall strive to contribute to the historic nature of the properties/districts in which they are located by use of creative design and landscape elements to buffer parking areas from historic structures. At a minimum, the following options shall be considered:*

- a. *Locate parking adjacent to the building or in the rear.*

- b. *Screen parking that can be viewed from the public right-of-way with fencing, landscaping, or a combination of the two pursuant to Section 4.6.5.*
- c. *Utilize existing alleys to provide vehicular access to sites.*
- d. *Construct new curb cuts and street side driveways only in areas where they are appropriate or existed historically.*
- e. *Use appropriate materials for driveways, such as concrete poured in ribbons.*
- f. *Avoid wide driveways and circular drives.*

STAFF COMMENT:

Given the reuse of the historic properties, the proposed on-site parking is appropriate in that it minimally impacts the integrity of the property and assists in maintaining the residential character with the addition of the circular driveway and minimal amount of spaces. Screening with fencing and landscaping has been provided, and two of the existing curb cuts will remain. A waiver (analyzed further in this report) has been submitted with regard to the location of the spaces at the front of the property.

(E)(3)(b)2., Parking, *waivers may be granted by the Historic Preservation Board for relief from the number of parking spaces required in Section 4.6.9 upon presentation of confirmation that adequate parking for a proposed use may be achieved by alternate means which are found to be in keeping with the provisions and intent of the Delray Beach Historic Preservation Design Guidelines.*

STAFF COMMENT:

A waiver to the provision of the 20 parking space deficiency on-site has been submitted and is analyzed further in this report.

(E)(4), Alterations, *in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.*

STAFF COMMENT:

The proposal appears to have taken the original designs into consideration in conjunction with the alterations, as the enclosure of the carports strives to maintain their remaining details and features, such as the brick columns on #27. While not all original details have been kept, their alterations do not compromise the integrity.

(E)(5), Standards and Guidelines, *a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.*

Standards

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. (Standard 1)

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. (Standard 2)

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. (Standard 3)

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. (Standard 5)

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. (Standard 6)

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. (Standard 7)

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. (Standard 9)

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. (Standard 10)

STAFF COMMENT:

Overall the proposal is in compliance with the intent of the Standards. The reuse of the properties require changes; however, the necessary changes are not deemed to negatively impact the historic integrity of the property. In accordance with the above, any remaining original windows should be repaired rather than replaced, where possible. Additionally, any siding should also be repaired. This practice is also in keeping with any sustainable standards as new and alternative materials tend to, with time, require additional upkeep or replacement, whereas original materials which have lasted for many years, will continue to last with care. As noted above, chemical or physical treatments are inappropriate and should not be used. Further, the additions that are proposed are in character with the property and are not detracting. Positive findings with respect to the Standards can be made. Further analysis is provided below with the Visual Compatibility Standards.

(E)(8), Visual Compatibility Standards, *new construction and all improvements to contributing buildings, structures and appurtenances thereto within a designated historic district shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1.*

(E)(8)(a)1., Height, Building Height Plane (BHP), *the height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development.*

(E)(8)(c), Proportion of Openings (Windows and Doors), *The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic*

architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.

(E)(8)(e), Rhythm of Buildings on Streets, *The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.*

(E)(8)(f), Rhythm of Entrance and/or Porch Projections: *The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.*

(E)(8)(g), Relationship of Materials, Texture, and Color, *The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.*

(E)(8)(h), Roof Shapes, *The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.*

(E)(8)(j), Scale of a Building, *The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development.*

(E)(8)(l), Architectural Style, *All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.*

(E)(8)(m), Additions to Individually Designated Properties and to Contributing Structures in all Historic Districts, *Visual compatibility shall be accomplished as follows:*

- 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.*
- 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.*
- 3. Characteristic features of the original building shall not be destroyed or obscured.*
- 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.*
- 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design, but shall be coherent in design with the existing building.*
- 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.*

STAFF COMMENT:

The additions and new accessory structures are in compliance with the Visual Compatibility Standards noted above. The height of all new development complements the existing scale of the historic property and does not overwhelm the existing buildings, as could occur with new development in the downtown on a lot with an existing smaller scale.

The proportion of openings, whether new or existing, replaced, or expanded, is all in keeping with the character and does not detract from the original and historic feeling of the property. Further, the proposal does not impact the historic rhythm of buildings on the street or the rhythm of the entrances. These elements have all been maintained and further emphasized by complimenting them with additional decorative elements, landscaping, and most importantly, the provision of the majority of the improvements to the rear of the property.

The canvas roof of the rear additions is a subtle and appropriate means of adding onto the historic structures, as opposed to a hard roof and complete walls, which add to the mass of the building, regardless of its lower height. The canvas roof will also provide the open atmosphere at the rear to further emphasize the historic structures from an alternative vantage point. The proposed colors are complimentary to the district and maintain the vibrant aesthetic of South Swinton Avenue. The wood siding is to be maintained, and where replaced, it will also be of wood to match the existing in profile.

While the accessory structures are primarily made of thatched roofs and stucco walls, this alternative is not necessarily indicative of an additional architectural style. Rather, it is indicative of the climate in which the property is located and does not create a conflict between differing styles.

As previously noted, all additions have been located to the rear of the property and are secondary and subordinate to the principal structures. Further, the additions and accessory structures do not overwhelm the historic buildings. However, confirmation that the accessory structures, namely the poolside bar, do not exceed the height of the principal structures is needed.

Given the above, positive findings can be made with respect to the Visual Compatibility Standards, subject to compliance with the recommended conditions of approval.

WAIVER REVIEW AND ANALYSIS

Article 2.4, General Procedures

Section 2.4.7, Procedures for Obtaining Relief From Compliance With Portions of the Land Development Regulations,

(B)(5), Waivers, *prior to granting a waiver, the approving body shall make a finding that the granting of the waiver:*

- (a) Shall not adversely affect the neighboring area;*
- (b) Shall not significantly diminish the provision of public facilities;*
- (c) Shall not create an unsafe situation; and,*
- (d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.*

4.4.24(G)(3): *All parking, except for single family homes and duplexes, shall be located in the side or rear yard or adjacent to a rear alley. No such parking shall be located in the area between any street and the closest building or structure. Where there are existing buildings or structures, the Historic Preservation Board may waive this requirement during the site plan review process, provided that it is determined that compliance is not feasible and that the character of the area will be maintained. If approved, such parking shall be substantially screened from off-premises view by a hedge or decorative fencing.*

STAFF COMMENT:

The proposal includes the provision of parking between the historic structures and South Swinton Avenue. The submitted waiver justification states the following:

*"...the existing buildings currently have 3 open carport spaces facing Swinton Avenue that will no longer be maintained...by clearly separating this parking and access way from the street with the proposed landscape and picket fence and the enhanced pavement finishes proposed we believe that the intent of this section has been met in a very up-scale, safe, and attractive manner..."*The intent of the requirement is to maintain the visual relationship of the historic structures with the street, and the provision of parking between these two elements has the potential to negatively impact that relationship. However, in this case, a one-way circular drive aisle with 7 parallel parking spaces has been proposed which spans nearly the entire width of the four properties as opposed to the four individual driveways which exist.

In consideration of the criteria above, the subject waiver can be supported in that it will not adversely affect the neighboring area as the parking between the buildings and South Swinton Avenue will not adversely affect the neighboring area; provision of public facilities will not be diminished; creation of unsafe situations will be diminished as all parking will enter the right of way in a forward manner; and, the granting of the waiver will not result in a special privilege in that under similar circumstance of the property configuration and existing conditions, the waiver would be supported for another applicant or owner. Therefore, positive findings can be made.

4.5.1(E)(3)(a)1.c., Appurtenances, Fences and Walls, Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.

STAFF COMMENT:

The proposal includes the provision of a six foot (6') high masonry wall within the side street setback at the southeast corner of the South Swinton Avenue property. The wall runs parallel to the property line as close as 1' (2' required), and as far away as 7' (within the setback). This encroachment does not span the length of the side street property line; it is limited to the southeasternmost 45'.

The justification statements notes the following:

"...we have provided a perimeter wall that is six feet in height due to the added security requirements of this project...and to keep unauthorized trespassers from getting into the pool after hours when the facility is closed and unmonitored."

In consideration of the criteria above, the waiver request may be supported in that it will not adversely affect the neighboring area because the intent is to maintain an open streetscape within the historic areas and the increased height is minimal and maintained toward the rear of the property; the provision of public facilities will not be diminished or impacted; an unsafe situation will not be created, rather it is a safer situation that will be provided; and, the granting of this waiver will not result in a special privilege in that it would be supported under similar circumstances on other property for another applicant or owner. Therefore, positive findings can be made.

4.6.9(F)(3), Special Provisions, Valet Parking, a parking facility with a valet service or operator which allows for attendants to receive, park and deliver the automobiles of occupants, tenants, customers, invitees, and visitors, including tandem parking may be utilized in lieu of the requirements of this Section provided the following requirements are complied with:

- (d) *The dimensions for valet and tandem parking spaces shall be a minimum of eight and one-half feet (8'6") wide and sixteen feet (16') deep with a maximum stacking of two (2) vehicles along with a drive aisle of twenty-four feet (24').*

STAFF COMMENT:

The proposal includes a 22' wide drive aisle within the valet parking lot on SE 1st Avenue, whereas 24' is required. The justification for the reductions states the following:

"...request a reduction to 22' for the purpose of increasing the open space, reducing pavement, and adding more landscape area to create more of a landscape buffer...this lot is not intended for patrons or the general public.

In consideration of the criteria above, the waiver may be supported as the drive aisle reduction will not adversely affect the neighboring area in that it is permitting the provision of additional landscaping; the provision of public facilities will not be impacted; an unsafe situation should not be created in that the lot is designed in accordance with valet parking standards and valet parking attendants will be utilizing the lot, as opposed to regular drivers inexperienced with smaller spaces; and, the waiver will not result in the grant of a special privilege in that it would be considered under similar circumstances in providing valet parking on a small lot and associated with the adaptive reuse of historically significant properties centrally located to the cities downtown. Therefore, positive findings can be made.

4.6.9(F)(3)(i), Special Provisions, Valet Parking, *Interior landscape areas required by Section 4.6.16 shall not be required if landscape requirements which would otherwise have been installed on the interior of the parking lot are evenly distributed along the perimeter of the parking area or facility and that a 10' perimeter landscape buffer consisting of a hedge and trees thirty-feet (30') on center be provided.*

STAFF COMMENT:

The proposal provides a minimal landscape buffer around the perimeter which measures 3' along the south, 6'4" and 1'6" along the west, 2'6" along the north, and 6'4" along the east.

The waiver justification states the following:

"...the east side faces the street so sodded streetscape islands, in addition to the provided buffer, are proposed for the front of this property thus enhancing the view from the street. A decorative picket fence,...is proposed on the 3 sides with public right of way frontage with proposed landscape material around it. A tall 5' hedge screens the parking lot from the next door neighbors along with a line of trees. Every effort has been made to create an attractive, appropriate buffer as large as the site will allow."

In consideration of the criteria above, the justification can be supported in that the size of the site, which has been further reduced by the required right of way dedication, limits the development potential and ability to provide the required amount of landscape buffering. While the reduction will impact the neighboring area more so than if the requirement were met, in either case it is not likely to adversely affect the neighboring area; the provision of public facilities will not be impacted; the limited amount of landscaping will not create an unsafe situation; and given the circumstances surrounding the entire development proposal, the granting of this waiver is not considered a special privilege in that it would also be supported under similar circumstances on other property for another applicant or owner. Therefore, positive findings can be made.

4.5.1(E)(3)(b)2., Parking, *waivers may be granted by the Historic Preservation Board for relief from the number of parking spaces required in Section 4.6.9 upon presentation of confirmation*

that adequate parking for a proposed use may be achieved by alternate means which are found to be in keeping with the provisions and intent of the Delray Beach Historic Preservation Design Guidelines.

STAFF COMMENT:

A total of 53 parking spaces are required, and 33 have been accommodated through on-site parking. The balance of twenty spaces needs to be accommodated. In accordance with the Section noted above, the HPB may consider the waiver provided that alternate means are proposed.

The subject waiver request notes that *"every effort has been made to accommodate the text requirement for parking spaces,...the Historic Preservation Board may grant a waiver to the deficiency in consideration of the compensating overall good to the community in the restoration and preservation of significant historic structures. This methodology for parking compliance will allow our client to proceed with the restoration of the four abandoned houses..."* A map indicating the additional valet parking lot is attached.

While the applicant has requested that the spaces be waived, they have offered to provide them via additional valet parking off-site at other valet parking areas within the downtown. The outright waiver of the requirement cannot be supported; rather the waiver to provide the spaces off-site may be supported provided that the valet parking agreement be established in accordance with the regulations, or by any other acceptable means. Therefore, provided that confirmation that adequate parking has been achieved, the subject waiver may be supported.

REQUIRED FINDINGS

Pursuant to **LDR Section 3.1.1, Required Findings**, *Prior to the approval of development applications, certain findings must be made in a form which is a 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.*

(A) FUTURE 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 Future Land Use Map.*

STAFF COMMENT

The subject property has a FLUM (Future Land Use Map) designation of OMU (Other Mixed Use) and zoning designation of OSSHAD. The zoning district is consistent with the OMU Future Land Use Map designation. The proposed spa (personal services) and restaurant uses are permitted, and therefore, are appropriate. Thus, positive findings can be made with respect to Future Land Use Map consistency.

(B) CONCURRENCY: *Concurrency 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 CI-GOP-1 of the Comprehensive Plan.*

STAFF COMMENT

As described in Appendix "A", 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.

(C) CONSISTENCY: *A finding of overall consistency may be made even though the action will 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.*

STAFF COMMENT

As described in Appendix B, a positive finding of consistency can be made as it relates to Standards for Site Plan Actions, subject to compliance with the recommended direction.

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

Future Land Use Objective A-1 *Property shall be developed or redeveloped, in a manner so that the future use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.*

STAFF COMMENT

The redevelopment of the subject properties from single-family to spa and restaurant, and from a vacant parcel to a valet parking lot are proposed to be consistent with the subject Objective. With respect to the adjacent land uses, the South Swinton Avenue properties are surrounded by a mix of office (north), valet parking lot (south), Assisted Living Facility (east), vacant land (east), and residential (west). The adjacent uses to the proposed valet parking lot on SE 1st Avenue include vacant land (east), abandoned residential (north), residential (west), and multi-family (south). The properties are in the downtown area within a mixed-use zone which permits single-family residential and a variety of commercial uses. The valet parking lot abuts the CBD zoning district, which permits more intense uses. Due to the mix of uses (both existing and permitted) in conjunction with the downtown location, the proposal can be deemed compatible, and thereby consistent with the subject Objective.

Future Land Use Objective A-4 *The redevelopment of land and buildings shall provide for the preservation of historic resources. The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:*

Future Land Use Policy A-4.1 *Prior to approval or recommending approval of any land use or development application for property located within a historic district or designated as a historic site, the Historic Preservation Board must make a finding that the requested action is consistent with the provisions of Section 4.5.1 of the Land Development Regulations relating to historic sites and districts and the "Delray Beach Design Guidelines".*

STAFF COMMENT

The proposed redevelopment provides for the preservation four historically significant structures in the city's downtown. Positive findings to the LDRs can be made subject to compliance with the recommended conditions of approval and approval of the requested waivers. As a result, the proposal could be deemed to be consistent with the subject Objective and Policy.

*Future Land Use Objective C-2 **Economic development, with due regard for private property rights, historic preservation and character, is an essential component of the redevelopment and renewal efforts which are directed to the future of the City of Delray Beach. Specific efforts for the coordination and provision of economic development activities shall be centered in the City Administration's Development Services Management Group.***

*Future Land Use Objective C-3 **The Central Business District (CBD) and surrounding neighborhoods, including A-1-A, Seacrest and Swinton Avenue represents the essence of what is Delray Beach i.e. a "village by the sea". The continued revitalization of the CBD is essential to achieving the overall theme of the City's Comprehensive Plan by managing growth and preserving the charm. The following policies and activities shall be pursued in the achievement of this objective.***

STAFF COMMENT

The proposal will provide a significant opportunity for economic development within the South Swinton Avenue area, which has not yet benefitted from the success on the northend. The redevelopment and adaptive reuse will positively impact this area, moreso than complete new development in this area, which is not as attractive as a project such as this. Further, the potential for continued revitalization of this area will increase and provide additional opportunities for other properties which have sat vacant for a number of years. The proposal is consistent with the subject Policy and Objective and positive findings can be made.

REVIEW BY OTHERS

The **Community Redevelopment Agency (CRA)** considered the subject development proposal at its meeting of October 13, 2011, and recommended approval.

The **Parking Management Advisory Board (PMAB)** considered the waiver request relevant to parking at its October 25, 2011 meeting, and recommended approval.

ASSESSMENT AND CONCLUSION

The subject proposal is a welcome addition to the existing conditions and deterioration on the subject properties. Given their existing conditions, a viable adaptive reuse of the subject properties is difficult as evidenced by the number of waivers requested to accommodate and meet the requirements as much as possible. As noted in the report, the subject project will likely assist in the economic redevelopment of the South Swinton Avenue area, and perhaps inspire or provide additional opportunities for other properties to be further improved or reused.

The project should not be judged by its inability to meet a few requirements; rather it should be judged on its merits and its potential and its ability to meet the intent of a majority of the LDRs, and be consistent with the Comprehensive Plan.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the Certificate of Appropriateness, Class V Site Plan, and associated waivers (2011-178) for the property located at **27 – 43 South Swinton Avenue and 104 SE 1st Avenue, Swinton Social, Old School Square Historic District**, 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 the criteria set forth in the Land Development Regulations, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interiors Standards for Rehabilitation.
- C. Move denial of the Certificate of Appropriateness, Class V Site Plan, and associated waivers (2011-178) for the property located at **27 – 43 South Swinton Avenue and 104 SE 1st Avenue, Swinton Social, Old School Square Historic District**, by adopting the findings of fact and law contained in the staff report and finding that the request is not consistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interiors Standards for Rehabilitation. (Motion to be phrased in the affirmative. See above)

STAFF RECOMMENDATION

By Separate Motions:

Site Plan, Landscape Plan, Elevations: 27 – 43 South Swinton Avenue

Move approval of the Certificate of Appropriateness and associated Class V Site Plan (2011-178) for the property located at **27 – 43 South Swinton Avenue, Swinton Social, Old School Square Historic District**, 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 the criteria set forth in the Land Development Regulations, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interiors Standards for Rehabilitation, subject to the following conditions:

1. That the height of all accessory structures not exceed the height of any of the historic (principal) structures;
2. That any replacement siding be of wood to match the existing profile and type;
3. That more aesthetically appropriate lighting fixtures be provided;
4. That the restroom and check-in pavilions comply with the 10' rear setback requirement, or that a variance to the requirement be submitted and approved by the HPB;
5. That all signage associated with the spa and restaurant uses be submitted as a separate COA requiring HPB approval;
6. That the valet queue be indicated on the subject property of South Swinton Avenue and indicated the minimum queuing length of 100';
7. That a 1' dedication be accepted along SE 1st Street, adjacent to the property, prior to issuance of the building permit;
8. That a 20' x 20' corner clip dedication at the northeast corner of South Swinton Avenue and SE 1st Avenue be accepted prior to issuance of the building permit;
9. That a 2' right of way dedication from the north/south alley (Block 69) adjacent to the property be accepted prior to issuance of the building permit;
10. That all kitchen vents and rooftop equipment be indicated and be property screened, subject to review for compliance with LDRs;

11. That the lighting within the rear of the property at the Spa be indicated, subject to compliance with the LDRs and CPTED review;
12. That the location of all air conditioning units, generators, etc be properly indicated on the site plan and comply with height, setback, and screening requirements;
13. That the seating at the juicebar be fixed;
14. That adequate access from the rear gate to the paved area by the swimming pool is not acceptable through the sand, and be revised to a paved walkway is required;
15. That the egress thru nano-style doors from café be provided to comply with fire safety requirements;
16. That shutterdogs be provided for all shutters;
17. That a Unity of Title between the two properties be recorded prior to Site Plan certification.

Waiver: LDR Section 4.4.24(G)(3), OSSHAD Supplemental District Regulations

Recommend approval to the City Commission of a waiver to LDR Section 4.4.23(G)(3), which prohibits all parking to be located between the structure and the street, by permitting 7 parallel parking spaces to be located between the existing structures and South Swinton Avenue.

Waiver: 4.5.1(E)(3)(a)1.c., Appurtenances, Fences and Walls

Recommend approval to the City Commission of a waiver to LDR Section 4.5.1(E)(3)(a)1.c., which limits heights of fences and walls to 4' within the side street setbacks, by permitting a 6' wall within the side street setback.

Waiver: 4.5.1(E)(3)(b)2., Parking

Motion to approve the waiver for relief from the number of parking spaces required (reduced from 53 to 33 provided on-site) upon presentation of confirmation that adequate parking for the proposed use may be achieved by alternate means, i.e. valet parking agreements, etc.

Site Plan and Landscape Plan: 104 SE 1st Avenue

Move approval of the Certificate of Appropriateness and associated Class V Site Plan (2011-178) for the property located at **104 SE 1st Avenue, Swinton Social, Old School Square Historic District**, 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 the criteria set forth in the Land Development Regulations, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interiors Standards for Rehabilitation, subject to the following conditions:

1. That the wood fence be increased to a height of 6' along the south and west perimeter, except within the front and side street setback areas, where it may be increased to a height of 4', outside of the maximum 3' height within the sight visibility triangle;
2. That any fencing which is more than 75% opaque be setback 2' from the property line and screened with hedging which measures the height of the fence within two years of planting;
3. That a variance to the Open Space requirement be submitted and approved by the HPB or that the Site Plan be revised to meet the Open Space requirement, all subject to HPB review and approval;
4. That an agreement with the City be recorded in order to provide the required parking as valet on SE 1st Avenue;
5. That a 5' dedication along SE 1st Avenue adjacent to the property be accepted prior to issuance of a building permit;
6. That a 2'6" dedication from both the east/west & north/south alleys (Block 70) adjacent to the property be accepted prior to issuance of the building permit;

Waiver: 4.6.9(F)(3)(d), Special Provisions, Valet Parking – Drive aisle width

Recommend approval to the City Commission of a waiver to LDR Section 4.6.9(F)(3)(d), which requires a drive aisle width of 24', by permitting a drive aisle width of 22'.

Waiver: 4.6.9(F)(3)(i), Special Provisions, Valet Parking – Landscape buffer

Recommend approval to the City Commission of a waiver to LDR Section 4.6.9(F)(3)(i), which requires a perimeter landscape buffer of 10', by permitting a landscape buffer varying from 1'6" to 6'4", as indicated on the plan.

Staff Report Prepared by: Amy E. Alvarez, Historic Preservation Planner

Attachments:

- *Appendix A – Concurrency Findings*
- *Appendix B – Standards for Site Plan Actions*
- *Location Map*
- *Site Plan*
- *Floor Plans*
- *Elevations*
- *Landscape Plan*
- *Engineering Plans*

APPENDIX A CONCURRENCY FINDINGS

Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Future 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 will be provided via service lateral connection to an eight inch (8") water main located within SE 1st Street and a ten inch (10") water main within South Swinton Avenue. Sewer service will be provided via lateral connection to the existing eight inch (8") sanitary sewer main located within the N/S alley right-of-way abutting the east side of the property. Adequate fire suppression will be provided via an existing fire hydrant at the southeast corner of South Swinton Avenue and SE 1st Street. 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. Based upon the above, positive findings can be made with respect to this level of service standards.

Streets and Traffic

The subject property is located in the City's Transportation Concurrency Exception Area (TCEA), which encompasses the CBD, CBD-RC and OSSHAD zoning districts. The TCEA exempts the above-described areas from complying with the Palm Beach County Traffic Performance Standards Ordinance.

Parks and Recreation Facilities

Park dedication requirements do not apply to non-residential uses. Thus, the proposed development will not have any impact with respect to this standard.

Solid Waste

At the highest waste generation rates, the proposed 3,922.7 square feet of spa use area and 6,732 square feet of restaurant use area will generate a total of 103.8 tons of solid waste per year [Spa: $3,922.7 \times 10.2 = 40,011.54 / 2,000 \text{ lbs} = 20 \text{ tons}$ + Restaurant: $6,732 \times 24.9 = 167,626.8 / 2,000 \text{ lbs} = 83.8 \text{ tons}$]. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals through the year 2023.

Drainage

A preliminary drainage plan has been submitted indicating that drainage will be accommodated via an on-site exfiltration trench system located along the E/W alley with water drainage accommodated through inlets. At this time, there are no problems anticipated meeting South Florida Water Management District requirements.

Schools

School concurrency findings do not apply to non-residential uses. Thus, the proposed development will not have any impacts with respect to this standard.

APPENDIX B 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 _____

Does not meet intent X – Upon compliance with the conditions of approval.

- 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 _____

Meets intent of standard _____

Does not meet intent X – Upon compliance with conditions of approval.

- 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 X

Meets intent of standard _____

Does not meet intent _____

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

Not applicable 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	X
----------------	----------

Meets intent of standard

Does not meet intent

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

Not applicable

Meets intent of standard 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

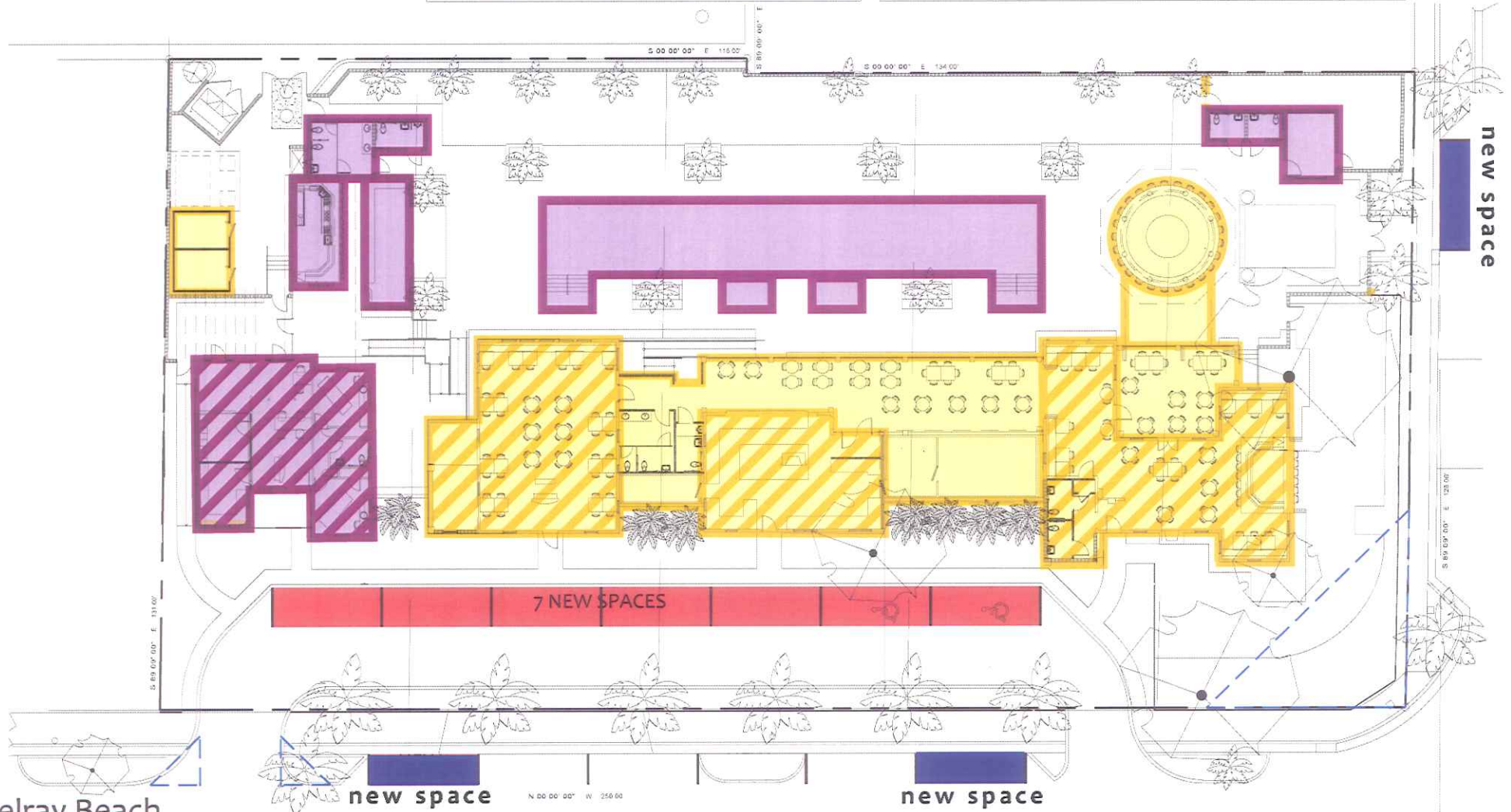
Does not meet intent

NON-RESIDENTIAL (SPA)	
1/300 SQ.FT. IN OSSHAD	
A EXISTING BUILDING	1117.5
B JUICE BAR	223.3
C RESTROOM PAVILION	323.3
D RESTROOM PAVILION	102.5
E CHECK-IN/TOWEL PAVILION	157.8
F POOL	1766.6
G JACUZZI	231.7
TOTAL SQ.FT.	3922.7
DIVIDE BY 300	300.0
EQUALS	13.1
# SPA SPACES REQUIRED	13.1 SPACES

RESTAURANT	
6/1,000 SQ.FT. IN OSSHAD	
AA EXISTING BUILDING	1332.4
AB EXISTING BUILDING	848.1
AC EXISTING BUILDING	1540.4
AD COVERED DINING/COOLERS	1794.8
AE COVERED DINING	412.3
AF AREA UNDER ROOF	206.4
AG BAR398AH COOLERS	189.6
TOTAL SQ.FT.	6732.0
DIVIDE BY 1000	1000
	6.7
TIMES 6	6
# RESTAURANT SPACES REQ'D	40.3 SPACES

TOTAL SPACES REQUIRED	
RESTAURANT	40.3
NON-RESIDENTIAL (SPA)	13.1
SUM	53.4
TOTAL REQUIRED	53 SPACES

TOTAL SPACES PROVIDED	
NEW ON-SITE	7
NEW ON-STREET (3)x 0.5=	1.5 does not count
(3 SPACES, EACH COUNTS AS 0.5)	
TOTAL PROVIDED	7 SPACES
53 spaces - 7 spaces =	46 spaces
TOTAL REQUIRED TO VALET	46 SPACES

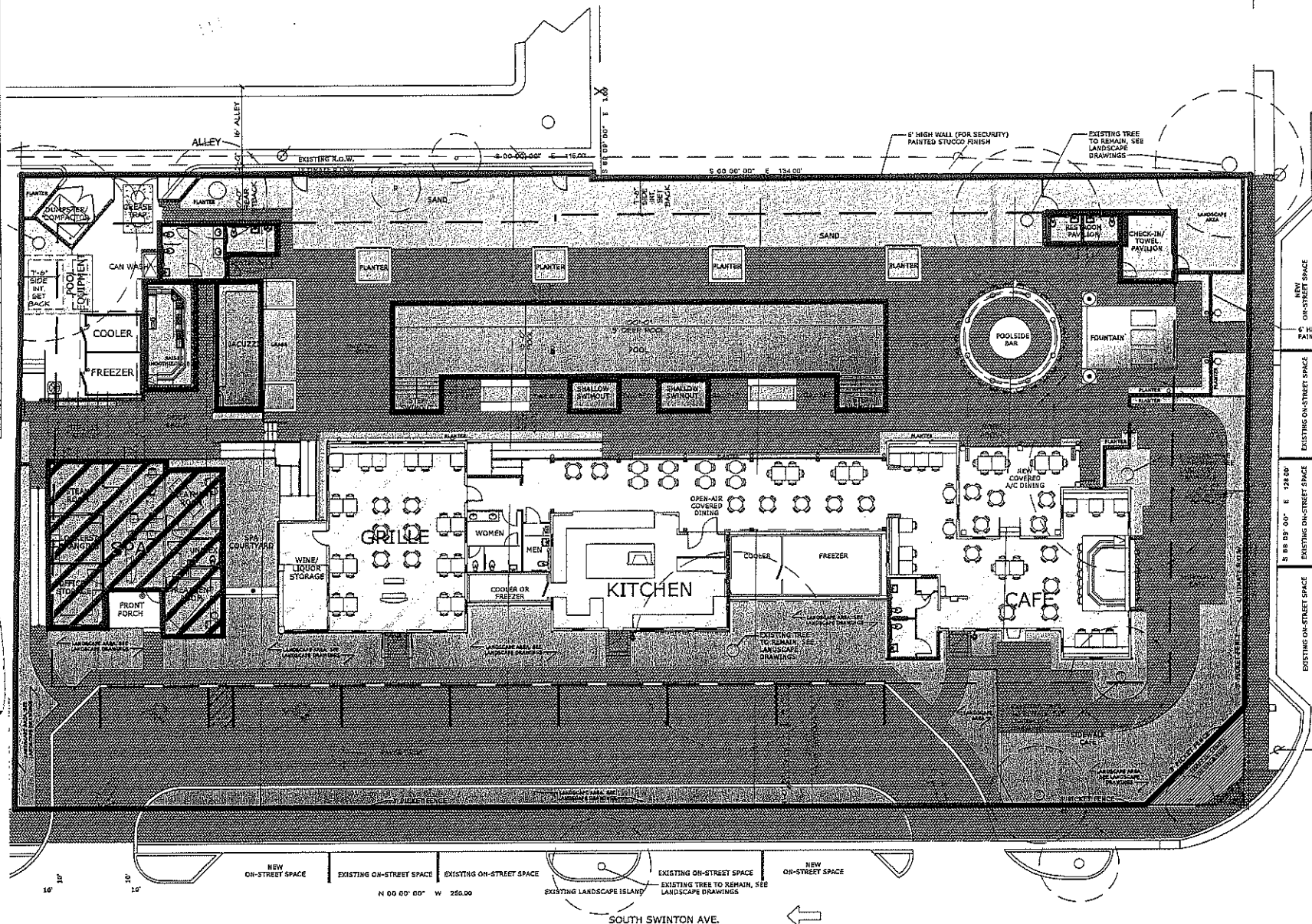


Delray Beach

SWINTON SOCIAL- PARKING COMPUTATION

DATE: SEPTEMBER 2011

LEGEND	SQ.FT.	%
NON-RESIDENTIAL SPA EXISTING STRUCTURE #27 (110.5)	1,117.5	3.5%
NON-RESIDENTIAL SPA NEW CONSTRUCTION JUICE BAR (213.3) RESTROOM PAVILION (533.3) RESTROOM PAVILION (102.5) CHECK-IN/TOWEL PAVILION (157.8)	806.9	2.5%
NON-RESIDENTIAL SPA POOL (1766.6) & JACUZZI (231.7)	1,998.3	6.2%
TOTAL NON-RESIDENTIAL SPA	3,932.7 SQ.FT.	
RESTAURANT EXISTING STRUCTURE #31 (1,331.4) #35 (848.1) #43 (1,540.4)	3,720.9	12%
RESTAURANT NEW CONSTRUCTION COVERED DINING/COOLERS (1,794.4) COVERED DINING (410.3) AREA UNDER ROOF (106.4) BAR (398) COOLERS (189.6)	3,001.1	9.4%
TOTAL RESTAURANT	6,722 SQ.FT.	
WATER BODIES FOUNTAIN (229.9)	229.9	0.7%
PAVING	12,390.2	39%
OPEN SPACE	8,514.0	26.7%
TOTAL SITE	31,778.8	100%



MAIN PROPERTY
7 SPACES ON SITE
9 SPACES ON-STREET

**FEDERSPIEL PUBLIC
PARKING GARAGE**
+/- 200 SPACES

S.E. 1st ST

VALET LOT
TO BE PURCHASED
UPON APPROVAL
26 SPACE MINIMUM

SE 1st AVE

S.E. 2nd ST

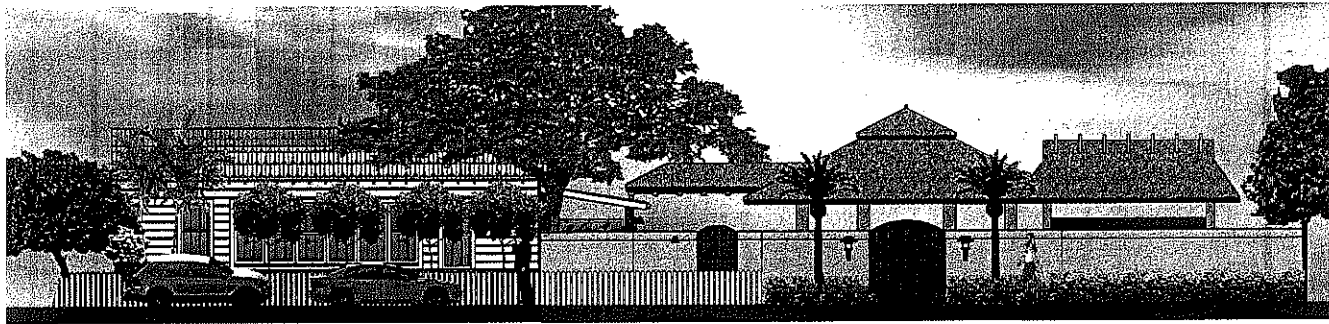
SWINTON

LEASED VALET LOT
M-F AFTER 5PM
SAT & SUN ALL DAY
40-50 SPACES

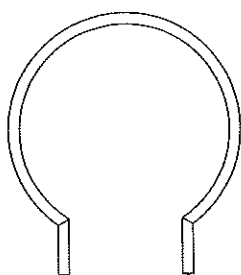
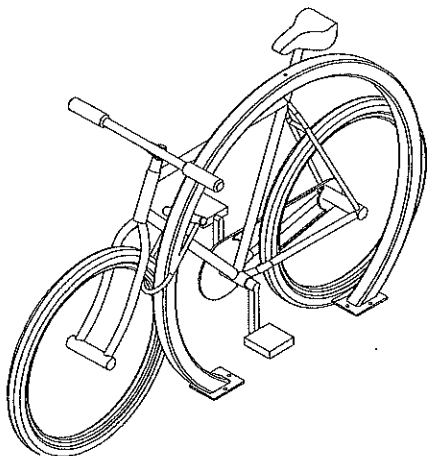
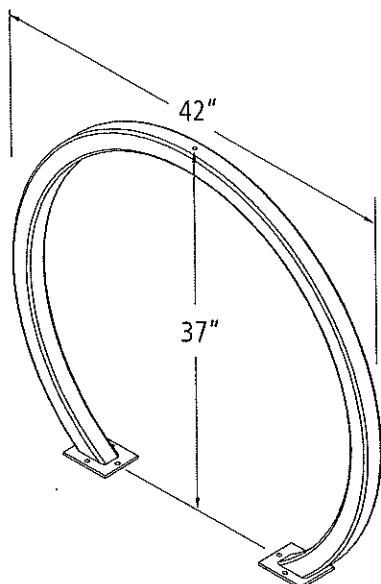
386 ft

© 2011 Google

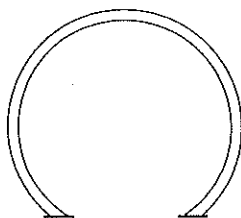
© 2010 Google



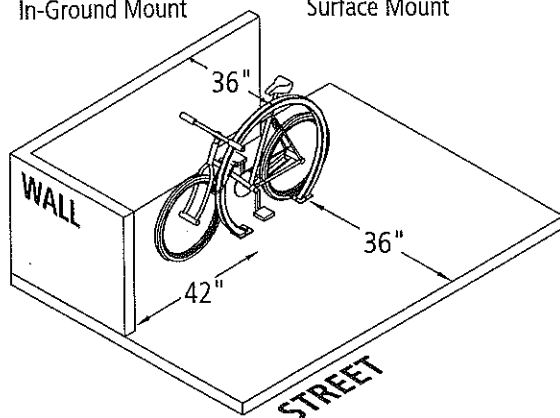
South Elevation
(Facing S.E. 1st St.)



In-Ground Mount



Surface Mount



Product

Dero Excalibur Arc Rack
As manufactured by Dero Bike Racks

Capacity

2 Bikes

Materials



2" x 2" x 3/16" square tube.

Finishes



An after fabrication hot dipped galvanized finish is our standard option. 250 TGIC powder coat colors, thermoplastic coating, and stainless steel finishes are also available as alternate options.

Our powder coat finish assures a high level of adhesion and durability by following these steps:

1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

Installation Methods



Surface Mount Excalibur Arc Rack has two 5" x 4" x .25" feet which are installed onto a concrete base with 6 masonry anchors.

In-ground mount available by special order.

Space Use and Setbacks



Wall Setback: For racks set parallel to the wall, a minimum of 24" should be left between the wall and the rack. 36" is the recommended setback. For racks installed perpendicular to the wall, a 34" setback is the minimum distance. 42" is recommended.

Street Setback: 24" is the minimum distance between the street and the rack. 36" is recommended.

Between Racks: 24" is the minimum distance between racks. 36" is recommended.

This was used at Old School Square Park
Color: White

KITCHEN

CAFE

CRUSHED SEASHELL
AGGREGATE

BIKE RACK
LOCATION,
SEE CUTSHEET

EXISTING ON-STREET SPACE

NEW
ON-STREET SPACE

RECEIVED
OCT 13 2011
PLANNING & ZONING



BIKE RACK LOCATION
SCALE: 1"=10'-0"
DATE: OCTOBER 10, 2011

NOTE:
ALL VENTS & EQUIPMENT SHALL BE SCREENED.

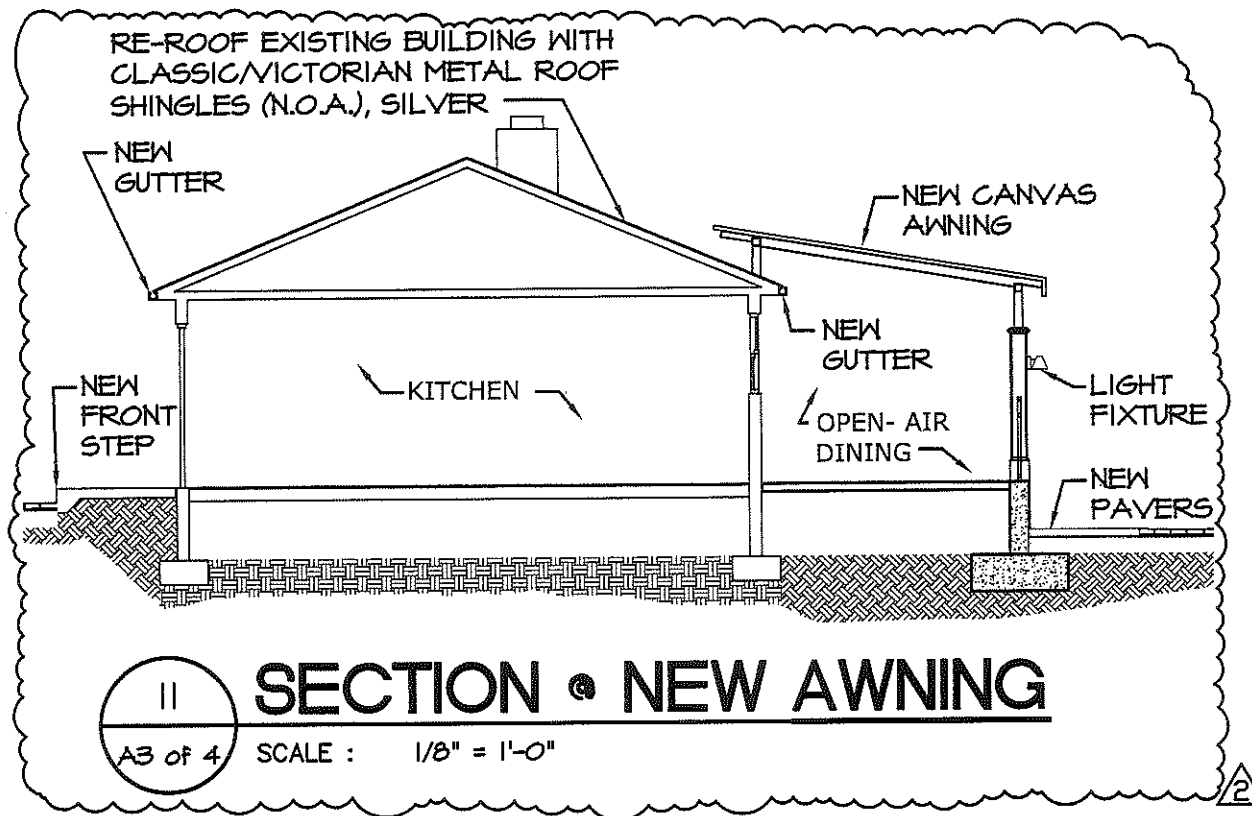
NOTE:
*LOADING ZONE SHOWN IS 12'X30' AND WILL BE
USED DURING OFF OPERATION HOURS ONLY.

RECEIVED
OCT 13 2011
PLANNING & ZONING

HPB • CLASS V SUBMITTAL • 08.01.2011

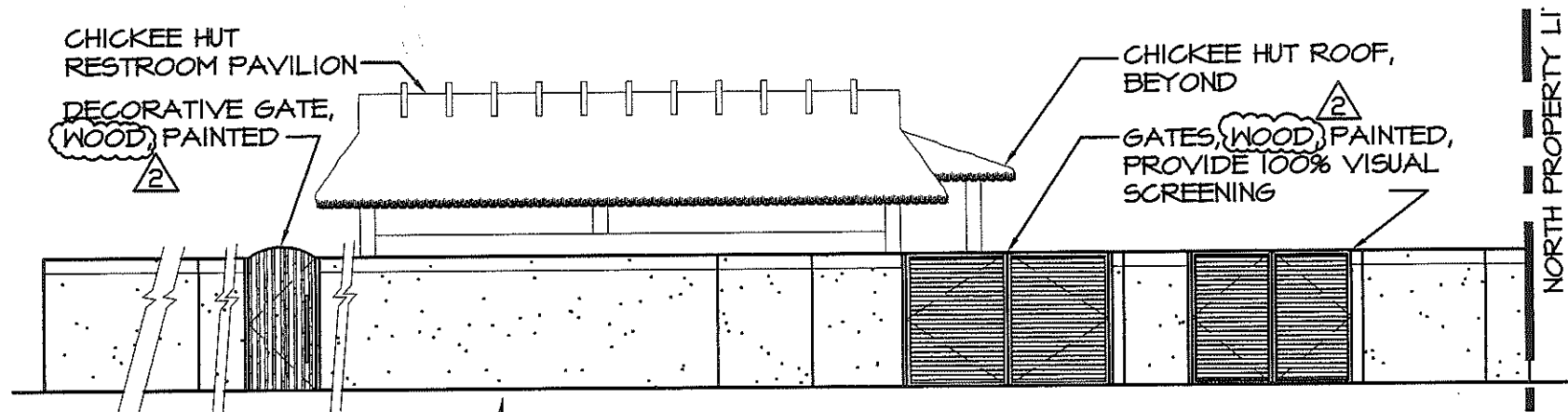
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PROPOSED	
SITE PLAN, DATA,	
ELEVATIONS, &	
SITE DETAILS	
DATE	DRAWN BY
08.01.2011	LJ
JOB NUMBER	
110403	
DRAWING NUMBER	

A1 of 4



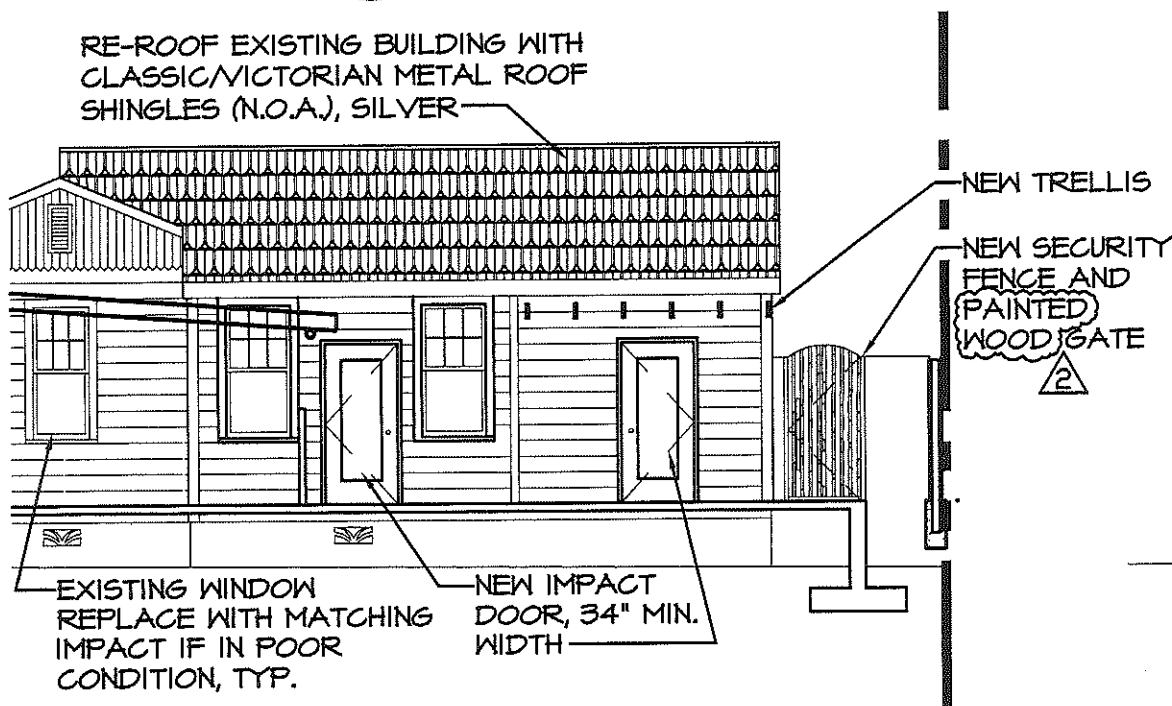
RECEIVED
OCT 18 2011
PLANNING & ZONING

CANVAS AWNING
ADDED ONTO SHEET A3 OF 4



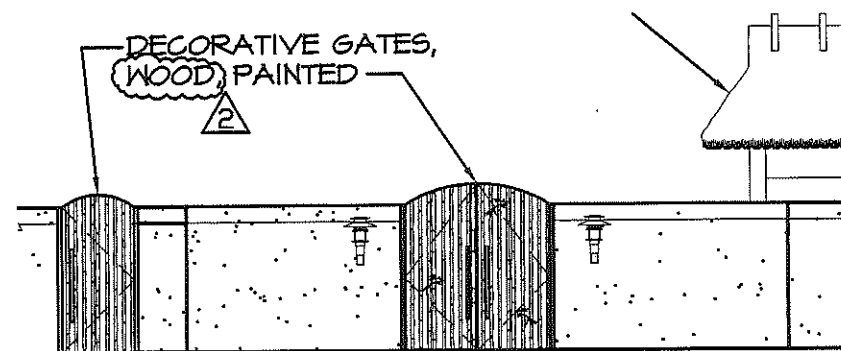
6 EAST ELEVATION (FACING ALLEY)

A3 of 4 SCALE : 1/8" = 1'-0"



PROPOSED EAST ELEVATION (FACING INTERIOR OF SITE)

A3 of 4 SCALE : 1/8" = 1'-0"

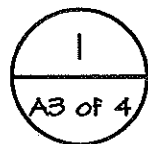
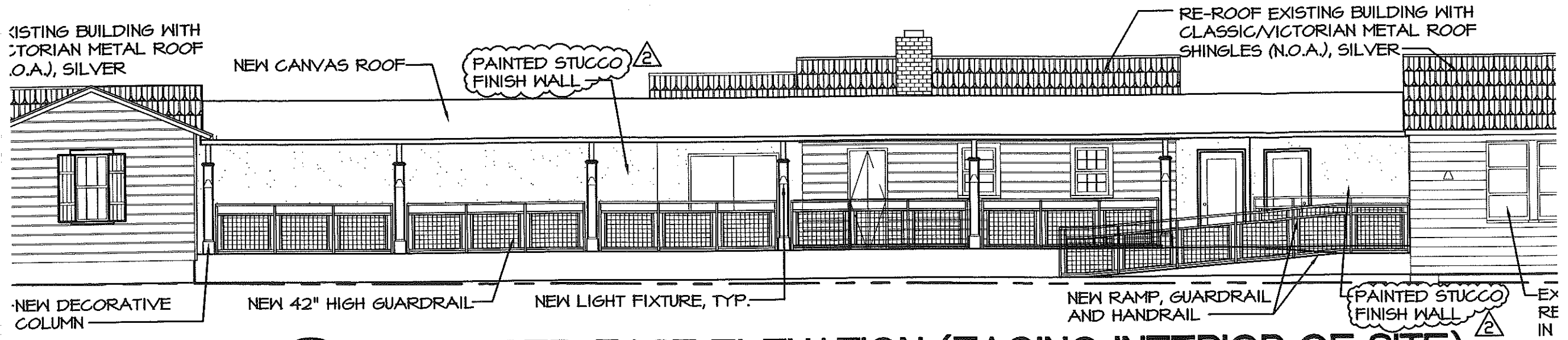


8 SOUTH ELEVATION (FACING SE 1ST AVE)

A3 of 4 SCALE : 1/8" = 1'-0"

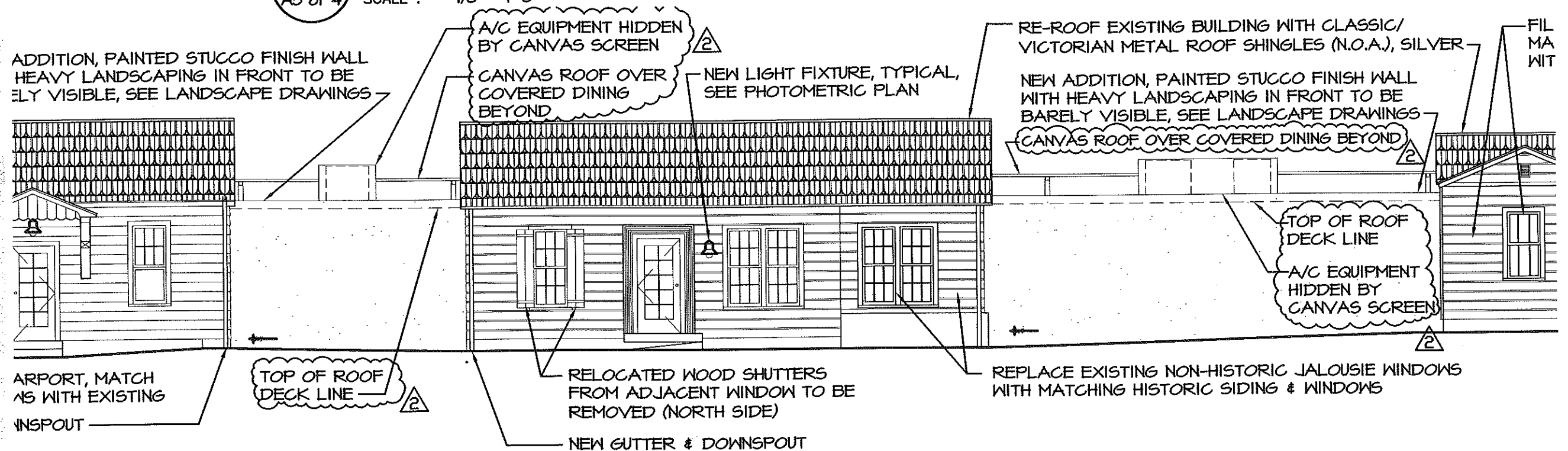
WOOD GATES

REVISED ON SHEET A3 OF 4



PROPOSED EAST ELEVATION (FACING INTERIOR OF SITE)

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



3

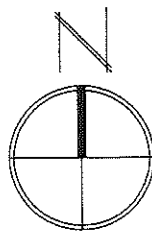
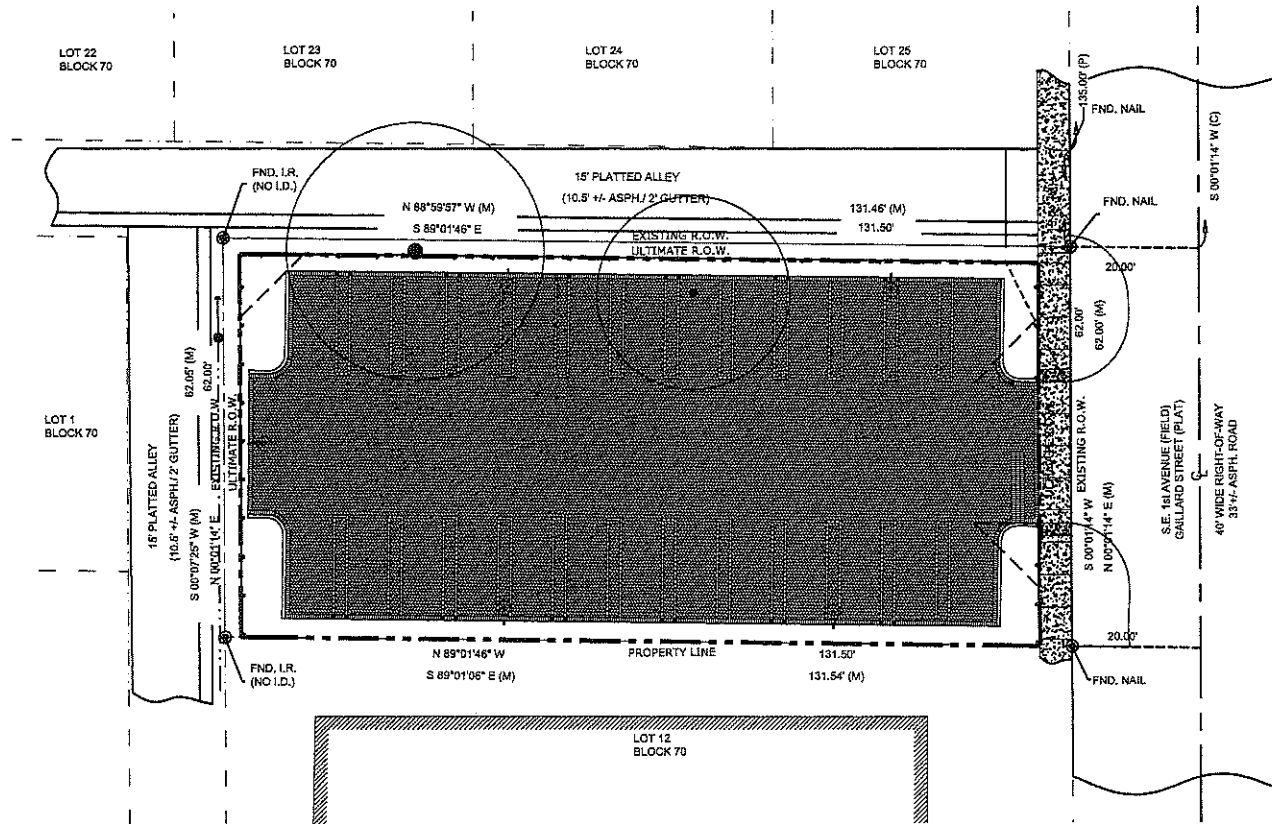
PROPOSED WEST ELEVATION (FACING SWINTON)

ROOF LINE, WALL FINISH



Inspiration Photo for Guardrail Design

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OCT 18 2011
PLANNING & CC



A1 OF 1

SITE PLAN

SCALE : 1" = 30'-0"

PERMEABLE PAVERS

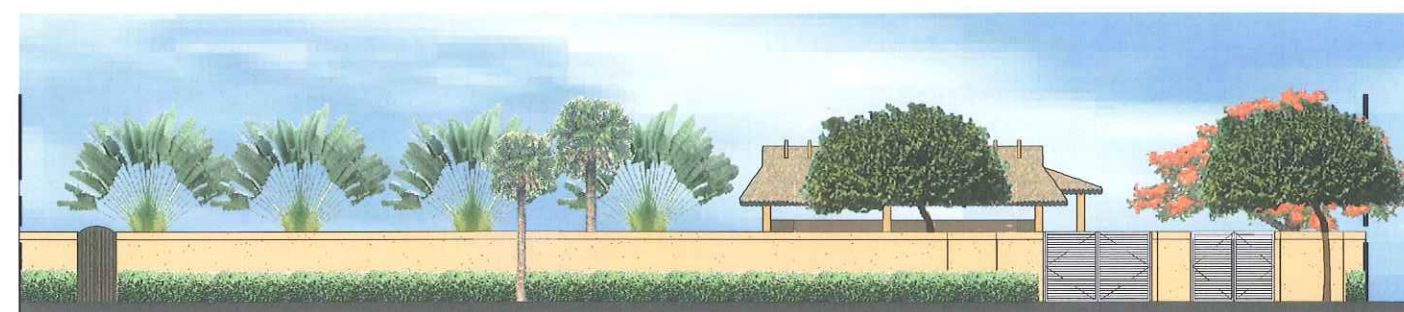
REVISED ON SHEET VALET LOT A1 OF 1



West Elevation
(Facing S. Swinton Ave.)



South Elevation
(Facing S.E. 1st St.)

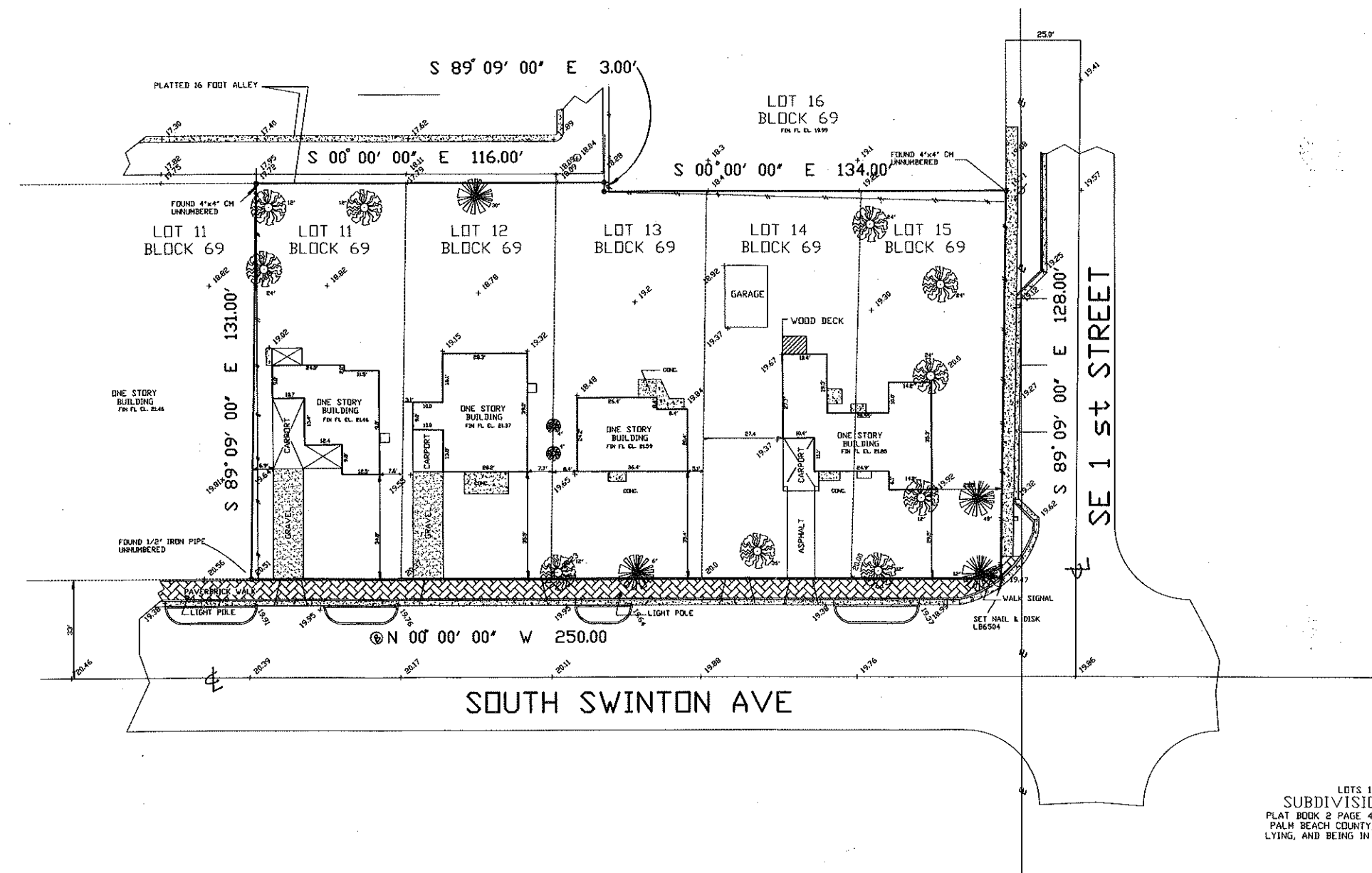


East Elevation
(Facing Alley)



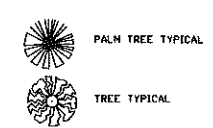
East Elevation
(Facing Pool-Not Visible from Street)

1"=20'



LOTS 11, 12, 13, 14 AND 15
SUBDIVISION OF BLOCK 69
PLAT BOOK 2 PAGE 43 OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, SAID LAND SITUATE,
LYING, AND BEING IN PALM BEACH COUNTY, FLORIDA.

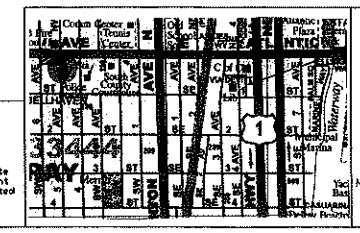
LEGAL DESCRIPTION SHOWN HEREON
WAS SUPPLIED BY CLIENT



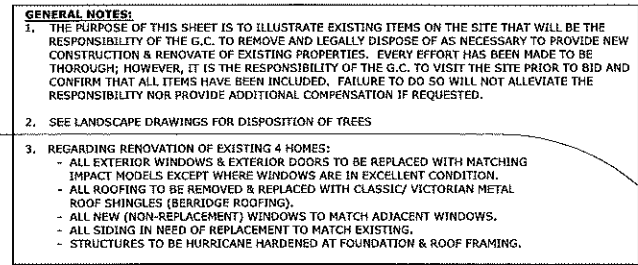
NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON PLAT AND ARE ASSUMED
- 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 1929
- 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

D.R.B. = official record book	TRAN = transformer pad	P.B. = plot book	P = plot	P.G. = page
C.B.S. = concrete block structure	F.P.A.L. = Florida power and light	TYP = typical	B = power pole	IR = iron rod
P.C.C. = point of compound curve	CH = concrete monument	R/W = right-of-way	N = measured	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse	Δ = central angle	IP = iron pipe	D = dead
P.D.C. = point of commencement	P.I. = point of intersection	Q = bearing basis line	RP = radius point	D/S = offset
P.B. = point of beginning	P.L. = point of tangency	ASP = asphalt	L = arc length	CDC = concrete
B/E = drainage easement	VP = wood privacy fence	NUL = nuhole	CL = centerline	ESNT = easement
C.M.P. = corrugated metal pipe	CHATT = chattahoochee	UVE = utility easement	ALUM = aluminum	CALC = calculated
R.L.S. = registered land surveyor	ELEV = elevation	CLF = chain link fence	P.C. = point of curvature	
L.B. = licensed business		PRM = permanent reference monument		



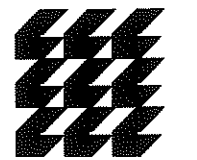
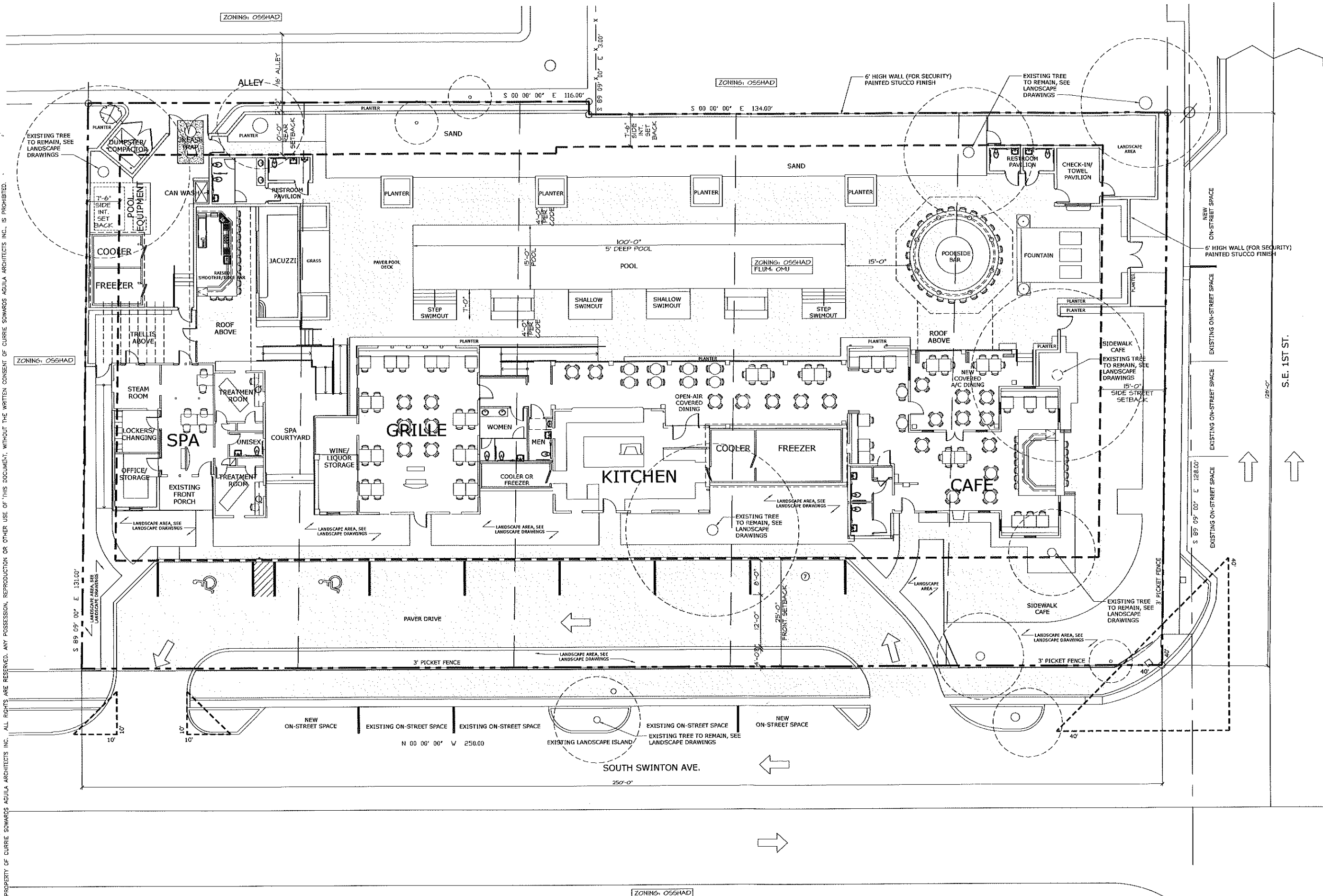
Renner, Burgess, Inc. 1 S.E. 4th Ave., Suite 212 Delray Beach, FL 33483 Phone 561-243-4624 Fax 243-4869	CERTIFIED TO:
AUTHORIZATION NUMBER LB6504 I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61017-5, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.927, FLORIDA STATUTES.	FLOOD ZONE: X MAP NO. 105102 0004 D MAP DATE: 1-5-89
 HARRY W. BURGESS, P.L.S. 5085	DATE: 5-9-2011 JOB NO. 5-11-023
	NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL



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DEMOLITION SITE PLAN

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**CURRIE
SOWARDS
AGUILA
ARCHITECTS**

Architects, Planners
& Interior Designers

AA26001584
134 N.E. 1st Avenue 33444
Delray Beach, Florida
TEL: 561 276-4951
FAX: 561 243-8184
E-mail: office@csa-architects.com

ISSUED FOR :
HPB CLASS V 08.01.2011

BIDS
PERMIT
CONSTRUCTION
SEAL

PROJECT TITLE
**SWINTON
SOCIAL**

NORTHEAST CORNER
OF S.E. 1st STREET
& S. SWINTON AVENUE
DELRAY BCH, FL 33444
REVISIONS

HPB CLASS V SUBMITTAL • 08.01.2011

FILE NUMBER
~HPB Submittal.dwg

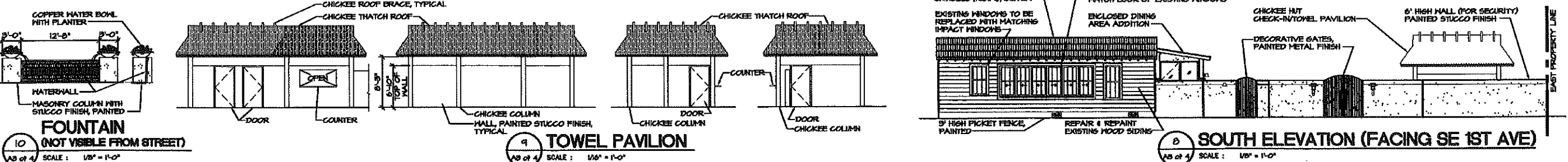
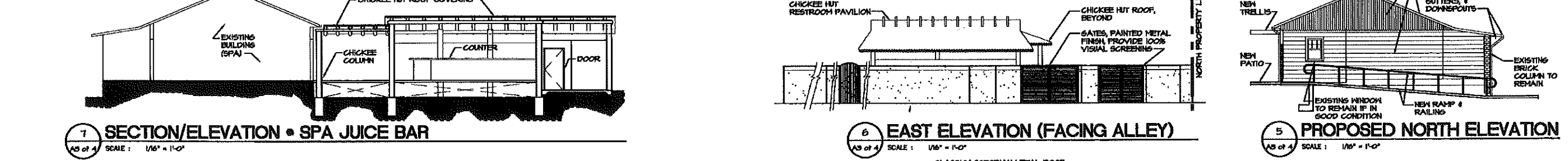
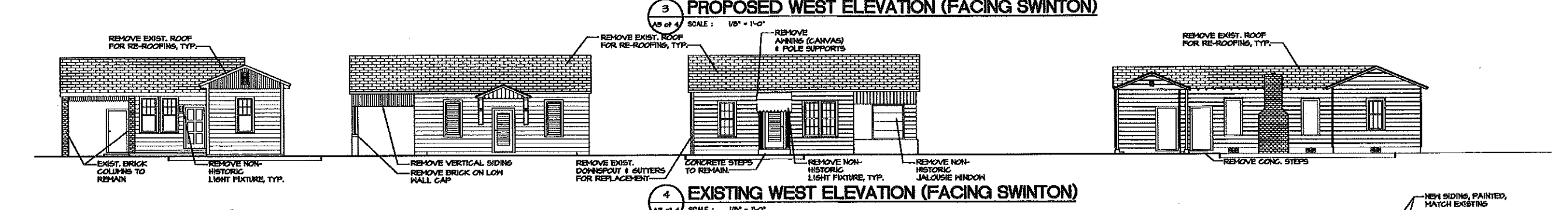
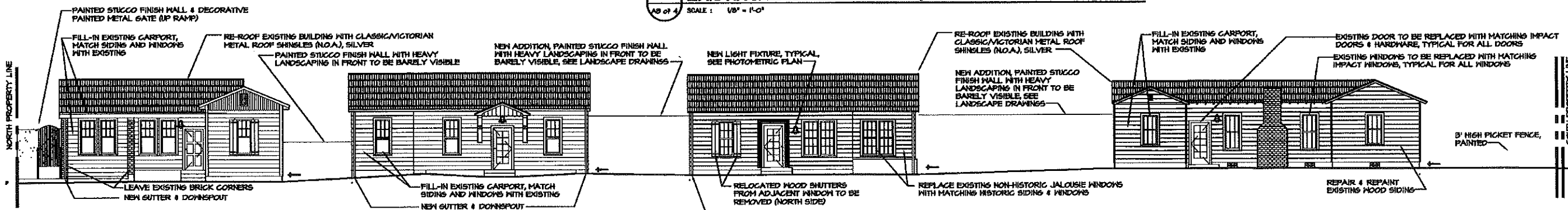
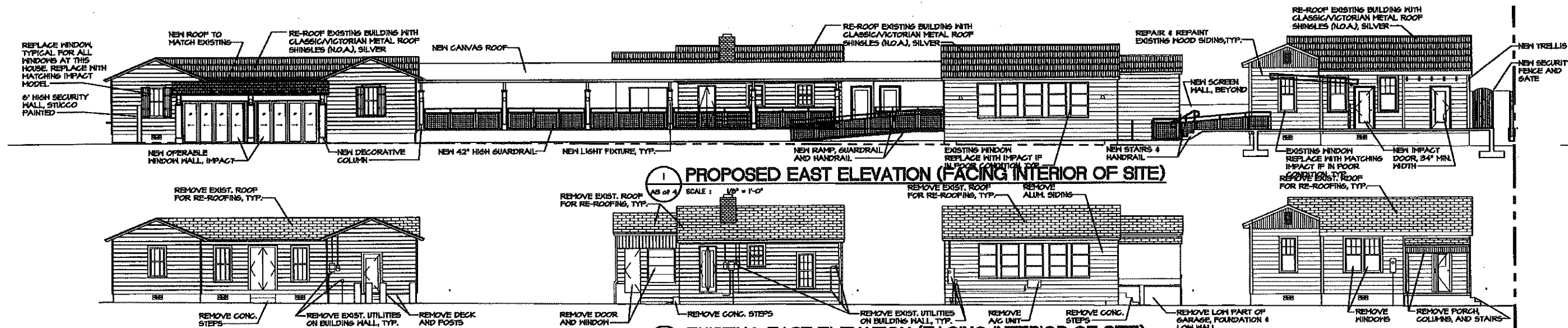
DRAWING TITLE
**ENLARGED
PROPOSED
SITE PLAN**

DATE
08.01.2011
JOB NUMBER
110403
DRAWING NUMBER

A2 of 2

ENLARGED PROPOSED SITE PLAN
SCALE: 1"=10'-0"

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CURRIE SOWARDS AGUILA ARCHITECTS
Architects, Planners & Interior Designers

A22001584
134 N.E. 1st Avenue
Delray Beach, Florida 33444
TEL: 561 278-6881
FAX: 561 243-8184
E-mail: office@csa-architects.com

ISSUED FOR: HPB CLASS V 08.01.2011
BIDS
PERMIT
CONSTRUCTION
SEAL

PROJECT TITLE
SWINTON SOCIAL

NORTHEAST CORNER
OF S.E. 1st STREET
& S. SWINTON AVENUE
DELRAY BCH, FL 33444

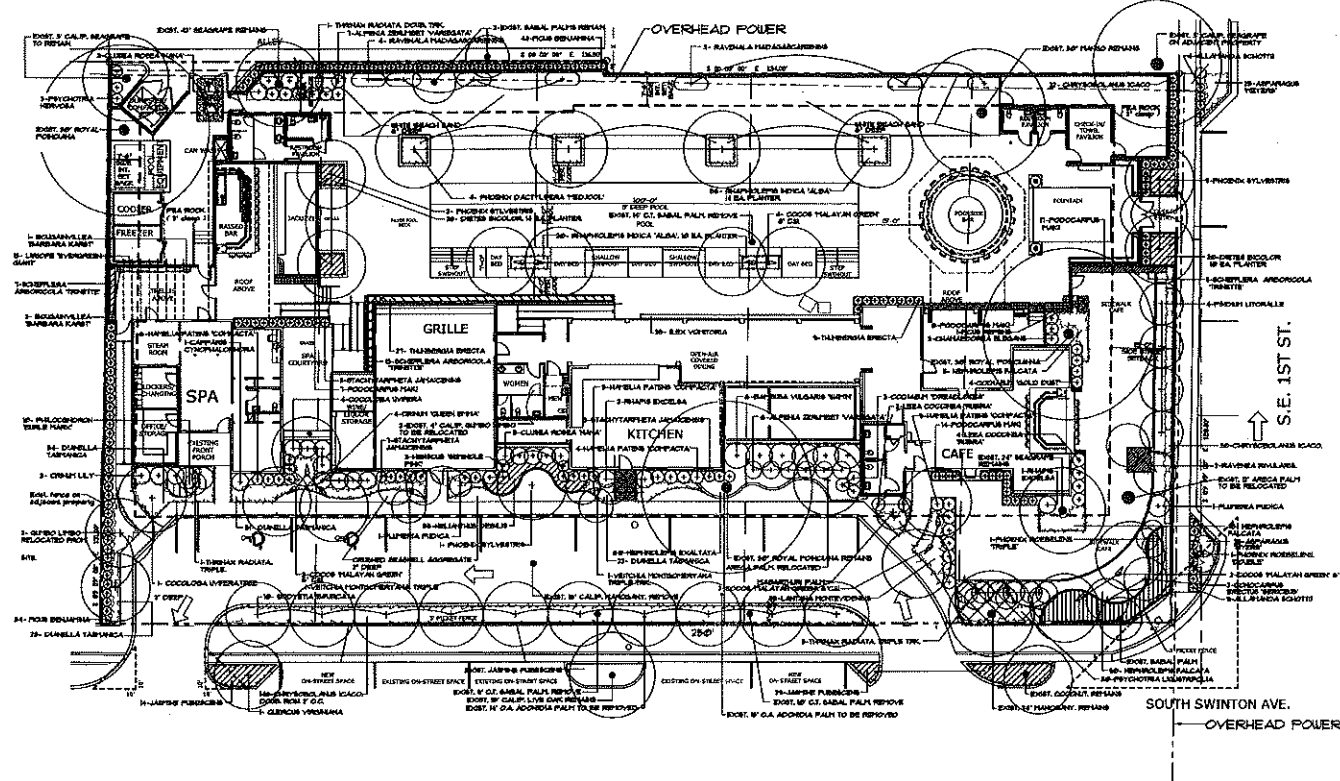
REVISIONS
09-19-2011
1 UPDATE PER STAFF COMMENTS

FILE NUMBER
-HPB Submittal Elevations-Sections.dwg
DRAWING TITLE
EXISTING & PROPOSED ELEVATIONS, & SECTIONS
DATE
08.01.2011
DRAWN BY
LJ
JOB NUMBER
110403
DRAWING NUMBER
A3 of 4



LANDSCAPE CALCULATION FORM
MULTIPLE FAMILY, COMMERCIAL & INDUSTRIAL
CITY OF DELRAY BEACH
(561) 243-7200

A. TOTAL SITE AREA	33,503 SF.
B. TOTAL PAVED AREA	24,000 SF.
C. TOTAL PAVED LOT AREA	24,000 SF. (75%)
D. AREA OF DRIVE AND DRIVEWAY	2,400 SF.
E. AREA OF DRIVE AND DRIVEWAY	2,400 SF.
F. NATIVE VEGETATION REQUIRED	2,400 SF.
G. NATIVE VEGETATION PROVIDED	2,400 SF.
H. TOTAL PLANTED VEHICLE AREA	2,400 SF.
I. TOTAL PLANTED VEHICLE AREA	2,400 SF.
J. TOTAL PLANTED VEHICLE AREA	2,400 SF.
K. TOTAL PLANTED VEHICLE AREA	2,400 SF.
L. TOTAL PLANTED VEHICLE AREA	2,400 SF.
M. TOTAL PLANTED VEHICLE AREA	2,400 SF.
N. TOTAL PLANTED VEHICLE AREA	2,400 SF.
O. TOTAL PLANTED VEHICLE AREA	2,400 SF.
P. TOTAL PLANTED VEHICLE AREA	2,400 SF.
Q. TOTAL PLANTED VEHICLE AREA	2,400 SF.
R. TOTAL PLANTED VEHICLE AREA	2,400 SF.
S. TOTAL PLANTED VEHICLE AREA	2,400 SF.
T. TOTAL PLANTED VEHICLE AREA	2,400 SF.
U. TOTAL PLANTED VEHICLE AREA	2,400 SF.
V. TOTAL PLANTED VEHICLE AREA	2,400 SF.
W. TOTAL PLANTED VEHICLE AREA	2,400 SF.
X. TOTAL PLANTED VEHICLE AREA	2,400 SF.
Y. TOTAL PLANTED VEHICLE AREA	2,400 SF.
Z. TOTAL PLANTED VEHICLE AREA	2,400 SF.

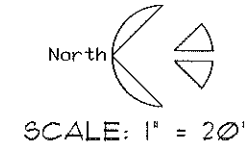


- LANDSCAPE NOTES:
1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS," PART I, 1963, AND PART II, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA.
 2. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK.
 3. ALL PLANT BEDS TO RECEIVE 10" OF 50/50 MIX. 50% SAND, 50% SOIL.
 4. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE A SMOOTH UNIFORM GRADE PRIOR TO INSTALLING SOD.
 5. AN IRRIGATION SYSTEM SHALL BE INSTALLED PROVIDING 100% COVERAGE TO ALL LANDSCAPE AREAS. ALSO, ONE 1/2" O.D. OR EQUAL, 1/2" I.D. SENSITIVE SENSOR SHALL BE INSTALLED WITH THE IRRIGATION SYSTEM.
 6. SEE SHEET L-2 FOR ADDITIONAL INSTALLATION DETAILS AND SPECIFICATIONS.
 7. GENERAL CONTRACTOR SHALL OBTAIN TREE REMOVAL PERMITS AS REQUIRED BY THE CITY, IF APPLICABLE.
 8. ALL TREES AND PALMS TO BE PROPERLY STAKED AFTER PLANTING.
 9. PLANS TAKE PRECEDENCE OVER MATERIALS LIST. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY ALL MATERIALS ON PLANS BEFORE SUBMITTING BID.

TABULATION OF ALL RELEVANT STATISTICAL INFORMATION	
1. TOTAL PLANTED AREA - 24,000 SF.	
2. TOTAL PLANTED AREA - 24,000 SF.	
3. TOTAL PLANTED AREA - 24,000 SF.	
4. TOTAL PLANTED AREA - 24,000 SF.	
5. TOTAL PLANTED AREA - 24,000 SF.	
6. TOTAL PLANTED AREA - 24,000 SF.	
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15. TOTAL PLANTED AREA - 24,000 SF.	
16. TOTAL PLANTED AREA - 24,000 SF.	
17. TOTAL PLANTED AREA - 24,000 SF.	
18. TOTAL PLANTED AREA - 24,000 SF.	
19. TOTAL PLANTED AREA - 24,000 SF.	
20. TOTAL PLANTED AREA - 24,000 SF.	

LANDSCAPE MATERIALS LIST			
QUANTITY	SCIENTIFIC NAME	DESCRIPTION	NATIVE
1	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
2	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
3	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
4	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
5	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
6	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
7	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
8	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
9	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
10	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
11	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
12	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
13	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
14	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
15	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
16	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
17	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
18	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
19	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
20	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES

LANDSCAPE MATERIALS LIST			
QUANTITY	SCIENTIFIC NAME	DESCRIPTION	NATIVE
1	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
2	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
3	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
4	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
5	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
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7	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
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9	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
10	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
11	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
12	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
13	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
14	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
15	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
16	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
17	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
18	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
19	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES
20	BOXY CARP. MANICURE TO BE REPLANT	BOXY CARP. MANICURE TO BE REPLANT	YES



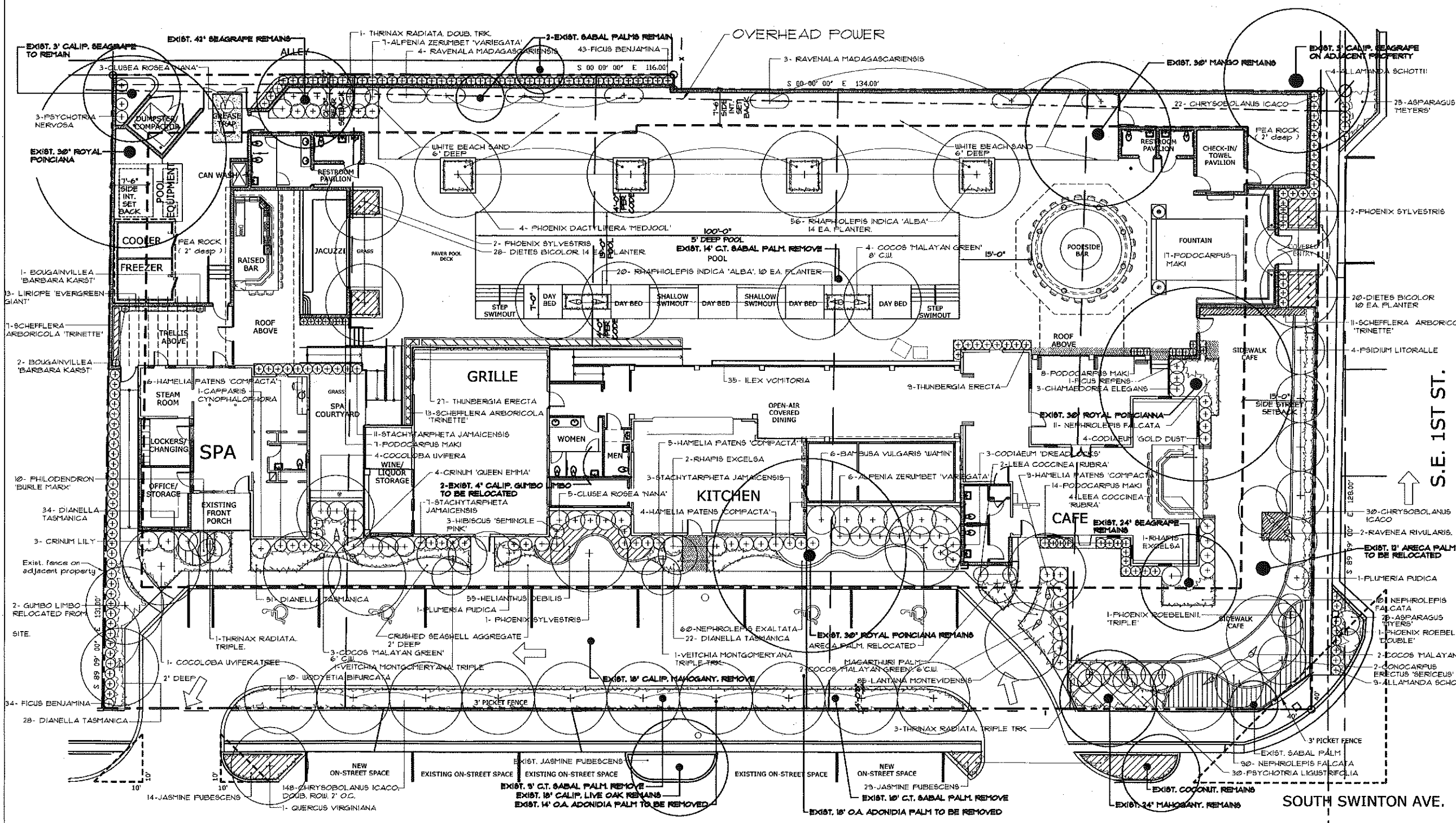
48 HOURS BEFORE DIGGING
UPON 1" DIA. BEAT - 1" DIA. BEAT -
1-800-432-4770
FOR UNDERGROUND UTILITIES
NOTIFICATION AND LOCATION

LANDSCAPE ARCHITECT
MICHAEL FAY, A.S.C.
REG. NO. 540
DATE:

MICHAEL FAY: LANDSCAPE ARCHITECT
REG. # 540
420 N.W. 7th St., DELRAY BCH., FL. 33444
PH. 561-306-4003

PROJECT:
SWINTON SOCIAL
N.E. CORNER OF S.E. 1 ST. & S. SWINTON AVE.
DELRAY BEACH, FLORIDA, 33444
MASTER LANDSCAPE PLAN
HPB CLASS 5 SUBMITTAL

SHEET NO.
L-1
OF
DRAWING FILE NO.



LANDSCAPE ARCHITECT
MICHAEL FAY, AS, LL
REG. NO. 540
DATE: 10/11/11

MICHAEL FAY: LANDSCAPE ARCHITECT
REG. # 540
420 N.W. 7th ST., DELRAY BCH, FL., 33444
PH. 561-306-4003

REVISIONS:

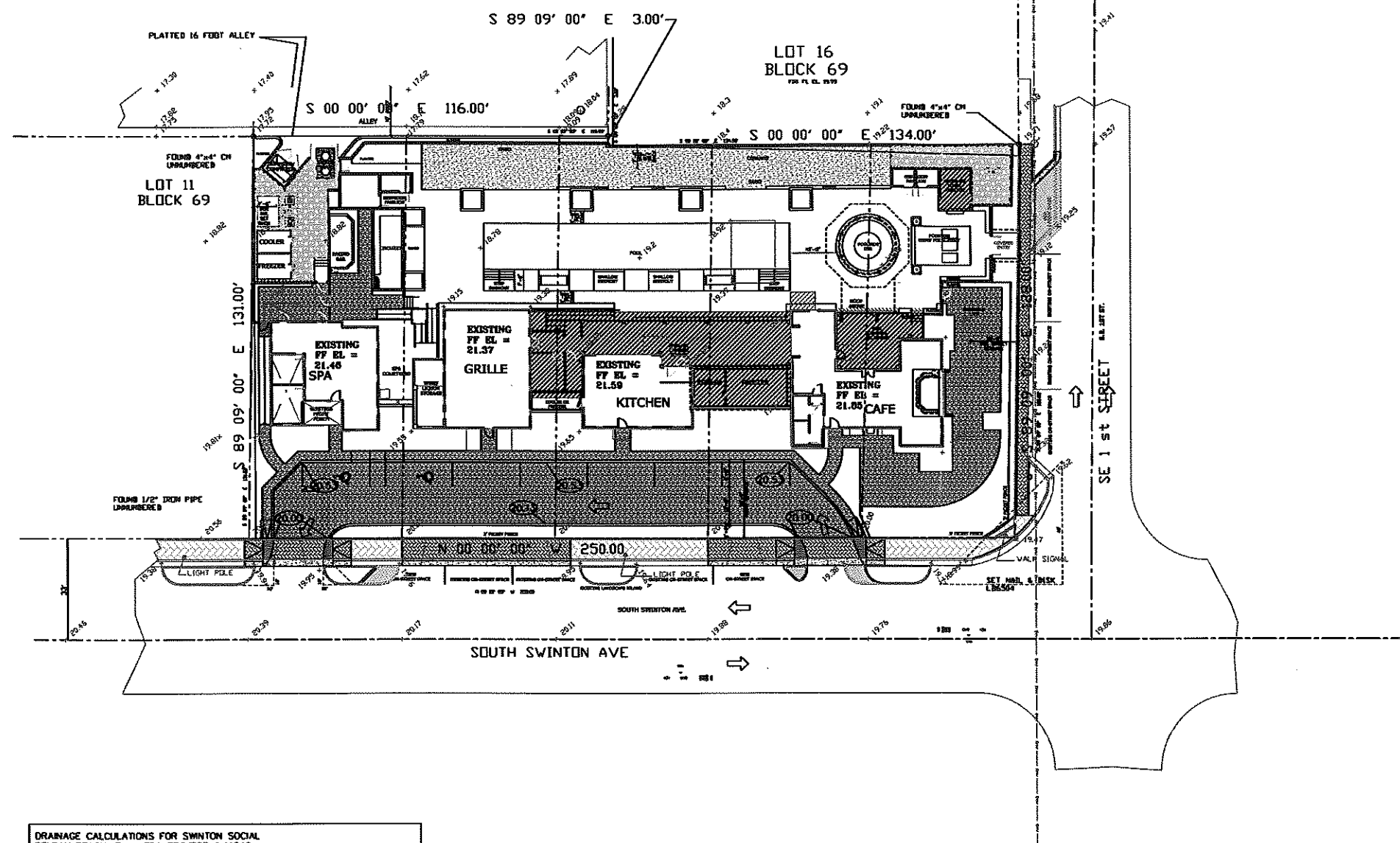
DATE	BY	DESCRIPTION
8-1-11	M. FAY	DESIGN SET
8-1-11	M. FAY	CHECKED BY:
		CAD FILE:

PROJECT:
SWINTON SOCIAL
N.E. CORNER OF S.E. 1 ST. & S. SWINTON AVE.
DELRAY BEACH, FLORIDA
LANDSCAPE PLAN
HBP CLASS 5 SUBMITTAL

SHEET NO.
L-2
OF
DRAWING FILE NO.

North
SCALE: 1" = 10'

48 HOURS BEFORE DIGGING
CALL 811 OR 1-800-432-4770
FOR UNDERGROUND UTILITY
LOCATIONS AND DEPT. OF
TRANSPORTATION

DRAINAGE CALCULATIONS FOR SWINTON SOCIAL
DELRAY BEACH, FL - EDA PROJECT # 11049

GIVEN:

POST-DEVELOPMENT AREAS

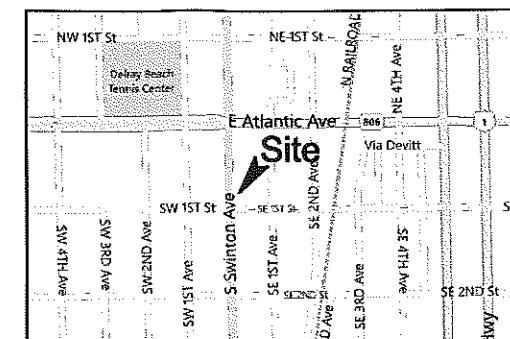
TOTAL SITE AREA	=	32,344sf	=	0.74Ac
OPEN SPACE AREA	=	8,618sf	(26.6%)	
TOTAL PERMEABLE PAVEMENT AREA	=	10,973sf		
*PERVIOUS AREA CREDIT (25%)	=	10,973 * 0.25	=	2,743sf
PERVIOUS AREA	=	OPEN SPACE + PERVIOUS PAVEMENT AREA		
	=	8,618 + 2,743	=	11,361sf (35.1%)
IMPERVIOUS AREA	=	20,983sf	(64.9%)	

PRE-DEVELOPMENT AREAS:
PERVIOUS AREA = 24,955sf
IMPERVIOUS AREA = 7,389sf

REQUIRED STORAGE: 3.2" OVER INCREASE IN IMPERVIOUS AREA
NET INCREASE = 20,983 - 7,389 = 13,594
 $V = 13,594 \div 3.2/12$
 $= 50,677.5$

VOLUME PROVIDED:
On-Site Permeable Pavers:
Paver Area = 10,973sf
Base/Sub-base depth = 10"
Void Space = 0.40
Volume = $11,234 \cdot 10/12 \cdot 0.40 = 3,658$ cf

*PERMEABLE PAVER SURFACE AREA IS CALCULATED TO PROVIDE 75% IMPERVIOUS SURFACE AREA AND 25% PERVIOUS SURFACE AREA



LOCATION MAP
N.T.S.



LEGEND:

- | SYMBOL | DESCRIPTION |
|---|--|
|  | SECTION IDENTIFIER |
|  | PLAN PAGE |
|  | DETAIL PAGE |
|  | PROPOSED ELEVATION |
|  | DIRECTION OF FLOW |
|  | EXISTING ELEVATION |
|  | DENOTES AREA OF PROPOSED ASPHALT PAVING |
|  | DENOTES AREA OF PROPOSED STANDARD BRICK PAVERS |
|  | DENOTES AREA OF EXISTING STANDARD BRICK PAVERS TO REMAIN |
|  | DENOTES AREA OF PROPOSED PERMEABLE BRICK PAVERS |
|  | PROPOSED WATER METER |
|  | EXISTING MANHOLE |
|  | SANITARY SEWER CLEANOUT |
|  | SINGLE SANITARY SERVICE WITH CLEANOUT |

NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.

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

NOTE: ALL WATER METER SIZES TO BE DETERMINED BY CITY OF DELRAY BEACH UTILITY DEPARTMENT

CALL 48 HOURS BEFORE YOU DIG.

IT'S THE LAW
1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SCALE: 1" = 20'



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ENGINEER REPRESENTING ENVIRONMENTAL ASSOCIATES, INC.

CIVIL SITE IMPROVEMENTS PLAN FOR:

CIVIL SITE IMPROVEMENTS PLAN F SWINTON SOCIAL

SWINTON SOCIAL
S SWINTON AVE & SE 1ST ST

 **EnviroDesign
Associates Inc.**
www.envirodesign.com

ENGINEERS • ENVIRONMENTAL CONSULTANTS

DRAWN
B.A.B.

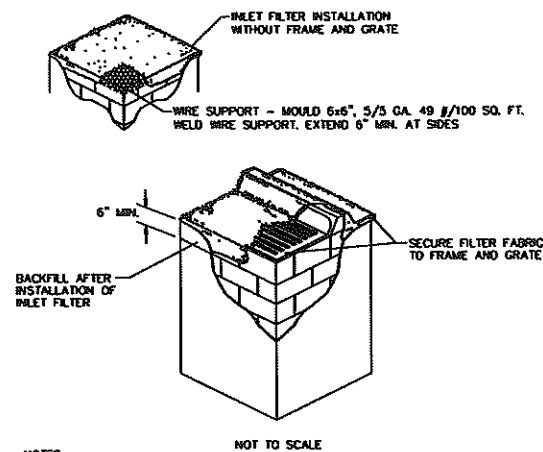
CHECKED:
J.A.P.

DATE:
7/27/11

JOB NO.
11049-EN

SHEET NO.

1 OF 1



NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

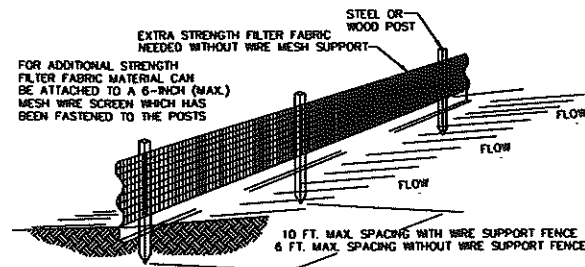
A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

INLET FILTER DETAIL D 8.1

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENTATION SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT, REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEDICATED NECESSARY BY ON-SITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
12. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ON-SITE IN A CONTAINMENT AREA.

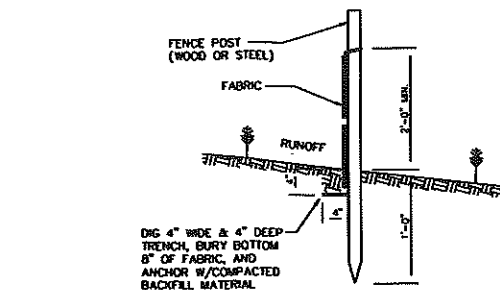
EROSION CONTROL NOTES DETAIL D9.1



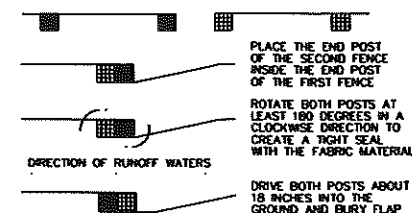
NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TE WRES, OR HOD RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDP.

SILT FENCE INSTALLATION DETAIL D 9.1a
Sheet 1 of 2

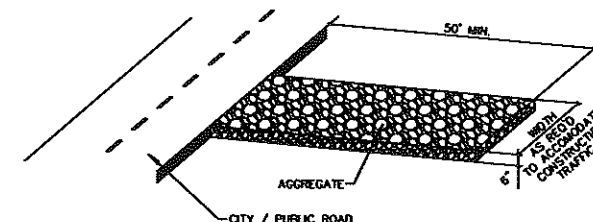
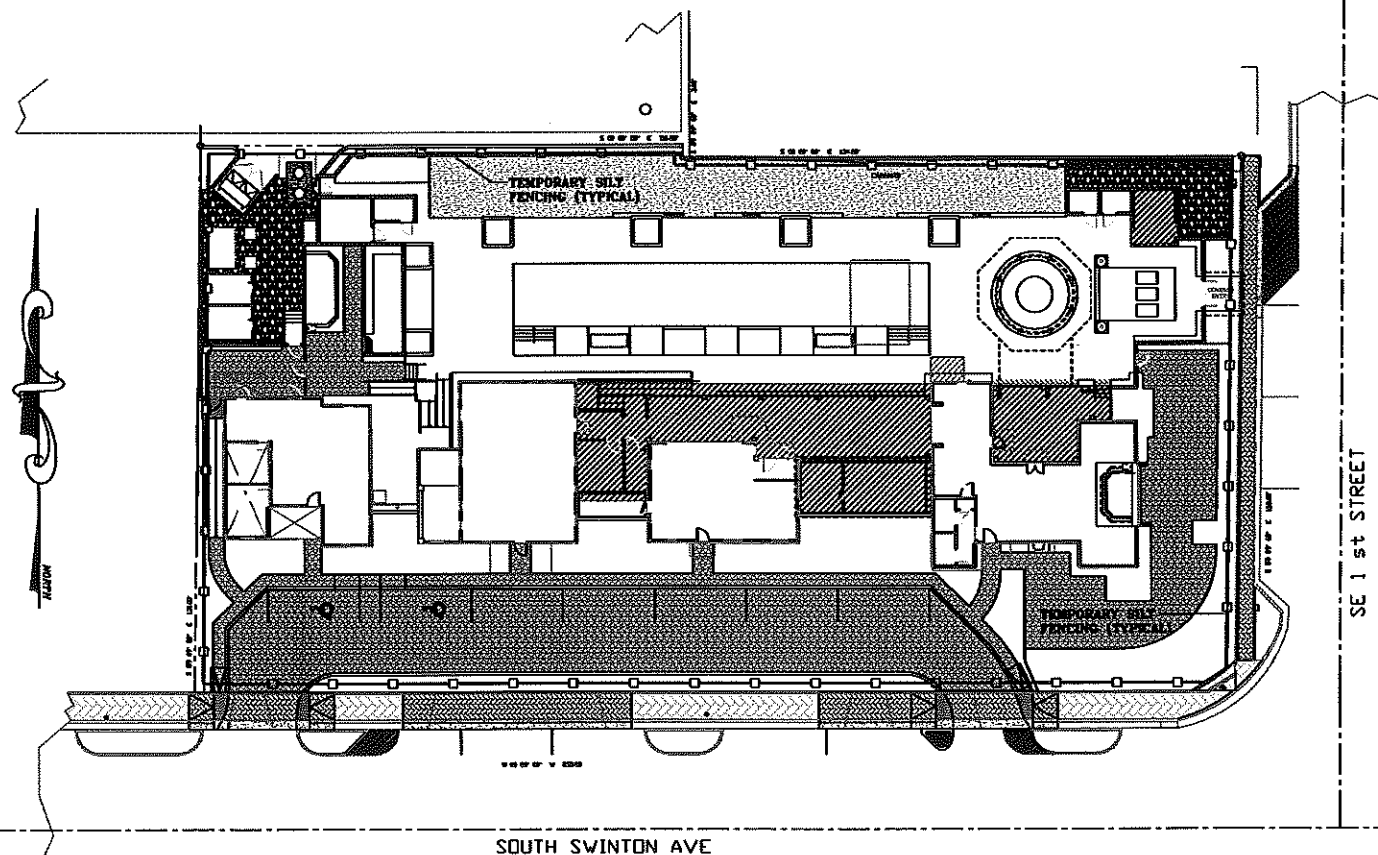


SILT FENCE SECTION
NOT TO SCALE



ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL D 9.1b
Sheet 2 of 2



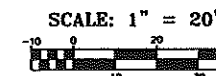
NOTE:
A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FOOT AGGREGATE NO.1), AT LEAST 6-INCHES THICK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C

CALL 48 HOURS BEFORE YOU DIG.

IT'S THE LAW
1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



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EnviroDesign Associates, Inc.
www.envirodesign.com
ENGINEERS • ENVIRONMENTAL CONSULTANTS
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 2504
208 Pineapple Grove Way Delray Beach, Florida 33444
Phone: (561) 274-8500 Fax: (561) 274-8558

DRAWN:
B.A.B.
CHECKED:
J.A.P.
DATE:
7/27/11
JOB NO.
11049-ENG
SHEET NO.
4 OF 4

POLLUTION PREVENTION PLAN FOR:
SWINTON SOCIAL
S SWINTON AVE & SE 1ST ST
DELRAY BEACH, FLORIDA

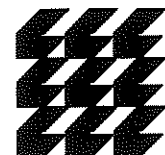
NO.	DATE	REVISIONS
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NOT VALID WITHOUT ENGINEER'S SEAL
JOSEPH A. PINE, P.E.
FL REG. # 12345

ATTED 16 FOOT ALLEY

S 89 09' 00" E 3.00'

LOT 16
BLOCK 69
FIN. FL. EL. 19.99



CURRIE
SOWARDS
AGUILA
ARCHITECTS

Architects, Planners
& Interior Designers

AA26001584
134 N.E. 1st Avenue
Delray Beach, Florida 33444
TEL: 561 278-4951
FAX: 561 243-8184
E-mail: office@csa-architects.com

ISSUED FOR :
HPB CLASS V 08.01.2011

BIDS

PERMIT

CONSTRUCTION

SEAL

PROJECT TITLE

SWINTON
SOCIAL

ZONING

NORTHEAST CORNER
OF S.E. 1st STREET
& S. SWINTON AVENUE
DELRAY BCH, FL 33444

REVISIONS

HPB • CLASS V SUBMITAL • 08.01.2011

FILE NUMBER
~HPB Submittal COP.dwg

DRAWING TITLE

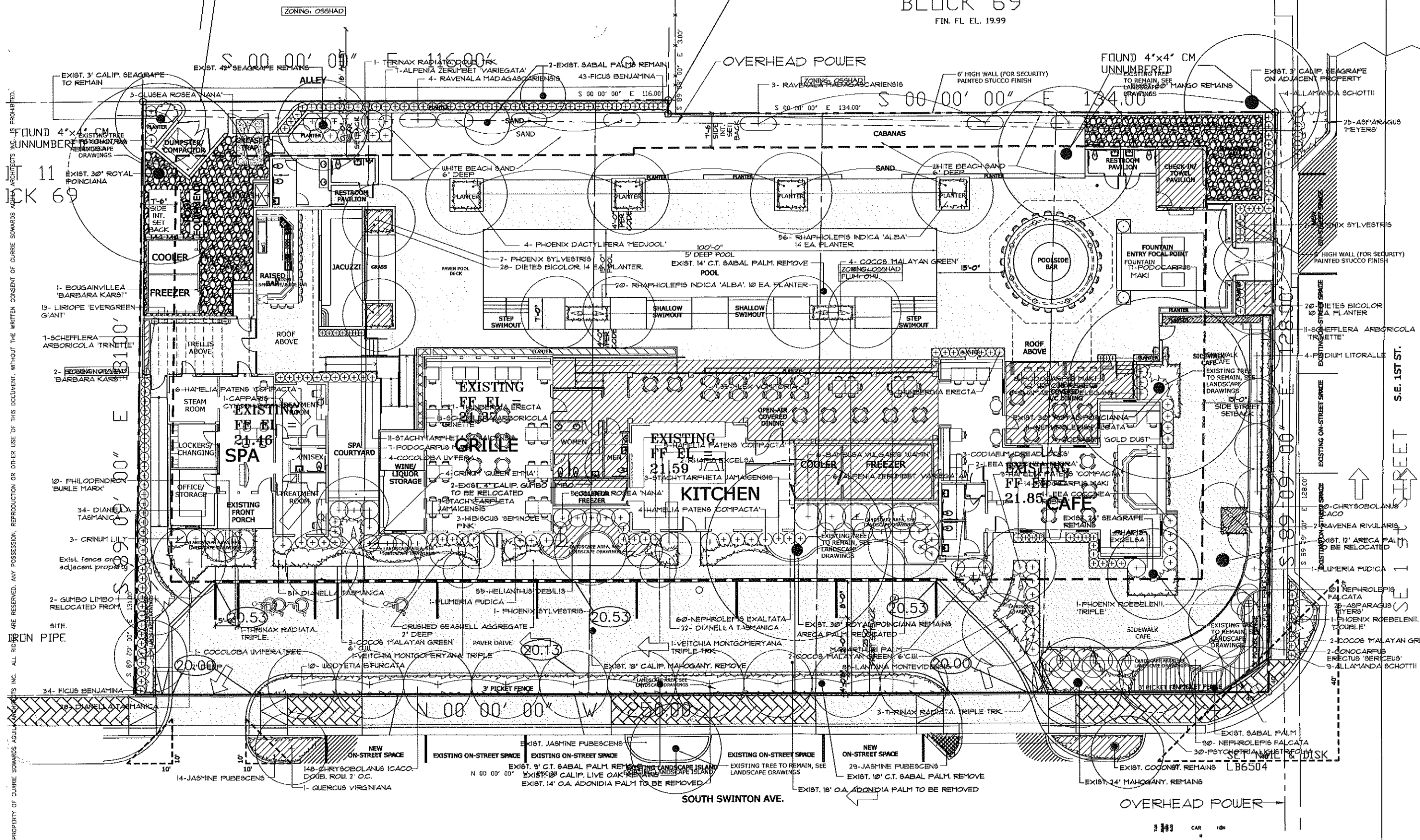
COMPOSITE
OVERLAY PLAN

DATE
08.01.2011

JOB NUMBER
110403

DRAWING NUMBER

C.O.P.



SOUTH SWINTON AVE



COMPOSITE OVERLAY PLAN

SCALE: 1"=10'-0"

A3 of 3

**LOT 11, AMENDED PLAT OF SUNDY AND CROMER'S SUBDIVISION OF
BLOCK 70, ORIGINAL TOWN OF LINTON (NOW DELRAY BEACH),
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6,
PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA.**

SURVEY NOTES:

1. ALL PROPERTY CORNERS ARE SET IRON ROD & CAP D.S. & ASSOC., P.S.M.6422, UNLESS OTHERWISE NOTED.
2. BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, WERE NEITHER INVESTIGATED NOR LOCATED UNLESS SPECIFICALLY NOTED.
3. THE UNDERSIGNED AND DJS SURVEYORS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE CERTIFYING SURVEYOR.
5. BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF GAILLARD STREET (NOW S.E. 1st AVENUE) HAVING AN ASSUMED BEARING OF S00°01'14"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO. BEARINGS SHOWN FOR CALCULATION PURPOSES ONLY.
6. SURVEY FIELDWORK WAS COMPLETED ON 7/29/11.
7. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
8. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29).
9. BENCH MARK OF ORIGIN: PALM BEACH COUNTY ENGINEERING DEPARTMENT, BENCHMARK D 31, ELEVATION=17.810.
10. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS FIRM.
11. BUILDING TIES SHOWN HEREON ARE TO THE EXTERIOR BUILDING WALLS AND ARE PERPENDICULAR OR RADIAL TO THE PROPERTY LINES.

LEGEND:

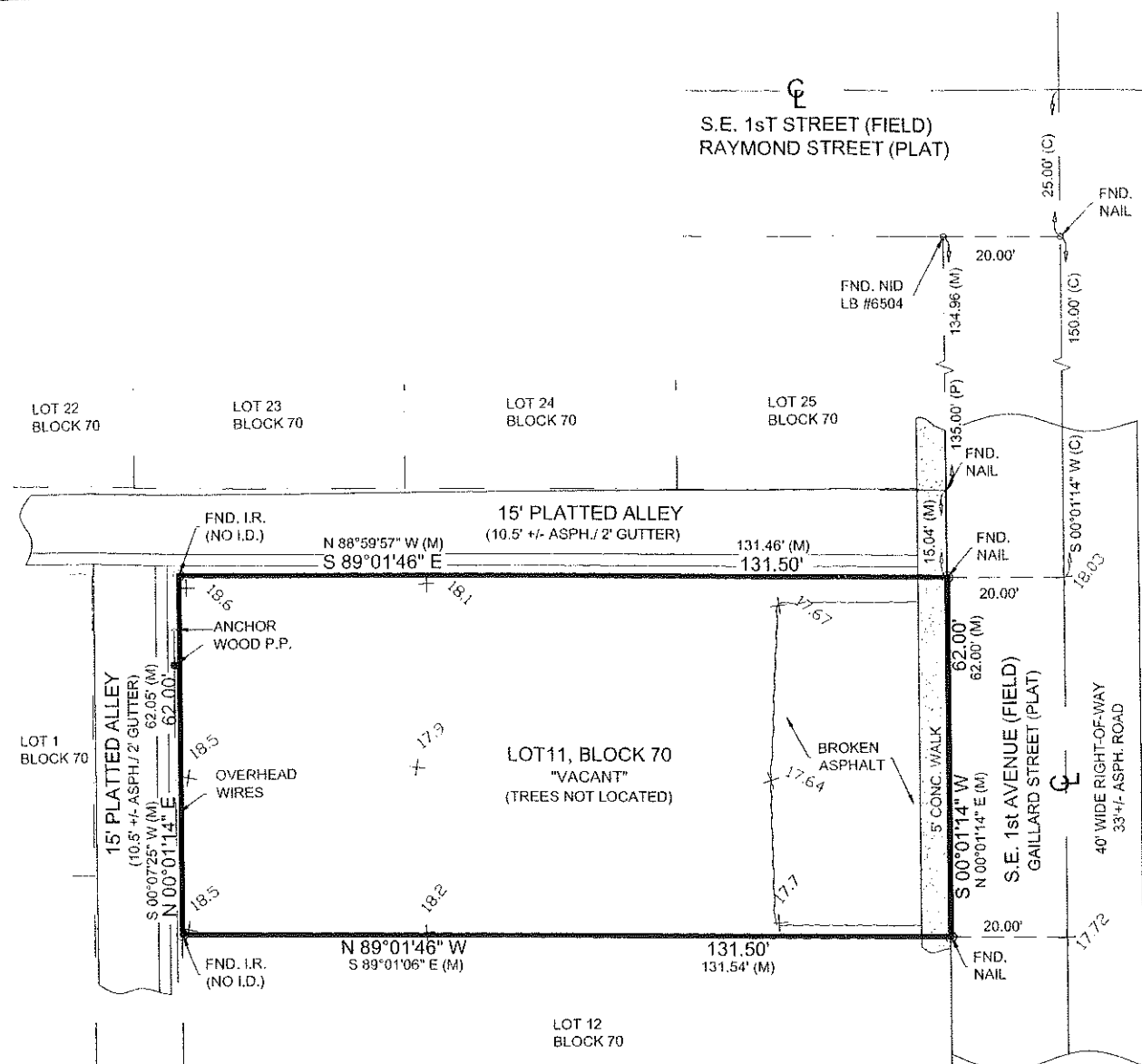
ASPH.	ASPHALT
B.M.	BENCH MARK
BST	BELLSOUTH
	TELECOMMUNICATIONS
(C)	CALCULATED
C&G	CURB & GUTTER
CATV	CABLE TELEVISION
C.B.	CATCH BASIN
C.B.S.	CONCRETE BLOCK
	STUCCO
CHAT.	CHATAHOOCHEE
(C.F.T.)	CALCULATED FROM
	FIELD TRAVERSE
C.L.F.	CHAIN LINK FENCE
C.O.	SANITARY CLEAN-OUT
CONC.	CONCRETE
CONST.	CONSTRUCTION
COR.	CORNER
COV.	COVERED

D.E.	DRAINAGE EASEMENT
E	EAST
EL.	ELEVATION
ELEC.	ELECTRIC
ENCR.	ENCROACHMENT
EOP	EDGE OF PAVEMENT
E.Q.W.	EDGE OF WATER
EXT.	EXTENDED
F. HYD.	FIRE HYDRANT
FND.	FOUND
FPL	FLORIDA POWER & LIGHT
H.H.	HAND HOLE
I.R.	IRON ROD
I.P.	IRON PIPE
MH.	MANHOLE
NID.	NAIL IN DISK

NIT. NAIL IN TAB
N. NORTH
(N.R.) NON-RADIAL
N.V.A.L. NON-VEHICULAR
OHW OVERHEAD WIRE
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
P.C. POINT OF CURVATURE
P.C.P. PERMANENT CONTROL
POINT
PG. PAGE
P.I. POINT OF INTERSECTION
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF
COMMENCEMENT
P.P. POWER POLE
PRM. PERMANENT REFERENCE
MONUMENT

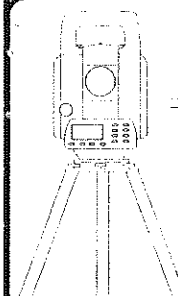
R/W RIGHT-OF-WAY
(RAD.) RADIAL
REF. REFERENCE
RES. RESIDENCE
SAN. SANITARY
S.B. SOUTHERN BELL
SERV. SERVICE
S SOUTH
STY. STORY
STR. STRADDLED
U.E. UTILITY EASEMENT
V.G. VALLEY GUTTER
N.V.A.L. NON-VEHICULAR ACCESS
LINE
W WEST
W.F. WOOD FENCE
W.M. WATER METER
C.R. COUNTY
RECORDS

104 S.E. 1st AVENUE
DELRAY BEACH, FL 33444



THE N.F.I.P. FLOOD MAPS HAS DESIGNATED THE
HEREON DESCRIBED PROPERTY TO BE IN ZONE X
BASE FLOOD ELEVATION - FEET
COMMUNITY NO. 125102 PANEL NO. 0004 D
DATE OF FIRM 1/5/89
FIRM INDEX DATE 1/5/89

	 CATCH BASIN
	 CENTER LINE
	 FIRE HYDRANT
	 GATE VALVE
	 HAND HOLE
	 MANHOLE
	 POWER POLE
	 LIGHTPOLE
	 EXISTING ELEVATION



**DJS SURVEYORS,
INCORPORATED**

SURVEYORS & MAPPERS
8461 LAKE WORTH ROAD, #403
LAKE WORTH, FL 33467
PH (561) 847-2866 FAX (561) 734-4910
www.djssurveyors.com
CERTIFICATE OF AUTHORIZATION NO. LB 7870

$$1'' = 30'$$

E11.5

11-081

D.S.

D.J.S.

8/1/11

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR & MAPPER

DONALD J. SULLIVAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6422

MAP OF BOUNDARY SURVEY

FOR: ANDRIOFF CONST.

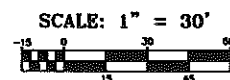
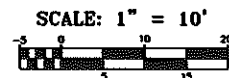
DATE _____

DATE _____

CKD**CKD**

FB/PG

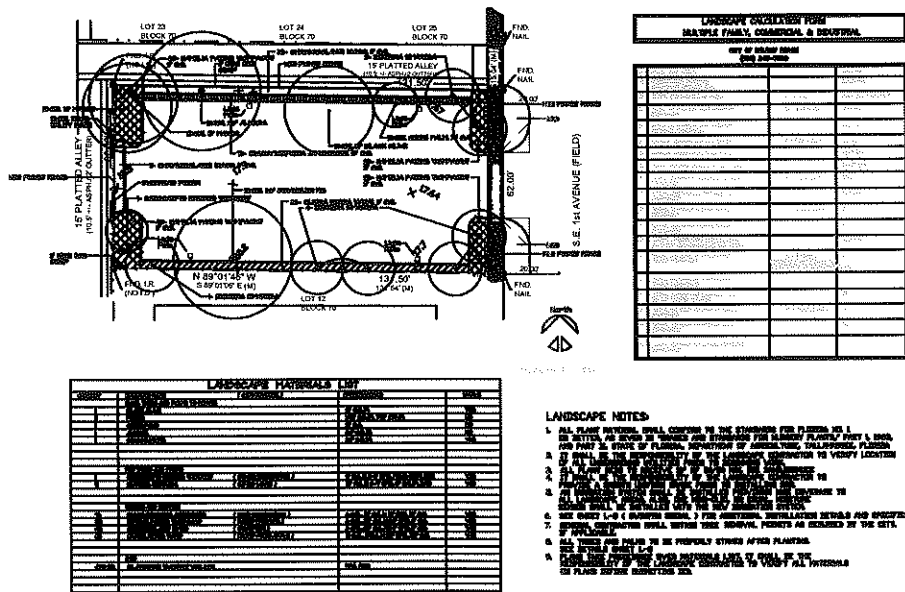
FB/PG



---	PROPERTY LINE
	SECTION IDENTIFIER
	PLAN PAGE DETAIL PAGE
	PROPOSED ELEVATION
	DIRECTION OF FLOW
	EXISTING ELEVATION
	DENOTES AREA OF GRAVEL PARKING LOT
	DENOTES AREA OF EXISTING PAVEMENT TO BE REMOVED
	DENOTES AREA OF CONCRETE SIDEWALK

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1 of 4



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ENGINEER • PALM BEACH • DEERHOLM RIVER •
ST. LUCIE • MARTIN COUNTIES
CALL TOLL FREE
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FOR UNDERGROUND UTILITIES
NOTIFICATION AND LOCATION

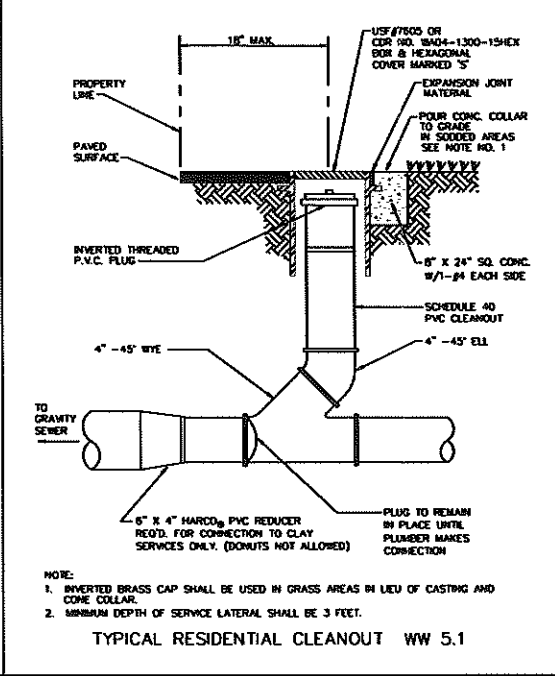
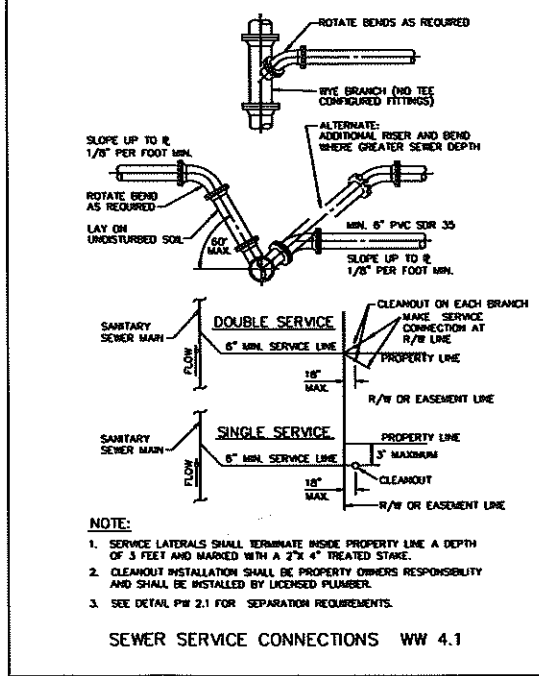
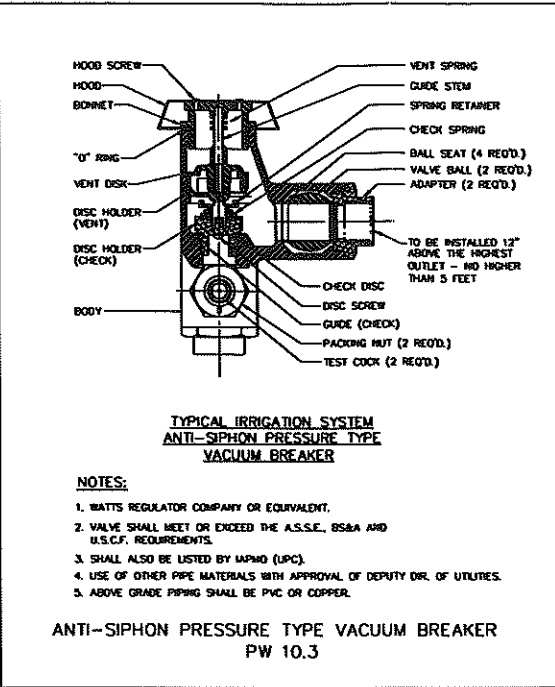
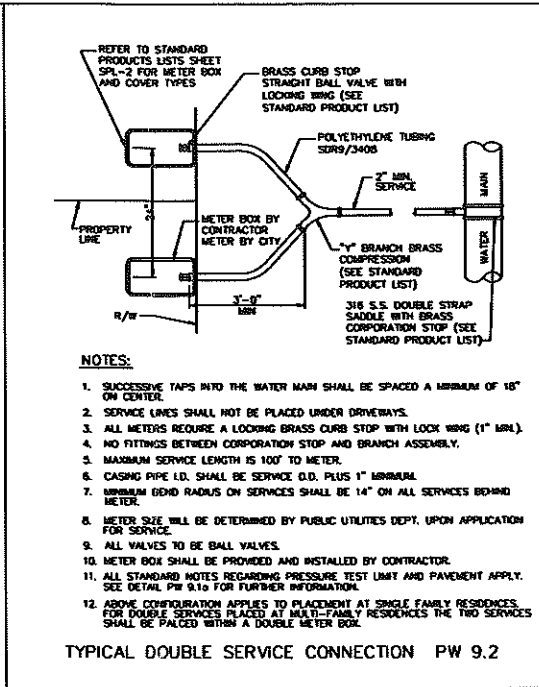
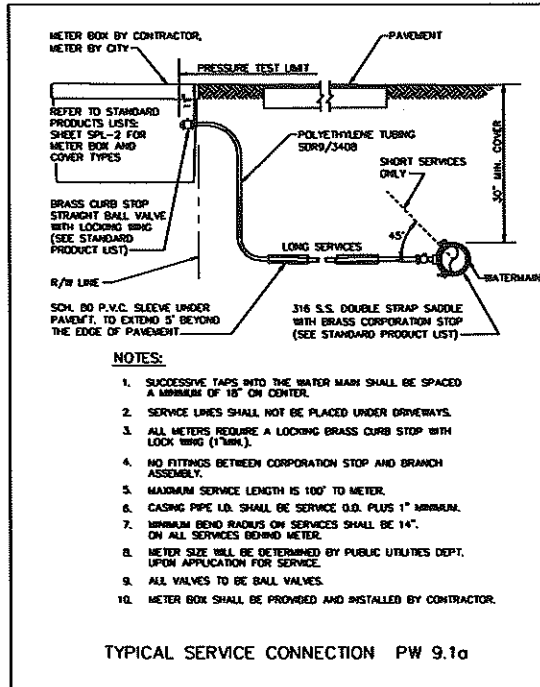
PROJECT:
SWINTON SOCIAL VALET LOT
104 S.E. 1ST AVE.
DELRAY BEACH, FLORIDA, 33444
LANDSCAPE DEVELOPMENT PLAN

SHEET NO.
L-4
OF
DRAWING FILE NO.

REVISIONS:
DATE: 8-8-11
DRAWN BY: M. FAY
CHECKED BY:
CND FILE

MICHAEL FAY: LANDSCAPE ARCHITECT
REG.# 540
420 N.W. 7th ST., DELRAY BCH., FL., 33444
PH. 561-306-4003

LANDSCAPE ARCHITECT:
MICHAEL FAY, A.S.L.A.
LICENSE NO. 540
DATE:

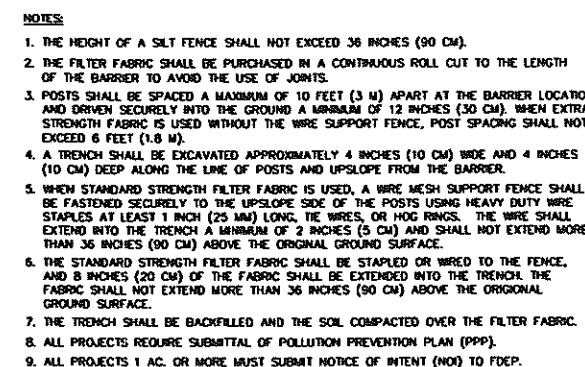


WATER & WASTEWATER DETAILS FOR: SWINTON SOCIAL VALET LOT 104 SE 1ST AVE DELRAY BEACH, FLORIDA		REVISIONS: NO. DATE BY 1 8/5/11 J.A.P. 2 8/5/11 J.A.P. 3 8/5/11 J.A.P. 4 8/5/11 J.A.P. 5 8/5/11 J.A.P. 6 8/5/11 J.A.P. 7 8/5/11 J.A.P. 8 8/5/11 J.A.P. 9 8/5/11 J.A.P. 10 8/5/11 J.A.P.	
ENGINEERS - ENVIRONMENTAL CONSULTANTS 296 Pineapple Grove Way Delray Beach, Florida 33444 Phone: (561) 274-8500 Fax: (561) 274-8559		JOSEPH A. PUGLIE, P.E. FL REG. # 45896	
DRAWN: B.A.B.		DATE: 8/5/11	
CHECKED: J.A.P.		JOB NO. 11049-DTL	
SHEET NO. 3 OF 4			

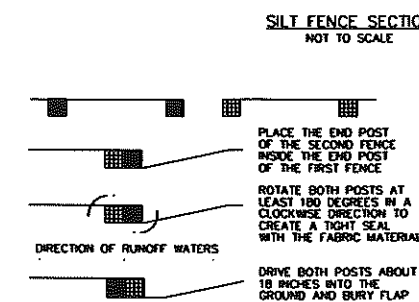


1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE INSPECTION. THE LEVEL OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY CHARGED WITH OVERSEEING WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT, REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.
4. KEEP OUTSIDE WITHIN VISIBLE LIMITS OF SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER ANY PROTECTION REQUIREMENTS.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
12. DISCONTINUE FROM OPERATIONS OPERATIONS SHALL BE RETAINED ON-SITE IN A CONTINUOUS MANNER.

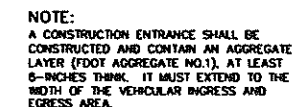
EROSION CONTROL NOTES DETAIL D9.1



SILT FENCE INSTALLATION DETAIL D 9.1a
Sheet 1 of 2



SILT FENCE INSTALLATION DETAIL D 9.1b
Sheet 2 of 2



STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C

IT'S THE LAW
1-800-432-4770

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CHECKED: J.A.P.
DATE: 7/27/11
JOB NO. 11049-ENC
SHEET NO. 4 OF 4

4 of 4

D:\2011\11049-Swinton Social\Valet\11049-ENG-valet.dwg, 8/8/2011 11:29:10 AM, 11" x 17"