



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD STAFF REPORT

109 SE 5th Avenue

Meeting	File No.	Application Type
January 26, 2026	2024-104	Level 3 Site Plan
Property Owner	Authorized Agent	
109 5 TH LLC	Neil Shiller, Esq.	

Request

Consideration of a Level 3 Site Plan Application with Architectural Elevations and Landscape Plan for a four-story, approximately 98,000 square foot, 26-unit multi-family residential development.

Site Data & Information

Location: 109 SE 5th Avenue

PCN: 12-43-46-16-F1-000-0010

Property Size: 0.89 acres, 38,860 sq ft

Land Use: Commercial Core (CC)

Zoning: Central Business District (CBD) – Central Core

Adjacent Zoning:

- **All Directions:** Central Business District (CBD) – Central Core

Existing Use: Office

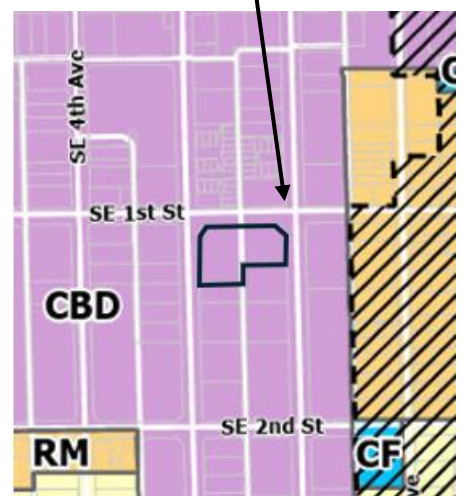
Proposed Land Use: Multi-family Residential

Floor Area Ratio:

- **Existing:** 0.29
- **Proposed:** 2.52
- **Maximum Allowed:** 3.0

Density:

- **Existing:** N/A
- **Proposed:** 29 du/acre
- **Maximum Allowed:** 30 du/acre



Background Information

The subject property consists of an approximately 11,000 square foot commercial office building in the Mediterranean Revival architectural style that previously included a financial institution and was constructed in 2002. The property is zoned Central Business District (CBD), Central Core Sub-district, with an underlying Land Use Map (LUM) designation of Commercial Core (CC). The intent of the CBD is to foster compact and pedestrian oriented growth that supports the historic moderate scale of downtown. While the architectural style and scale of the existing building is consistent with the intent of the CBD, a majority of the lot area of the parcel is covered with an off-street surface parking lot, which is inconsistent with the vision of the CBD, especially adjacent to NE 5th Street and NE 6th street which are designated as primary streets. As such, redevelopment of this site is an opportunity to further move the district towards its stated goals and intent for thoughtful urban redevelopment that supports and facilitates walkable neighborhoods.

This site plan application was supplemented with a request to approve an alternative architectural style. The Applicant originally requested use of a style described as “Contemporary Functionalism”, and in April 2025 the Planning and Zoning Board recommended approval of the architectural style; however, in June 2025 the City Commission did not approve the alternative style and instead approved use of the Masonry Modern architectural style – a style listed in the CBD Design Guidelines, but which requires specific approval of the City Commission on a case-by-case basis. While the general use of the Masonry Modern style was previously approved, the specific execution of the style is under the purview of this Board and is an element of the scope under this application.

The project has been presented to the Downtown Development Authority (DDA) as well as listed on the Community Redevelopment Agency (CRA) development projects memo.

Project Description

The proposed development is a four-story, 26-unit multi-family residential development, with gross building area of approximately 98,000 square feet including interior garage area. The 26 units range in size between 1800 square feet and 2900 square feet and are a mix of 2-bedrooms and 3-bedrooms. The project comprises two separate buildings connected through a pedestrian bridge that extends over the private alley. There is a primary lobby as well as an interior parking area provided for each building, with the west building including two floors of parking. The trash and loading area for both buildings is provided within the footprint of the east building accessed from the interior alley. Civic space is provided at the NE and NW corners of the property adjacent to the primary building entrances, with all of the required civic space presented as an urban plaza at the NW corner. Any additional civic space is surplus to minimum requirements. A rooftop amenity deck with pool is proposed on the roof of the western building.



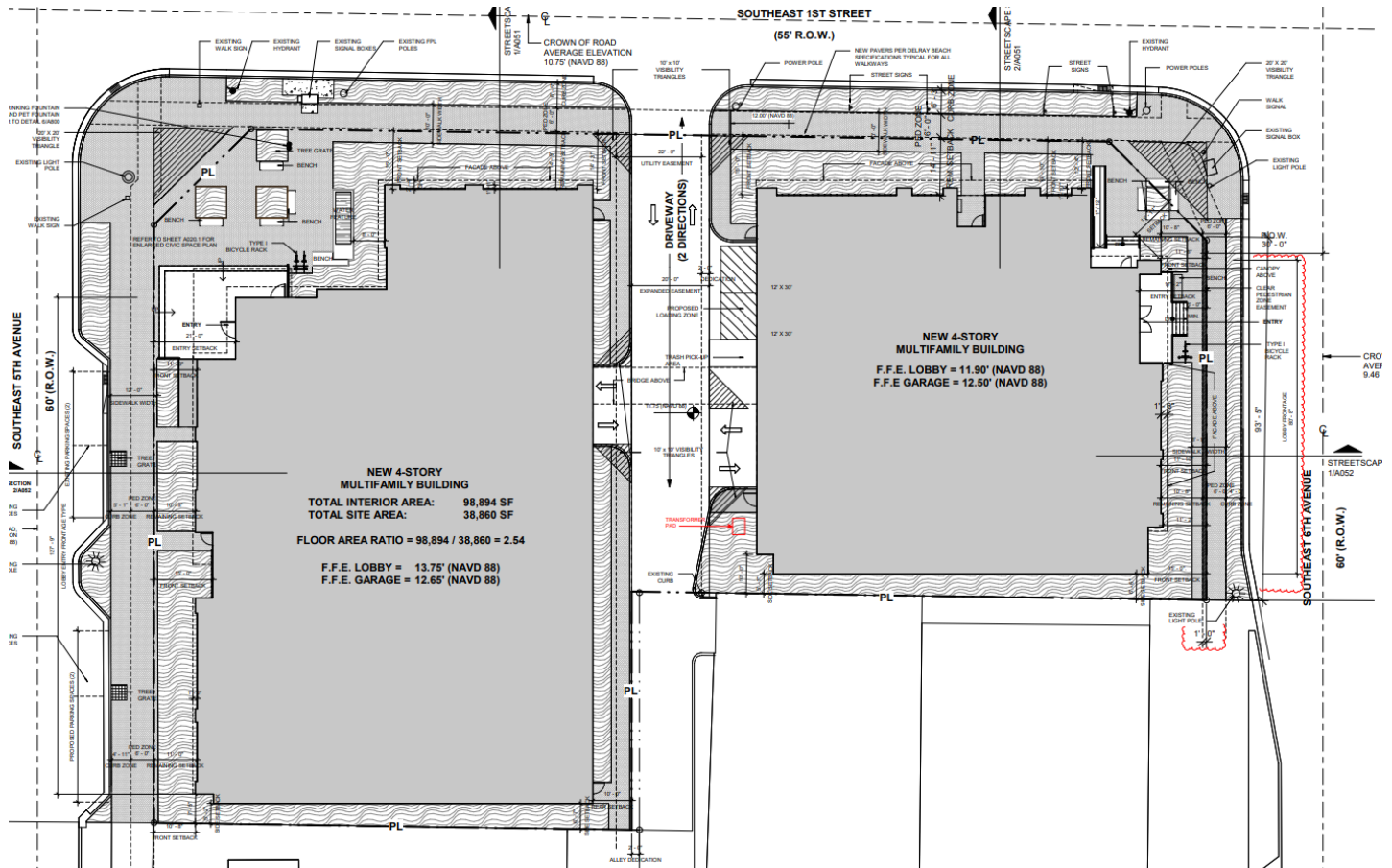
The proposed architectural style is Masonry Modern, a permitted style pursuant to the Delray Beach CBD Design Guidelines. Overall, the project is presented in a way that improves the streetscape by providing expanded sidewalks where feasible, an extended street tree canopy along all frontages - which creates continuous shade coverage that benefits the pedestrian experience, while simultaneously beautifying the corridor and creating buffered protection from the vehicular travel lanes – incorporates civic open spaces interspersed throughout the perimeter of the project, and removes existing nonconforming surface parking lots that are inconsistent with the intent of the CBD. A full architectural analysis will be provided in subsequent sections, as some elements of the masonry modern style could be more effectively implemented in the design. Likewise, while the amount of civic open space provided meets the minimum LDR requirements, diagrammatical and schematic choices of the Applicant may limit the ability of the civic space to function as intended by the CBD standards for active frontages and pedestrian-oriented design, and alternative design solutions could better address these objectives.

Waivers are not requested as part of this application. The residential units are proposed as market rate, and no workforce housing component is included. The proposed density is at the maximum allowed and likewise, the proposed Floor Area Ratio is approaching maximum levels and is significantly greater than the mass and intensity of the existing building.

Review and Analysis: Site Plan

Analysis of the project's compliance with relevant Land Development Regulations is discussed in this section.

The project is within allowable intensity thresholds including Floor Area Ratio (2.5 FAR) and Density (29 dwelling units per acre). The project meets the height requirement and all setback regulations. The sole point of vehicle access is shifted to the interior alleyway, and existing curb cuts along 5th Ave and 6th Ave are removed, positioning the Primary Streets as high-quality pedestrian focused environments with no vehicular conflict.



(Full-sized site plan available as an attachment)

Required parking is provided in enclosed garages which are successfully screened from the primary streets by the residential units, common lobby, and amenity area.

The minimum streetscape dimensions are provided in a way that maintains the maximum feasible pedestrian clear zone, while still allocating sufficient area for foundation landscaping and curb zone landscaping, which helps soften the starkness of the urban environment, and provides buffered protection between the pedestrian and vehicle travel lanes. The applicant and staff have worked closely to ensure that the amount of sidewalk area devoted to pedestrians is substantial enough that the landscaping does not have an unintended consequence of creating a constricted bottleneck or pinch point along a heavily trafficked sidewalk.

Life Safety requirements for egress will be unoccupiable for any period of time where the bridge is rendered incapacitated or inaccessible.

As part of this application the existing 16-foot-wide public access easement that connects the public alley to the SE 1st Street ROW will be expanded to a 20-foot access easement consistent with the current required width dimension for Alleys. In addition, a two foot right of way dedication will be required along the portion of the property adjacent to the public alley.

LDR Section 2.4.10(A)(3), Findings. *All site plan applications require compliance with the applicable regulations and review criteria and shall be consistent with the Comprehensive Plan and other local ordinances.*

(b) Level 2, Level 3, and Level 4 Site Plan applications require compliance with the findings in Chapter 3, Performance Standards.

The Site Plan was reviewed according to the performance standards for site plan actions listed in **LDR Section 3.2.3** and these standards have been factored into the technical review of the application. The intent of the standards are to ensure that certain essential criteria and a level of quality are adhered to with regard to new development.

LDR Section 3.1.1, Required Findings. *Prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application.*

These findings relate to the following four areas:

(A) Land Use Map *The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.*

As noted previously, the requested approval of a multi-family residential development is consistent with the density and intensity of the land use and permitted uses as established within the Central Business District. The configuration and typology of the development further achieves the goals and objectives of the district, with the exception being the deficiencies in ground floor design as previously stated. Additionally, the redevelopment of the site will eliminate the existing nonconforming surface parking lots adjacent to primary streets.

(B) Concurrency *as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.*

Water and Sewer. The development will connect to existing water and sewer networks as approved by the City Utilities Department.

Drainage. Drainage will be accommodated on site. All stormwater runoffs will be collected and contained within the subject property through a drainage system approved by the City Engineer.

Transportation. The provided Palm Beach County TPS approval letter indicates the proposed expansion will generate a net reduction of peak hour trips from the existing commercial use. Therefore, the project meets transportation concurrency.

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

Schools. The PBC SCAD letter confirms that the development will have no negative impact on the existing school system.

(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.*

The following Comprehensive Plan objectives and policies are relevant to the request:

Neighborhoods, Districts, and Corridors Element

Objective NDC 1.3 *Apply the mixed-use land use designations of Commercial Core, General Commercial, Transitional, Congress Mixed-Use, and Historic Mixed-Use to accommodate a wide range of commercial and residential housing opportunities appropriate in scale, intensity, and density for the diverse neighborhoods, districts, and corridors in the city.*

Policy NDC 1.1.2 *Provide a complementary mix of land uses, including residential, office, commercial, industrial, recreational, and community facilities, with design characteristics that provide: Similar uses, intensity, height, and development patterns facing each other, especially in residential neighborhoods. Uses that meet the daily needs of residents. Public open spaces that are safe and attractive.*

Policy NDC 1.3.1 *Apply mixed-use land use designations to foster development patterns that support pedestrian and bicycle activity, stimulate public transit ridership, and create a park-like environment.*

Policy NDC 1.3.2 *Apply the mixed-use land use designation that best maintains the scale, density, intensity, and enhances the character of the surrounding neighborhood, district, or corridor.*

The proposed development maintains consistency and compatibility in terms of scale and intensity with surrounding developments and is presented in a configuration that improves upon the built environment and reinforces key goals of the CBD to facilitate walkable and well-connected development that is respectful to the historic scale and development pattern of downtown.

(D) Compliance with the LDRs *Whenever an item is identified elsewhere in the LDR, it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.*

LDR Section 4.4.13, Central Business (CBD) District

Standard/Regulation	Required	Proposed:
Height 4.4.13(D) – CBD	Maximum: 54 feet, 4 stories	<ul style="list-style-type: none"> • 52' 6" to top of flat roof • 60 feet to top of parapet* 62 feet to top of elevator overrun and stairways** • *Parapets for roof screening shall be a minimum of 4 feet, maximum of 6 feet in height, but shall not extend beyond the maximum building height of 60 feet. • **Elevator overruns and stairways are not limited by number of stories; however, they shall not exceed 10 feet above the maximum overall building height
Table 4.4.13(C), Setbacks – CBD	Minimum Required Front: Min. 10 feet – Max. 15 feet Front Above 3rd Story: Min. 20 feet Side: 0 feet Interior Side: 5 feet Rear: Min. 10 feet	Front: SE 1st Street: 1st Story: 15 feet 2nd & 3rd Story: 12 feet, 8 inches Front Above 3rd Story: 20 feet SE 6th Avenue: 1st Story: 15 feet 2nd & 3rd Story: 10 feet Above 3rd Story: 20 feet

		<u>SE 5th Avenue:</u> 1st Story: 15 feet 2nd & 3rd Story: 10 feet Above 3rd Story: 20 feet <u>Interior Side:</u> 5 feet, 1 inch <u>Rear (Alley):</u> 1st – 3rd Story: 10 feet Above 3rd Story: 20 feet
4.4.13(E)(2), Minimum Streetscape Width	Required: 15 ft Curb Zone: 4 ft (min.) Ped. Clear Zone: 6 ft (min.) Remaining Front Setback Area: up to 15 ft	<u>SE 5th Avenue:</u> Curb Zone: 4 feet, 11 inches Ped. Clear Zone: 6 feet Remaining Front Setback Area: 10 feet, 8 inches <u>SE 1st Street:</u> Curb Zone: 6 feet, 3 inches Ped. Clear Zone: 6 feet Remaining Front Setback Area: 12 feet, 4 inches <u>SE 6th Avenue:</u> Curb Zone: Min 4 ft Ped. Clear Zone: Min 6 ft Remaining Front Setback Area: 10 feet, 8 inches
4.4.13(E), Frontage Type: Stoop, Storefront, Arcade, and Lobby	Lobby Requirements: Building Setback: 10 to 15 ft	<u>Lobby Requirements:</u> <u>SE 5th Avenue:</u> 10 ft <u>SE 1st Street:</u> 15 ft <u>SE 6th Avenue:</u> 11 feet, 8 inches
4.4.13(G), Civic Open Space	943 square feet	<u>Plaza:</u> 1,220 square feet

Other Development Regulations

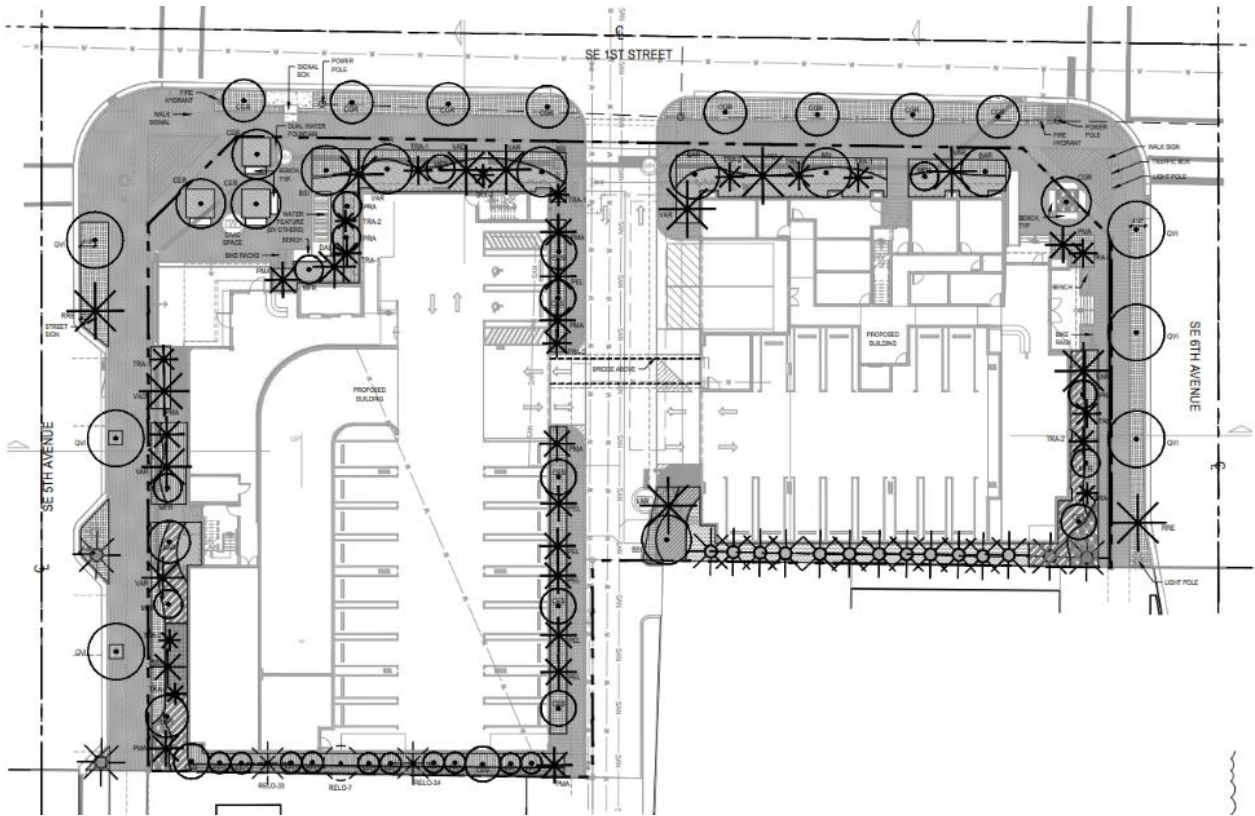
Standard/Regulation	Review	
4.4.13(I), CBD Parking Standards	Required: 1.75 spaces per unit = 46 spaces 0.5 guest spaces per unit = 10 spaces 0.3 guest spaces per unit after 21 units = 1.80 spaces Total Required: 57 spaces	Provided: 59 (40 standard/17 compact/ 2 ADA)
4.6.9, Bicycle Parking	Required: Type I spaces – 1 spaces per 10 units = 3 space Type II spaces – 1 space per 6 units = 5 space	Provided: Type I spaces – 3 Type II spaces – 7

Review & Analysis: Landscape Plan

LDR Section 2.4.10(A)(3)(c), Findings

Landscape Plans, including modifications to existing landscaping, shall be consistent with Section 4.6.16, Landscape Regulations.

A technical review of this site plan has been performed, and a determination has been made that the project complies with all applicable landscape regulations. Landscaping is interspersed throughout the site in a way that is appropriate for the urban setting, where some foundation landscaping is incorporated to soften the mass, while a wide sidewalk is simultaneously paired with street trees to establish a walkable corridor. A significant number of existing trees will be removed; however, the applicant complies with requisite tree mitigation through a combination of new trees to be planted on site and an in-lieu payment of \$102,150.00 due at time of building permit. A full landscape plan is available as an attachment. Tree disposition and mitigation information is available on sheet L-1.



Review & Analysis: Architectural Elevations

LDR Section 2.4.10(A)(3)(d), Findings

Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.

LDR Section 4.6.18, Architectural Elevations and Aesthetics (E), Criteria for board action

The following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

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

Further analysis of compliance with the CBD design guidelines is discussed below.

Delray Beach Central Business Architectural Design Guidelines

The Masonry Modern style of architecture is defined by its rational load bearing construction technique, its system of punched openings (vs. large expansive walls of windows) and its limited ornament. Stucco is the prevalent building finish in the Masonry Modern style. Stone and wood details are used to soften the stark modern forms of the building mass.

While the proposed design may be an interesting and dynamic execution of a general contemporary architectural style, there are issues with the execution of the Masonry Modern style as defined in the design guidelines.

As stated in the design guidelines, *The ratio of glass to wall emphasizes the solidity of the structure. Windows are typically recessed back from the exterior face of the building, producing deep shadows and revealing the thickness of the wall.* In the design presented, the amount of surface area devoted to glass panes appears in excess of what would customarily be expected for a true to style execution of Masonry Modern. Vast extensions of glass across the façade, specifically along the northern and western elevations, are reminiscent of what would be expected in a design intended for an institutional or commercial purpose.



Moreover, the design lacks a clearly defined tripartite composition which is a crucial design characteristic of historically scaled and timeless architecture. Designs that choose to forego a tripartite composition risk appearing out of harmony with the established scale and character of the existing downtown fabric. Proportionality and order in design execution is crucial, and while it may be visually interesting, contemporary styles not firmly grounded in compositional hierarchy may appear out of place. Even modernist architectural styles shall be required to execute a tripartite composition according to the design guidelines where it specifically states that *the tripartite composition (lower, middle, upper) characteristic of other styles is present in the Masonry Modern language. The public nature of the ground floor of a commercial building is emphasized with more glass, middle portions of the building are more solid, and the top often incorporates usable exterior spaces including loggias and terraces.*

The Board should consider whether the proposed design effectively achieves the characteristics outlined in the design guidelines for Masonry Modern architecture, which are essential components of the design to ensure the building remains in contextual harmony in the present and future.

Regarding the materiality of the building, the composition uses a predominant stucco finish with faux wood accent materials interspersed, which is compatible with the design guidelines. The color palette is relatively neutral with darker colors proposed at lower levels – again consistent with guidelines. The massing generally emphasizes the solidity of the structure in areas where there is not an over proliferation of glass.

Additionally, through collaboration with staff, the applicant has refined aspects of the design to facilitate a building that is well integrated with the public realm, provides significant outdoor amenity space for residents, and successfully addresses functional and operational elements such as relegating back of house uses (trash, loading) to the interior of the site and preserving the external perimeter for pedestrian use.

Options for Board Action

- A. Move **approval** of a Level 3 Site Plan Application request for **109 SE 5th Avenue**, including Architectural Elevations and a Landscape Plan, to construct a four-story, 26-unit residential development, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- B. Move **approval, as amended** of a Level 3 Site Plan Application request for **109 SE 5th Avenue**, including Architectural Elevations and a Landscape Plan, to construct a four-story, 26-unit residential development, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan, **subject to conditions**.
- C. Move **denial** of a Level 3 Site Plan Application request for **109 SE 5th Avenue**, including Architectural Elevations and a Landscape Plan and, to construct a four-story, 26-unit residential development, finding that the request is inconsistent with the Land Development Regulations and the Comprehensive Plan.
- D. **Continue with direction.**

Public and Courtesy Notices

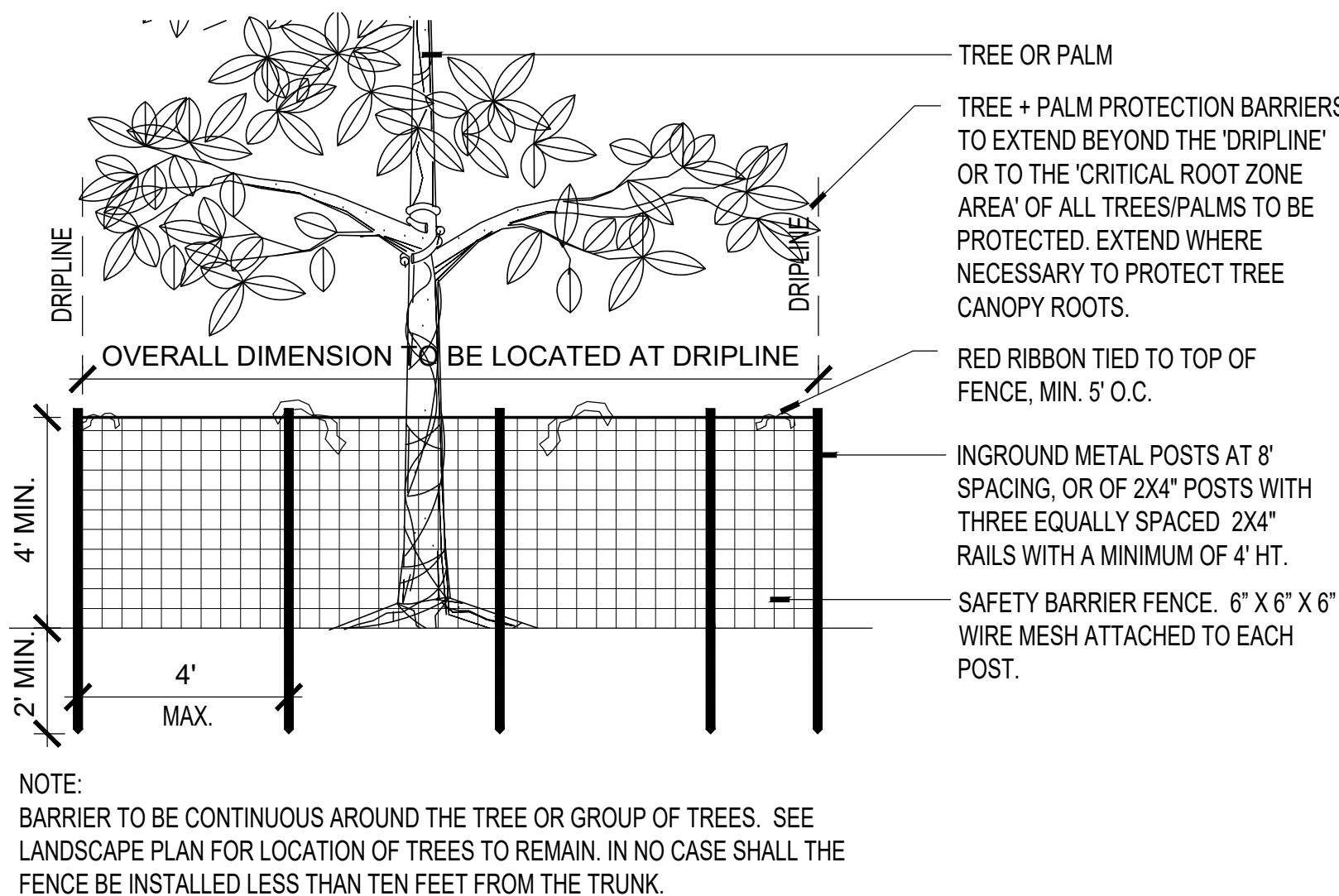
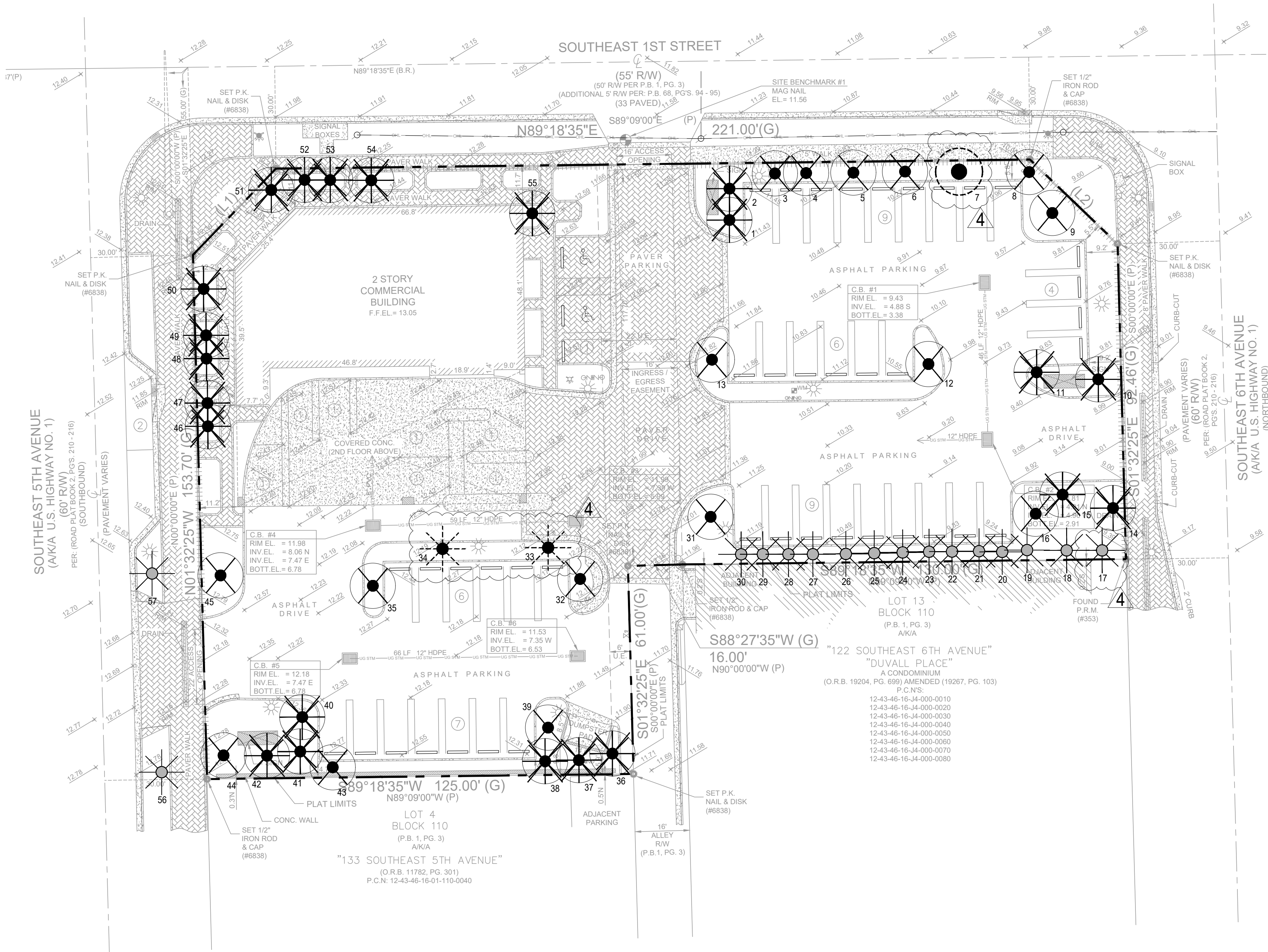
No Public Notice was required by the LDR for this application.

TAC Review Timeline

Review No.	Submittal Date	TAC Comments Transmitted	<p>Total time with Applicant: 461 days</p> <p>Total time under review: 154 days</p> <p>Applicant requested a resubmittal extension due to the complexity of the project, which was accepted, and therefore, the obligation for final action to be granted within 180 days of initial application date was waived by the Applicant.</p>
1	3/12/2024	4/16/2024	
2	6/14/2024	7/23/2024	
3	7/3/25	8/7/2025	
4	9/19/25	10/15/2025	
5	10/29/2025	11/17/2025	

Technical Notes:

1. A ROW dedication will be required prior to Building Permit
2. Expansion of the access easement to 20' shall be recorded prior to C/O
3. A landscape maintenance and sidewalk easement agreement will be required



1 TREE PROTECTION DETAIL
ELEVATION SCALE: N.T.S.

TREE PROTECTION NOTES

- TREE SURVEY BASED ON ALL AVAILABLE INFORMATION. CONTRACTOR TO REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- TREES SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITY THROUGH THE USE OF PROTECTIVE BARRIERS (SEE PROVIDED DETAIL). TREES THAT ARE TO REMAIN SHALL BE CLEARLY IDENTIFIED WITH TAGS. TREE PROTECTION BARRIERS SHALL BE MAINTAINED AROUND THE TREES IN ACCORDANCE WITH THE TREE PROTECTION PLAN APPROVED BY THE DEPARTMENT.
- PRIOR TO AND DURING DEMOLITION, DEVELOPMENT, OR CONSTRUCTION, PROTECTIVE BARRIERS SHALL BE PLACED AROUND THE PERIMETER OF EACH TREE'S TPZ AND SHALL REMAIN IN PLACE IN ORDER TO PREVENT THE DESTRUCTION OR DAMAGING OF ROOTS, STEMS OR CROWNS OF SUCH TREES. THE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL APPROVED LANDSCAPE OPERATIONS BEGIN.
- BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE CONSTRUCTION NEEDS, PROVIDED THAT THE MANNER AND PURPOSE FOR SUCH TEMPORARY REMOVAL WILL NOT HARM THE TREES.
- THE TREES SHALL BE PROPERLY IRRIGATED THROUGHOUT THE BUILDING PROCESS.
- NO PRUNING OF TREES SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
- CONTRACTOR SHALL VERIFY ALL EXISTING ABOVE AND UNDERGROUND UTILITIES 48 HOURS PRIOR TO ANY ON-SITE EXCAVATION.
- CONTRACTOR TO COORDINATE DEMOLITION PLAN WITH ARCHITECTS
- ANY PLANT MATERIAL SCARRED OR DESTROYED THAT IS DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES AND QUALITY.

TREE DISPOSITION

Tree Number	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy (FT)	Condition ≥ 50%	Disposition	Mitigation Required
3	Quercus virginiana	Live Oak	16"	20'	20'	60.0%	Remove	16
4	Clusia rosea	Autograph Tree	4"	15'	10'	60.0%	Remove	4
5	Clusia rosea	Autograph Tree	8"	20'	12'	60.0%	Remain	-
6	Quercus virginiana	Live Oak	18"	25'	25'	65%	Remove	18
7	Clusia rosea	Autograph Tree	8"	20'	20'	70.0%	Relocate	-
8	Quercus virginiana	Live Oak	15"	20'	20'	55%	Remove	15
12	Quercus virginiana	Live Oak	19"	35'	30'	70.0%	Remove	19
13	Quercus virginiana	Live Oak	15"	20'	20'	65%	Remove	15
16	Quercus virginiana	Live Oak	18"	30'	25'	55%	Remove	18
32	Quercus virginiana	Live Oak	16"	25'	20'	70.0%	Remove	16
35	Quercus virginiana	Live Oak	12"	20'	20'	55%	Remove	12
37	Quercus virginiana	Live Oak	22"	35'	40'	55%	Remove	22
39	Quercus virginiana	Live Oak	15"	20'	20'	80.0%	Remove	15
43	Quercus virginiana	Live Oak	16"	20'	20'	65%	Remove	16
44	Quercus virginiana	Live Oak	18"	30'	25'	55%	Remove	18

Total Mitigation DBH - 204"

Palm Number	Botanical Name	Common Name	DBH (Inches)	Clear Trunk (FT)	Canopy (FT)	Condition ≥ 50%	Disposition	Mitigation Required
1	Cocos nucifera	Coconut Palm	10"	22'	15'	85%	Remove	22
2	Cocos nucifera	Coconut Palm	10"	24'	15'	85%	Remove	24
10	Cocos nucifera	Coconut Palm	7"	25'	15'	80.0%	Remove	25
11	Cocos nucifera	Coconut Palm	7"	16'	15'	80.0%	Remove	16
14	Cocos nucifera	Coconut Palm	10"	28'	15'	80.0%	Remove	28
15	Cocos nucifera	Coconut Palm	10"	20'	15'	75%	Remove	20
17	Sabal palmetto	Cabbage Palm	10"	18'	12'	90.0%	Remain	-
18	Sabal palmetto	Cabbage Palm	10"	15'	12'	90.0%	Remain	-
19	Sabal palmetto	Cabbage Palm	10"	20'	12'	90.0%	Remain	-
20	Sabal palmetto	Cabbage Palm	10"	10'	12'	90.0%	Remain	-
21	Sabal palmetto	Cabbage Palm	10"	16'	12'	90.0%	Remain	-
22	Sabal palmetto	Cabbage Palm	10"	12'	12'	90.0%	Remain	-
23	Sabal palmetto	Cabbage Palm	10"	18'	12'	90.0%	Remain	-
24	Sabal palmetto	Cabbage Palm	10"	13'	12'	90.0%	Remain	-
25	Sabal palmetto	Cabbage Palm	10"	22'	12'	90.0%	Remain	-
26	Sabal palmetto	Cabbage Palm	10"	12'	12'	90.0%	Remain	-
27	Sabal palmetto	Cabbage Palm	10"	16'	12'	90.0%	Remain	-
28	Sabal palmetto	Cabbage Palm	10"	12'	12'	90.0%	Remain	-
29	Sabal palmetto	Cabbage Palm	10"	14'	12'	90.0%	Remain	-
30	Sabal palmetto	Cabbage Palm	10"	23'	12'	90.0%	Remain	-
33	Veitchia merrillii	Christmas Palm	9"	8'	10'	90.0%	Relocate	-
34	Veitchia merrillii	Christmas Palm	9"	8'	10'	90.0%	Relocate	-
36	Sabal palmetto	Cabbage Palm	10"	10'	12'	90.0%	Remove	10
38	Sabal palmetto	Cabbage Palm	10"	16'	12'	80.0%	Remove	16
40	Cocos nucifera	Coconut Palm	10"	22'	15'	70.0%	Remove	22
41	Cocos nucifera	Coconut Palm	10"	22'	15'	80.0%	Remove	22
42	Cocos nucifera	Coconut Palm	10"	30'	15'	80.0%	Remove	30
46	Archontophoenix alexandrae	King Palm	6"	15'	10'	80.0%	Remove	15
48	Archontophoenix alexandrae	King Palm	6"	16'	10'	75%	Remove	16
49	Archontophoenix alexandrae	King Palm	6"	15'	10'	75%	Remove	15
50	Archontophoenix alexandrae	King Palm	6"	20'	10'	60.0%	Remove	20
53	Archontophoenix alexandrae	King Palm	6"	16'	10'	60.0%	Remove	16
55	Ptychosperma elegans	Alexander Palm	4"	12'	10'	80.0%	Remove	12
56	Roystonea regia	Royal Palm	12"	33'	15'	90.0%	Remain	-
57	Roystonea regia	Royal Palm	12"	34'	15'	90.0%	Remain	-

Total Palm Mitigation: 320' HT

Tree Number	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy (FT)	Condition < 50%	Disposition	Mitigation Required
9	Quercus virginiana	Live Oak	12"	20'	20'	40.0%	Remove	50% In Lieu Fees
31	Quercus virginiana	Live Oak	12"	25'	20'	45%	Remove	50% In Lieu Fees
45	Quercus virginiana	Live Oak	14"	30'	30'	45%	Remove	50% In Lieu Fees

Total Mitigation DBH - 38"

Palm Number	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy (FT)	Condition < 50%	Disposition	Mitigation Required
47	Archontophoenix alexandrae	King Palm	0"	0'	0'	0%	Remove	
51	Ptychosperma elegans	Alexander Palm	0"	0'	0'	0%	Remove	
52	Archontophoenix alexandrae	King Palm	0"	0'	0'	0%	Remove	
54	Archontophoenix alexandrae	King Palm	6"	21'	10'	30.0%	Remove	3

Total Mitigation DBH - 3"

MITIGATION

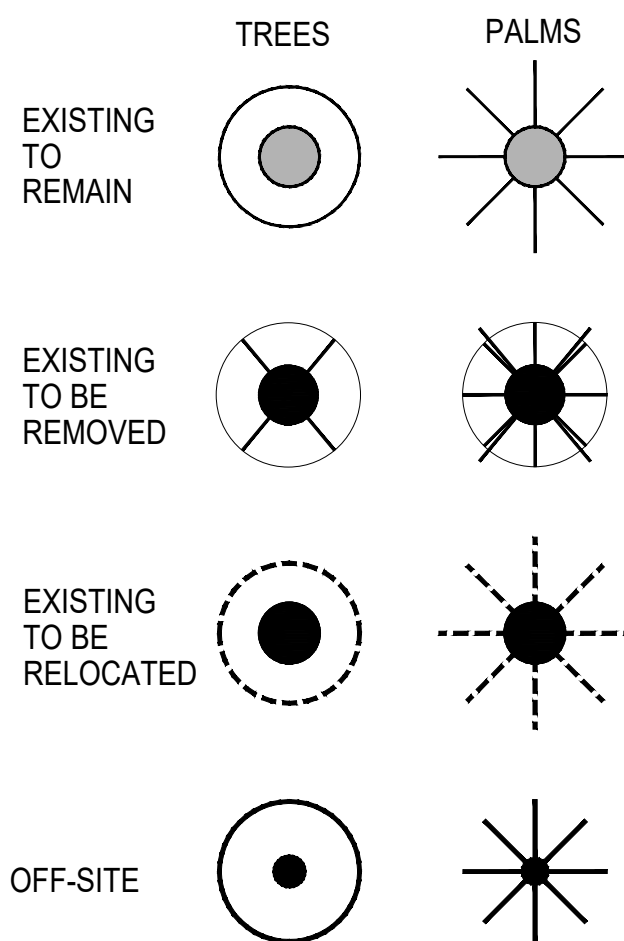
Tree Replacement Calculations (Condition Rating ≥ 50% to be Removed)			
New Trees	Caliper (CAL) Inches	Caliper Inches Provided On Site	
5 Bulnesia arborea	Verswood	3	15
5 Bursera simaruba	Gumbo Limbo	6	30
8 Conocarpus erectus 'Sericeus'	Silver Buttonwood	3	24
1 Caesalpinia granadillo	Bridalveil Tree	1	3
3 Conocarpus erectus	Green Buttonwood	3	9
10 Eugenia foetida	Spanish Stopper	3	30
Total DBH of New Trees		111	Inches

Palm Replacement Calculations (Condition Rating > 50% to be Removed)			
New Palms Provided	HT	HT Provided On Site	
3	36	36	
6 Ptychosperma elegans	Alexander Palm	16	96
8 Ptychosperma macarthuri	Macarthur Palm	16	128
5 Thrinax radiata	Florida Thatch	12	60
9 Thrinax radiata	Florida Thatch	7	63
3 Veitchia arecina Sng	Montgomery Palm	16	48
5 Veitchia arecina Dtl	Montgomery Palm	16	80
2 Roystonea regia	Royal Palm	20	40
Total HT New Palms		551	Inches

Tree Replacement Calculations (Condition Rating < 50% to be Removed)	
Replacement by 50% In-Lieu Fees (See Below)	
Palm Replacement Calculations (Condition Rating < 50% to be Removed)	
Total New Palms Satisfies Mitigation Requirements	

IN-LIEU FEES	
Total DBH of Trees with Condition Rating ≥ 50% to be Removed	
Total Inches	\$ / inch
93 inches	(\$ / \$450) + (4" x \$650) + (6" x \$850) + (75" x \$1000)
Mitigation Fees	
\$ 86,300.00	
Total DBH of Trees with Condition Rating < 50% to be Removed	
Total Inches	\$ / inch
24 inches	(\$ / \$225) + (4" x \$375) + (6" x \$425) + (6" x \$500)
Mitigation Fees	
\$ 15,850.00	
Total In-Lieu Fee	
\$ 102,150.00	

PLANT SYMBOLS



REVISIONS:	
06/13/24	CITY COMMENTS
07/03/25	CITY COMMENTS
08/19/25	CITY COMMENTS
10/27/25	CITY COMMENTS

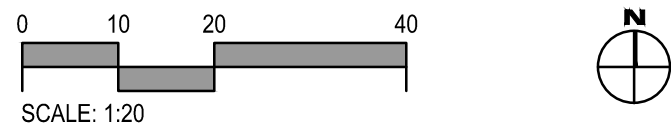
SEAL: LANDSCAPE ARCHITECT: Christopher Cabezas

REGISTRATION NO. RLA 0667347

SHEET TITLE:

TREE DISPOSITION

Scale: 1" = 20'-0"
Drawn By: CC
Checked By: CC
Date: 06/12/2024
SHEET NUMBER:

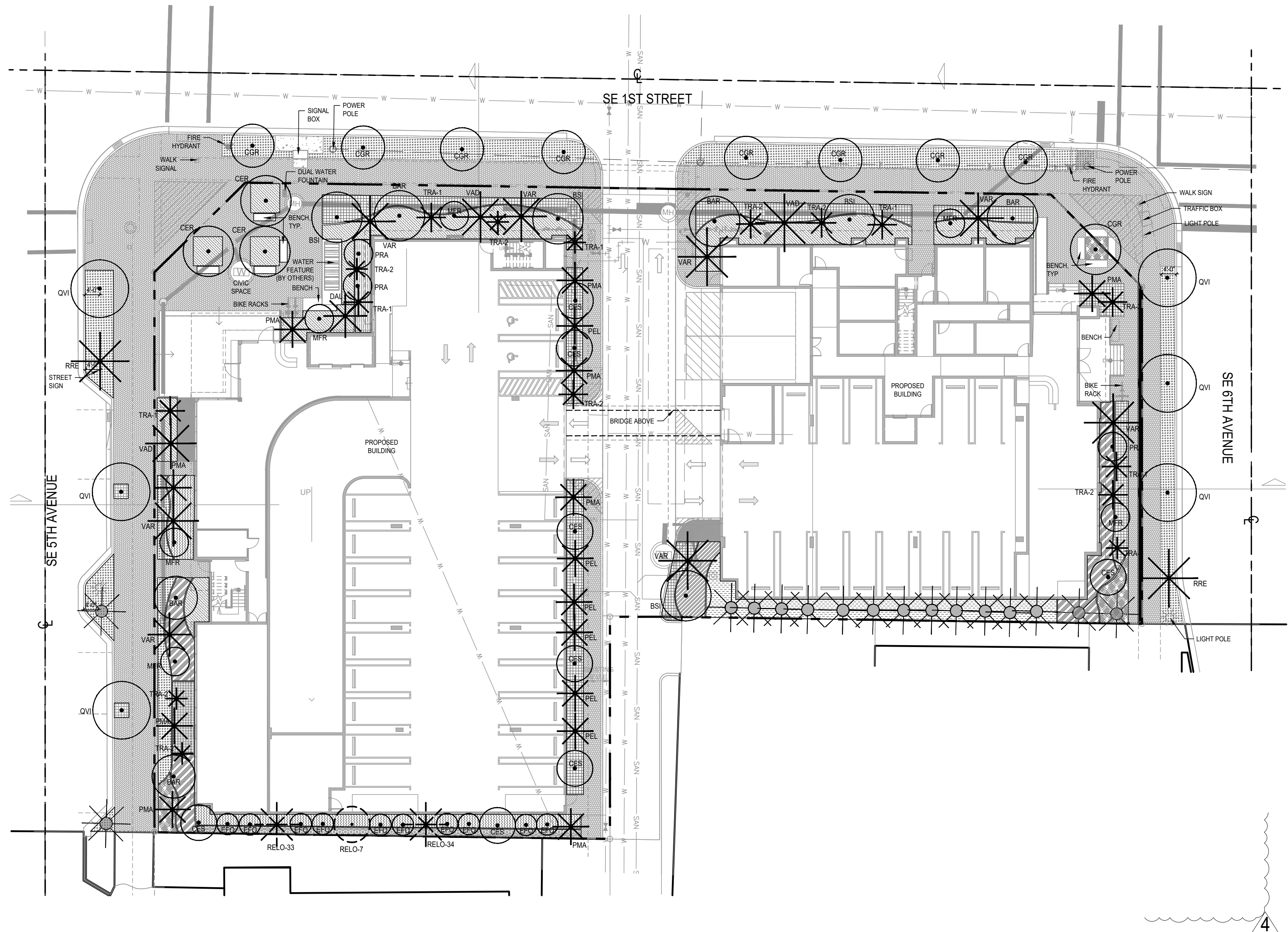


L-1

PROJECT:
109 SE 5th AVENUE DELRAY BEACH, FL 33483

LANDSCAPE PERMIT DRAWINGS

CLIENT:
MULTI-FAMILY RESIDENTIAL BUILDING

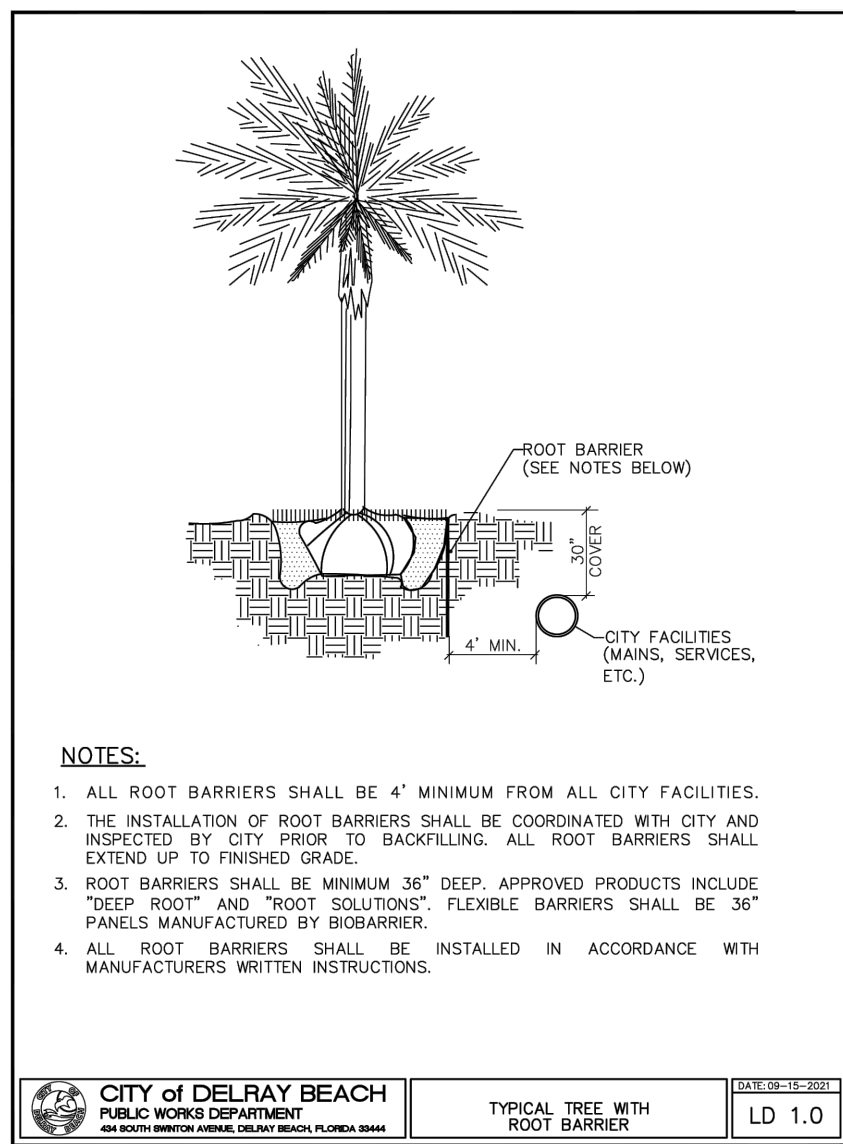


GENERAL NOTES:

EXISTING NATIVE SOIL WITHIN ALL LANDSCAPE ISLANDS, INTERIOR LANDSCAPE STRIPS AND PERIMETER LANDSCAPE STRIPS, ADJACENT TO VEHICULAR USE AREAS, SHALL BE EXCAVATED DOWN TO A DEPTH OF 30 INCHES BELOW EXISTING GRADE, EXCEPT FOR A 12-INCH BUFFER FROM THE INSIDE OF CURB OR PAVEMENT. A PLANTING SOIL MIXTURE OF 50/50 OR 60/40, SHALL EITHER BE BACKFILLED IN PLACE OF THE NATIVE SOIL OR EFFICIENTLY MIXED WITH THE NATIVE SOIL TO CREATE AN ENVIRONMENT FOR SUCCESSFUL ROOT DEVELOPMENT. IF NATIVE SOIL IS TO BE MIXED, IT SHALL FIRST BE SCREENED TO REMOVE ROCKS AND DEBRIS LARGER THAN ONE-HALF INCH IN DIAMETER PRIOR TO MIXING. AN OPEN LANDSCAPE BED INSPECTION IS REQUIRED PRIOR TO BACKFILLING TO INSURE THE 30-INCH DEPTH HAS BEEN MET. (SEE DETAIL 6 ON L-3).

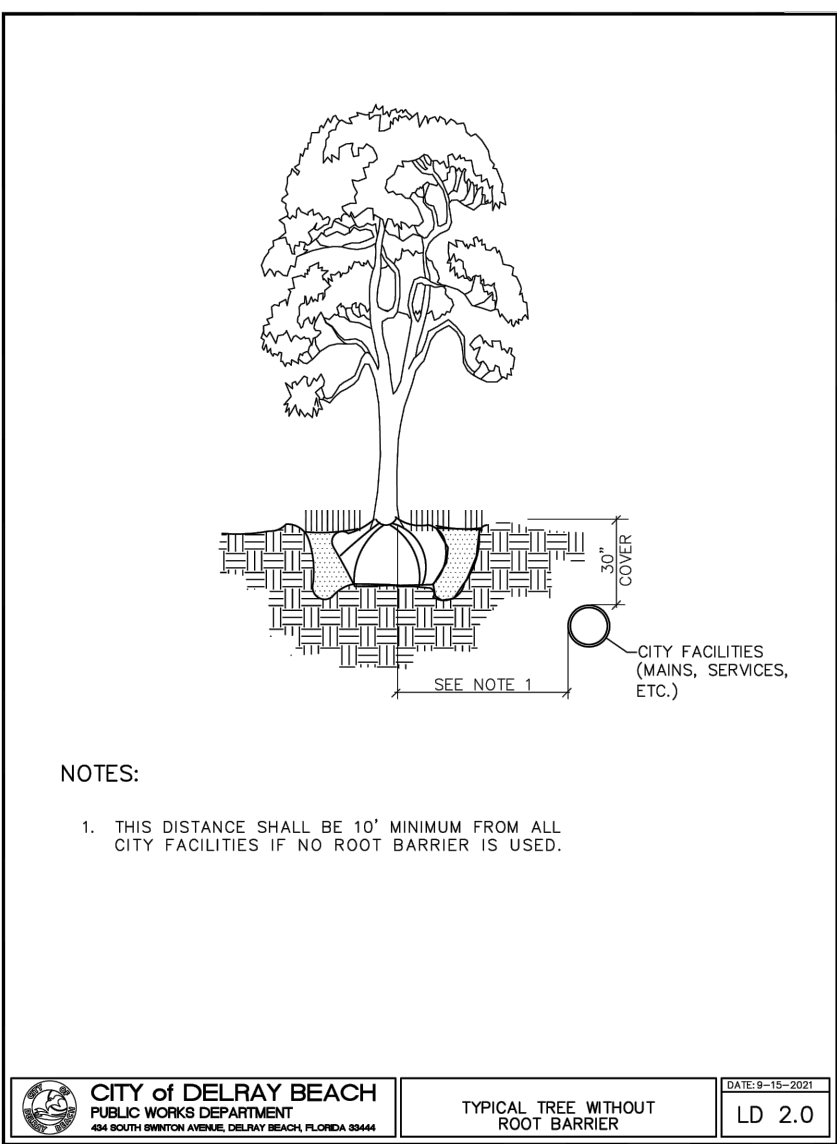
LANDSCAPE NODES. ALL TREES OR PALMS INSTALLED IN NODES WITHIN A RIGHT-OF-WAY SHALL MAINTAIN A FOUR FOOT OFFSET FROM THE FACE OF THE CURB. ALL SHRUBS AND GROUND COVERS SHALL BE MAINTAINED BELOW 36 INCHES IN HEIGHT. ALL TREE CANOPIES MUST BE MAINTAINED ABOVE EIGHT FEET IN HEIGHT. THE MATURE TRUNK DIAMETER OF ANY TREE OR PALMS SHALL NOT EXCEED 15 INCHES.

NOTE: ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.0 & LD 2.0.

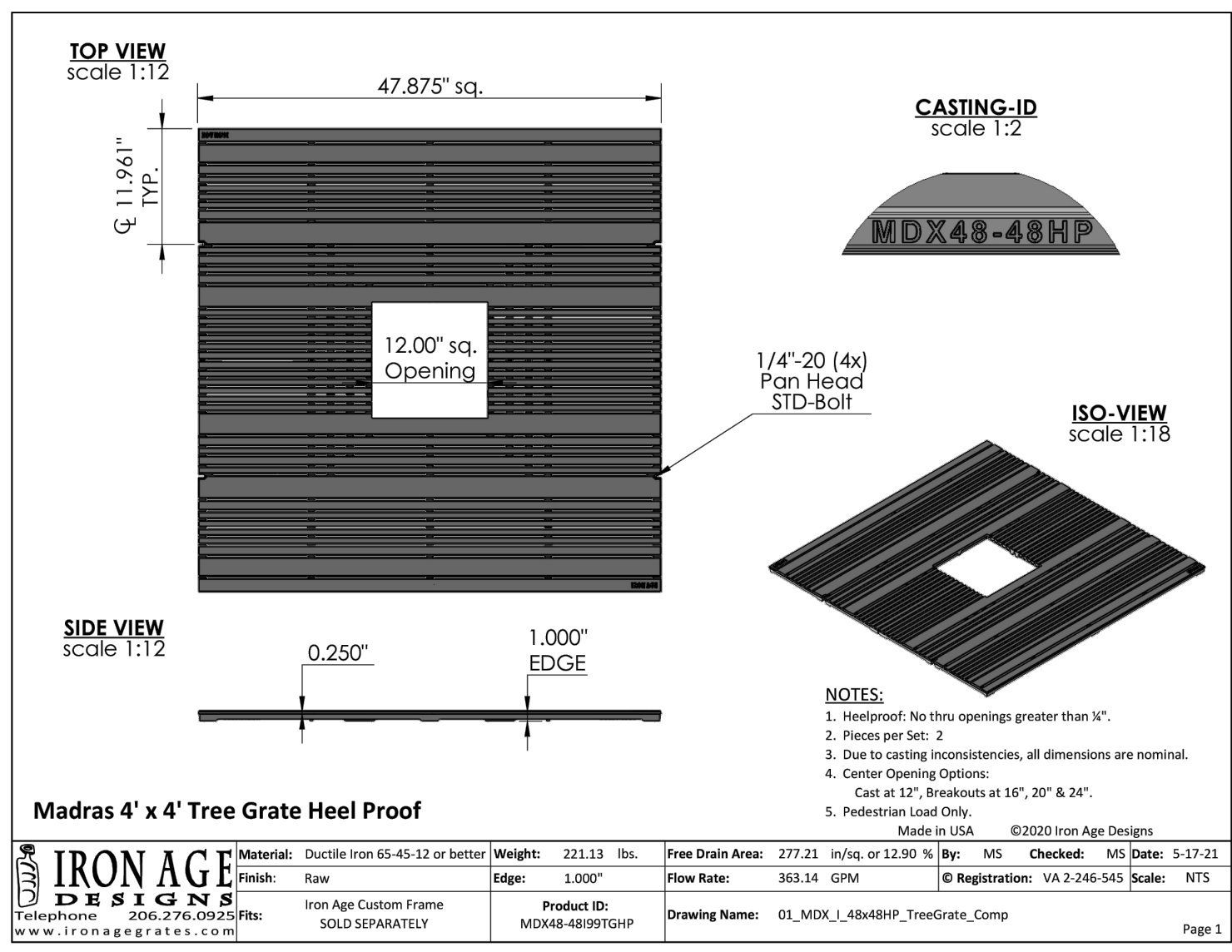


ROOT BARRIER DETAIL

SCALE: N/A



SCALE: N/A



LANDSCAPE REQUIREMENTS

AREA CALCULATIONS

Lot Area	38,860 S.F. (.89 acres)
Parking / Accessways Area	+/- 3,170 S.F.

DESCRIPTION	Required/Allowed	Provided
Street Trees (30' o.c.) Total Frontage = 538 LF Sec. 4.6.16.H.(6)	18	18
Interior Landscape Area = 10% of Parking / Accessways Areas Sec. 4.6.16.(H)(3)(g)	320 S.F.	945 S.F.
1 Trees Per 125 SF of Int. Landsp. (3 Palms = 1 Tree) Sec. 4.6.16.(H)(3)(h)	3 Trees	38 Trees (31 Trees + 22 Palms)
Foundation Landscaping Sec. 4.4.13(E)(2)(a)(3)	Landscape Area	Landscape Provided
Landscape Barrier 1 Tree / 30 LF Sec. 4.6.16.(H)(3)(d)	N/A	N/A
Native Trees	50.0%	75%
Native Shrubs	25%	71%

VISIONS:

06/13/24	CITY COMMENTS
07/03/25	CITY COMMENTS
09/18/25	CITY COMMENTS
10/27/25	CITY COMMENTS

AL:

LANDSCAPE ARCHITECT: Christopher Cabezas

REGISTRATION NO. RLA 6667347

HEET TITLE:

LANDSCAPE PLAN

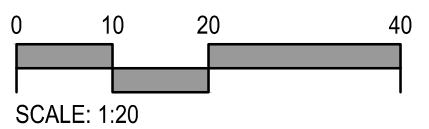
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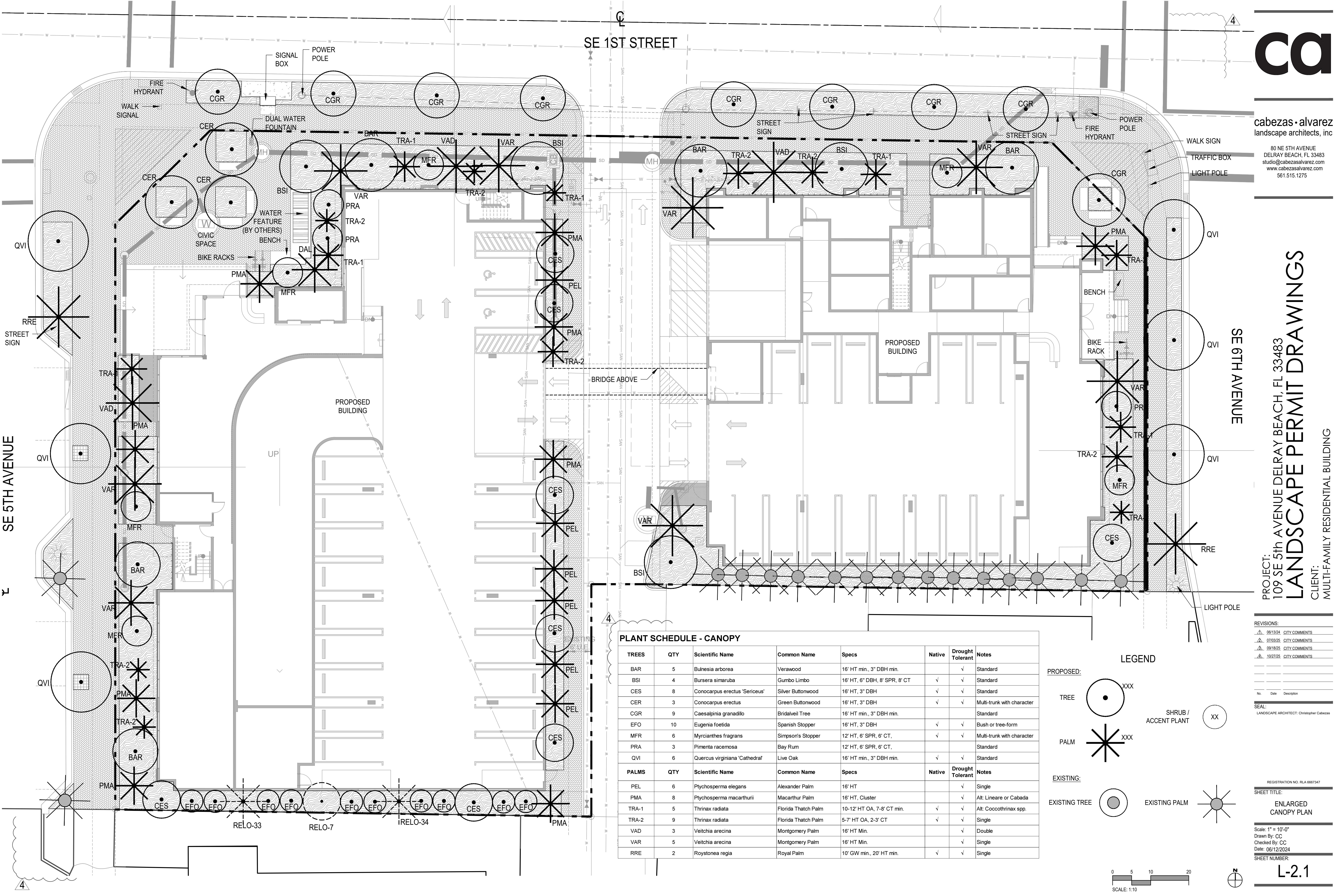
own By: CC

Checked By: CC
Date: 06/12/2024

FEET NUMBER:

-2





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PROJECT: 109 SE 5th AVENUE DELRAY BEACH, FL 33483
LANDSCAPE PERMIT DRAWINGS
CLIENT: MULTI-FAMILY RESIDENTIAL BUILDING

REVISIONS:		
06/13/24	CITY COMMENTS	
07/03/25	CITY COMMENTS	
08/18/25	CITY COMMENTS	
10/27/25	CITY COMMENTS	

No.	Date	Description

SEAL:
LANDSCAPE ARCHITECT: Christopher Cabezas

REGISTRATION NO. RLA 0667347

SHEET TITLE:
ENLARGED
CANOPY PLAN

Scale: 1" = 10'-0"
Drawn By: CC
Checked By: CC
Date: 06/12/2024
SHEET NUMBER:

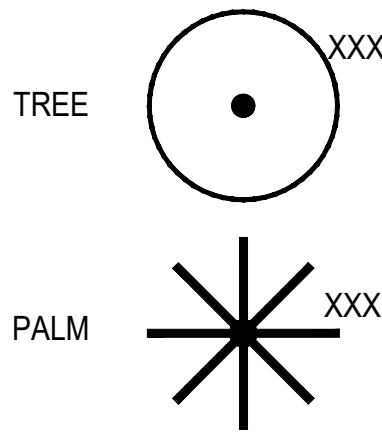
L-2.1

PLANT SCHEDULE - CANOPY

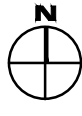
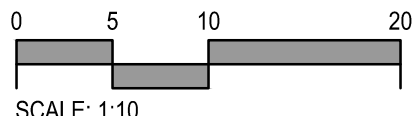
TREES	QTY	Scientific Name	Common Name	Specs	Native	Drought Tolerant	Notes
BAR	5	Bulnesia arborea	Verawood	16' HT min., 3" DBH min.		✓	Standard
BSI	4	Bursera simaruba	Gumbo Limbo	16' HT, 6" DBH, 8' SPR, 8' CT	✓	✓	Standard
CES	8	Conocarpus erectus 'Sericeus'	Silver Buttonwood	16' HT, 3" DBH	✓	✓	Standard
CER	3	Conocarpus erectus	Green Buttonwood	16' HT, 3" DBH	✓	✓	Multi-trunk with character
CGR	9	Caesalpinia granadillo	Bridalveil Tree	16' HT min., 3" DBH min.			Standard
EFO	10	Eugenia foetida	Spanish Stopper	16' HT, 3" DBH	✓	✓	Bush or tree-form
MFR	6	Myrcianthes fragrans	Simpson's Stopper	12' HT, 6' SPR, 6' CT,	✓	✓	Multi-trunk with character
PRA	3	Pimenta racemosa	Bay Rum	12' HT, 6' SPR, 6' CT,			Standard
QVI	6	Quercus virginiana 'Cathedral'	Live Oak	16' HT min., 3" DBH min.	✓	✓	Standard
PALMS	QTY	Scientific Name	Common Name	Specs	Native	Drought Tolerant	Notes
PEL	6	Ptychosperma elegans	Alexander Palm	16' HT		✓	Single
PMA	8	Ptychosperma macarthurii	Macarthur Palm	16' HT, Cluster		✓	Alt: Lineare or Cabada
TRA-1	5	Thrinax radiata	Florida Thatch Palm	10-12' HT OA, 7-8' CT min.	✓	✓	Alt: Coccothrinax spp.
TRA-2	9	Thrinax radiata	Florida Thatch Palm	5-7' HT OA, 2-3' CT	✓	✓	Single
VAD	3	Veitchia arecina	Montgomery Palm	16' HT Min.		✓	Double
VAR	5	Veitchia arecina	Montgomery Palm	16' HT Min.		✓	Single
RRE	2	Roystonea regia	Royal Palm	10' GW min., 20' HT min.	✓	✓	Single

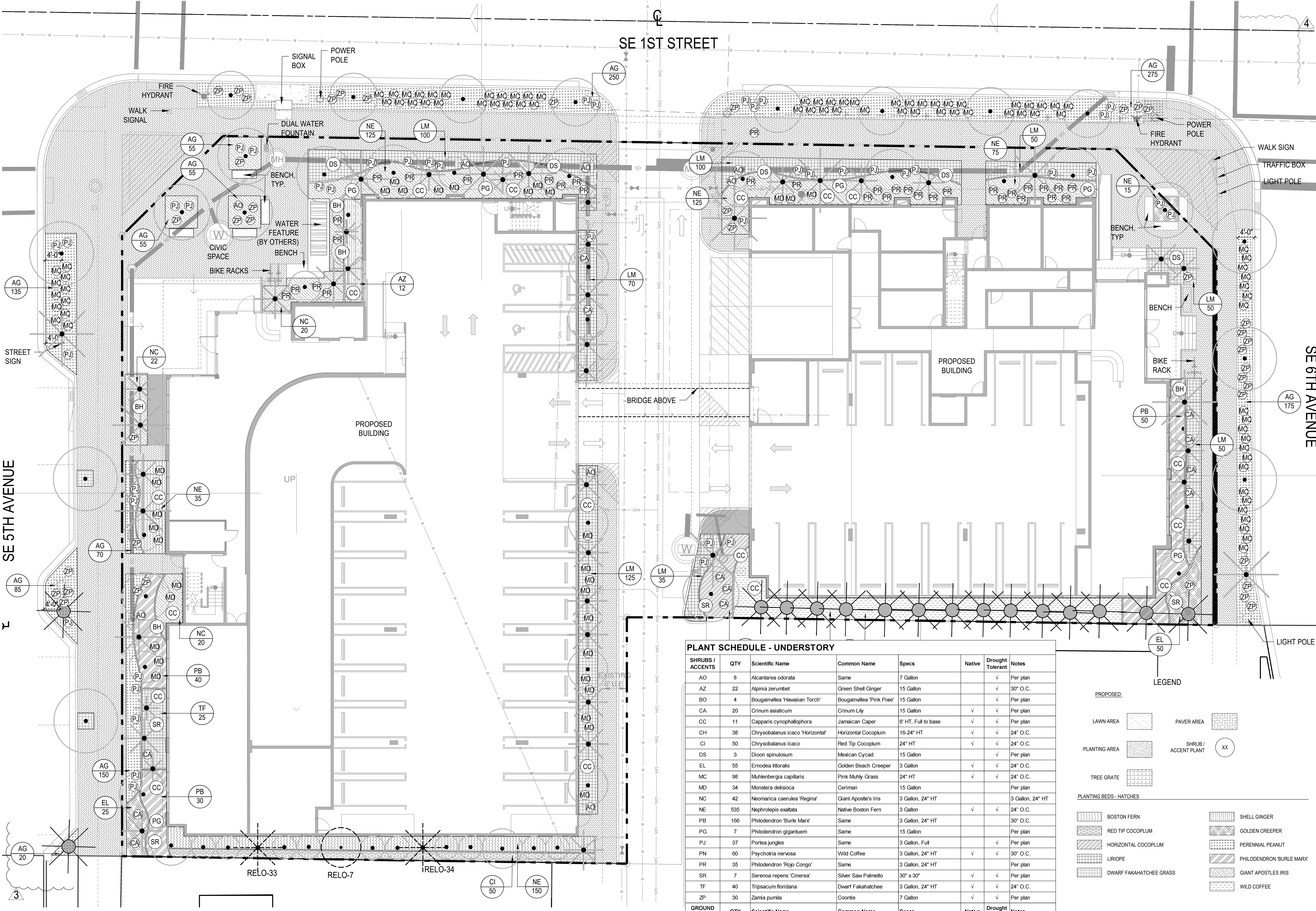
LEGEND

PROPOSED:



EXISTING:





PLANT SCHEDULE - UNDERSTORY							
SHRUBS / ACCENTS	QTY	Scientific Name	Common Name	Specs	Native	Drought Tolerant	Notes
AO	8	Alcantarea odorata	Same	7 Gallon		✓	Per plan
AZ	22	Alpinia zerumbet	Green Shell Ginger	15 Gallon		✓	30" O.C.
BO	4	Bougainvillea 'Hawaiian Torch'	Bougainvillea 'Pink Pixie'	15 Gallon		✓	Per plan
CA	20	Crinum asiaticum	Crinum Lily	15 Gallon	✓	✓	Per plan
CC	11	Capparis cynophallophora	Jamaican Caper	6' HT, Full to base	✓	✓	Per plan
CH	38	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	16-24" HT	✓	✓	24" O.C.
CI	50	Chrysobalanus icaco	Red Tip Cocoplum	24" HT	✓	✓	24" O.C.
DS	3	Dioon spinulosum	Mexican Cycad	15 Gallon		✓	Per plan
EL	55	Errodea littoralis	Golden Beach Creeper	3 Gallon	✓	✓	24" O.C.
MC	98	Muhlenbergia capillaris	Pink Muhly Grass	24" HT	✓	✓	24" O.C.
MD	34	Monstera delisioa	Ceriman	15 Gallon			Per plan
NC	42	Neomaria caerulea 'Regina'	Giant Apostle's Iris	3 Gallon, 24" HT			3 Gallon, 24" HT
NE	535	Nephrolepis exaltata	Native Boston Fern	3 Gallon	✓	✓	24" O.C.
PB	166	Philodendron 'Burlie Marx'	Same	3 Gallon, 24" HT			30" O.C.
PG	7	Philodendron giganteum	Same	15 Gallon			Per plan
PJ	37	Portea jungles	Same	3 Gallon, Full		✓	Per plan
PN	60	Psychotria nervosa	Wild Coffee	3 Gallon, 24" HT	✓	✓	30" O.C.
PR	35	Philodendron 'Rojo Congo'	Same	3 Gallon, 24" HT			Per plan
SR	7	Serenoa repens 'Cinerea'	Silver Saw Palmetto	30" x 30"	✓	✓	Per plan
TF	40	Tripsacum floridana	Dwarf Fakahatchee	3 Gallon, 24" HT	✓	✓	24" O.C.
ZP	30	Zamia pumila	Coontie	7 Gallon	✓	✓	Per plan
GROUND COVERS	QTY	Scientific Name	Common Name	Specs	Native	Drought Tolerant	Notes
AG	1322	Arachis glabrata	Perennial Peanut	1 Gallon		✓	12" O.C.
LM	565	Liriope mascari 'Super Blue'	Lilyturf	1 Gallon		✓	18" O.C.

PROPOSED:

LAWN AREA

PAVER AREA

PLANTING AREA

SHRUB / ACCENT PLANT

TREE GRATE

PLANTING BEDS - HATCHES

BOSTON FERN

RED TIP COCOPLUM

HORIZONTAL COCOPLUM

LIRIOPE

DWARF FAKAHATCHEE GRASS

SHELL GINGER

GOLDEN CREEPER

PERENNIAL PEANUT

PHILODENDRON 'BURLIE MARX'

GIANT APOSTLES IRIS

WILD COFFEE

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PROJECT:
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LANDSCAPE PERMIT DRAWINGS

CLIENT:
MULTI-FAMILY RESIDENTIAL BUILDING

REVISIONS:

06/13/24	CITY COMMENTS
07/03/25	CITY COMMENTS
08/18/25	CITY COMMENTS
10/27/25	CITY COMMENTS

No. Date Description

SCALE: 1" = 10'-0"

Drawn By: CC

Checked By: CC

Date: 06/12/2024

SHEET NUMBER:

REGISTRATION NO. RLA 6667347

SHEET TITLE:

ENLARGED UNDERSTORY PLAN

Scale: 1" = 10'-0"

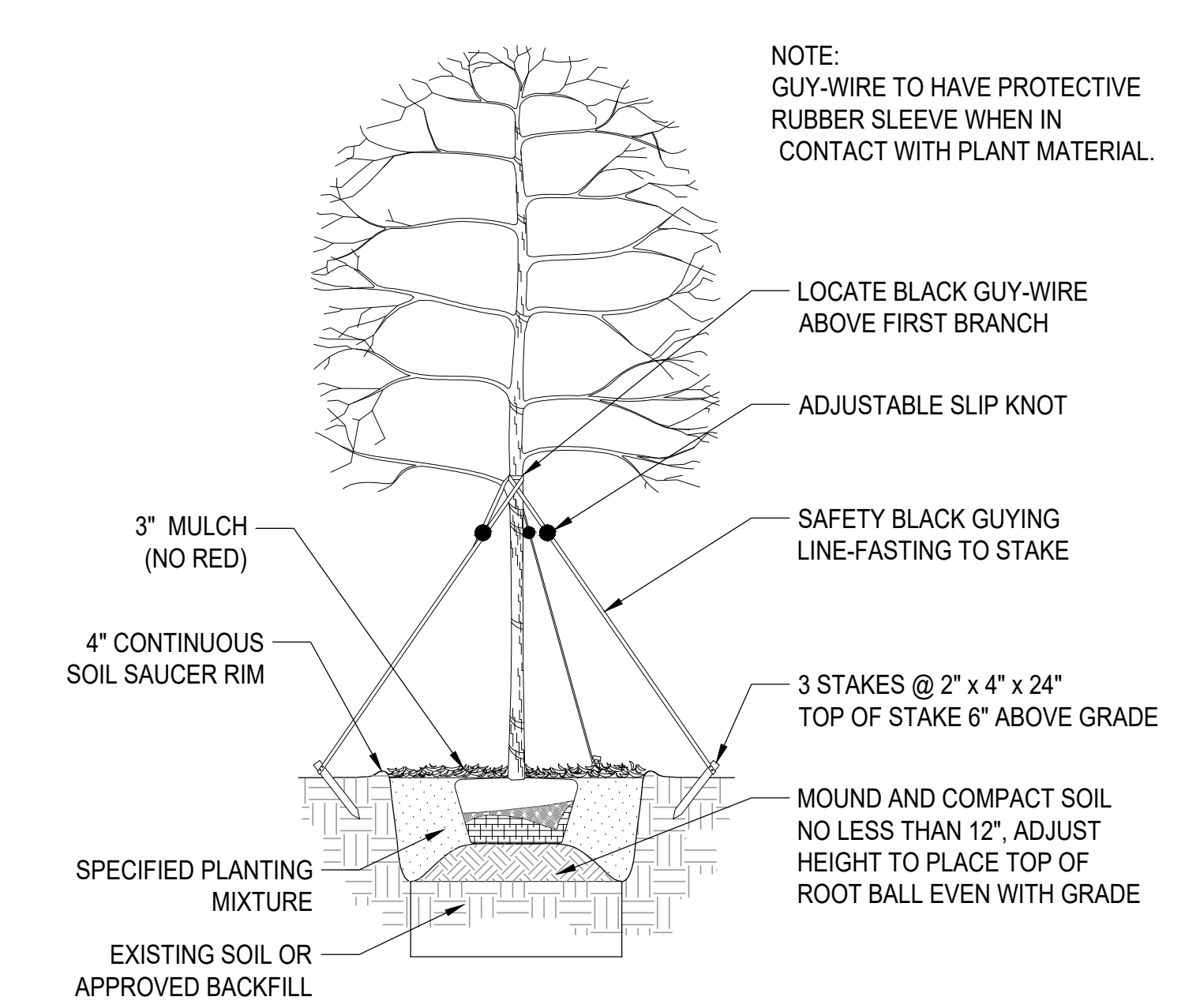
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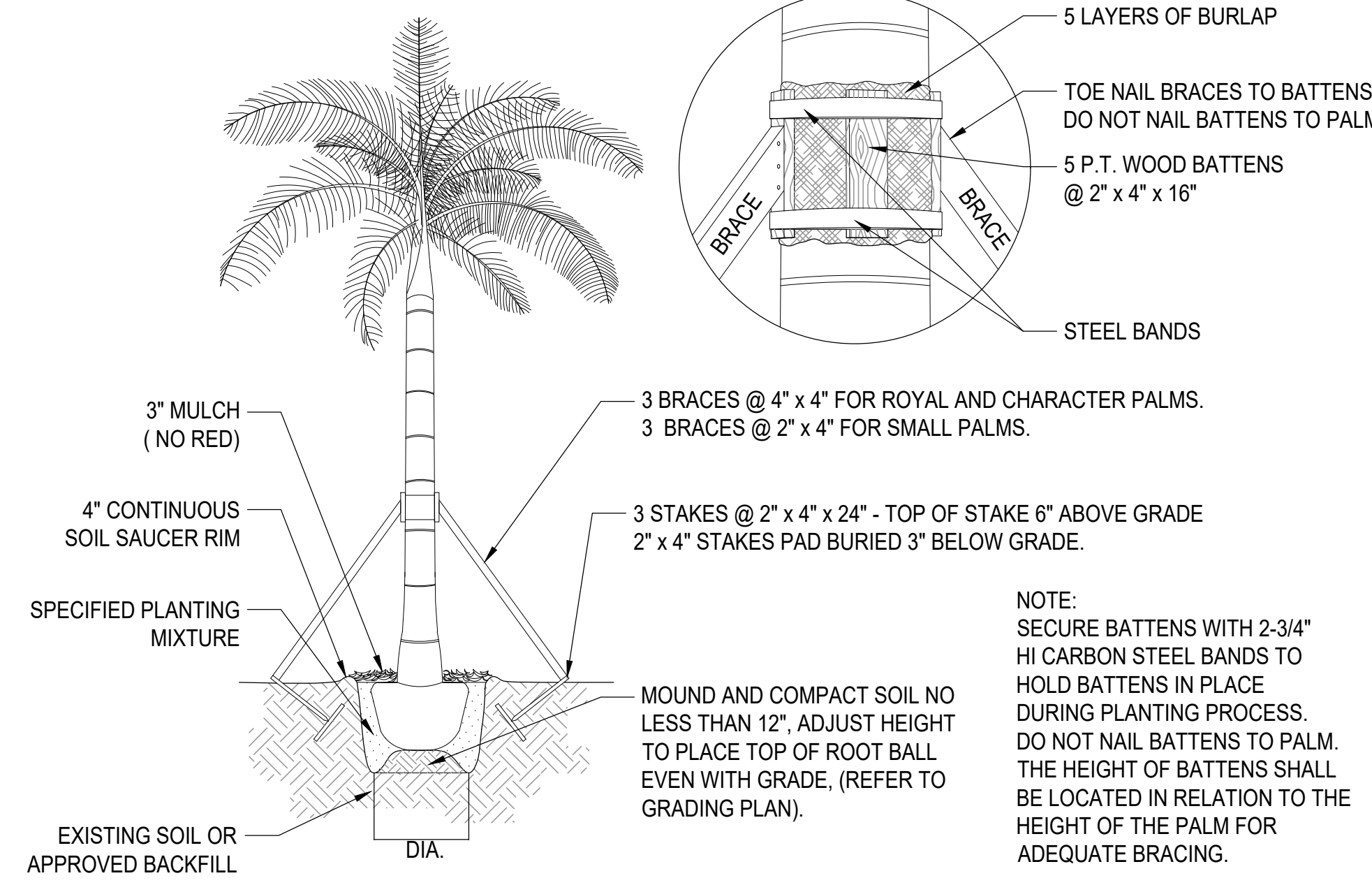
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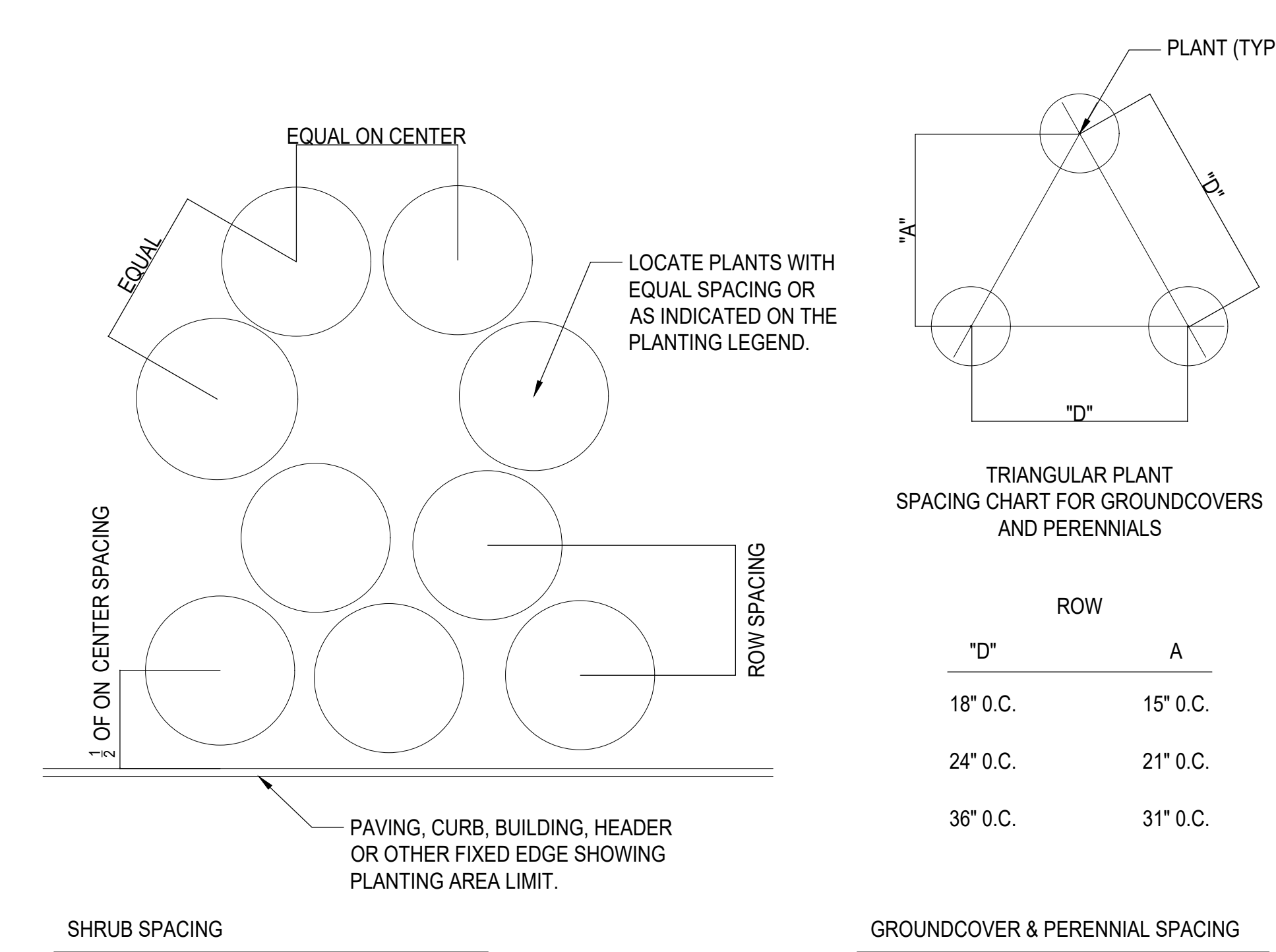
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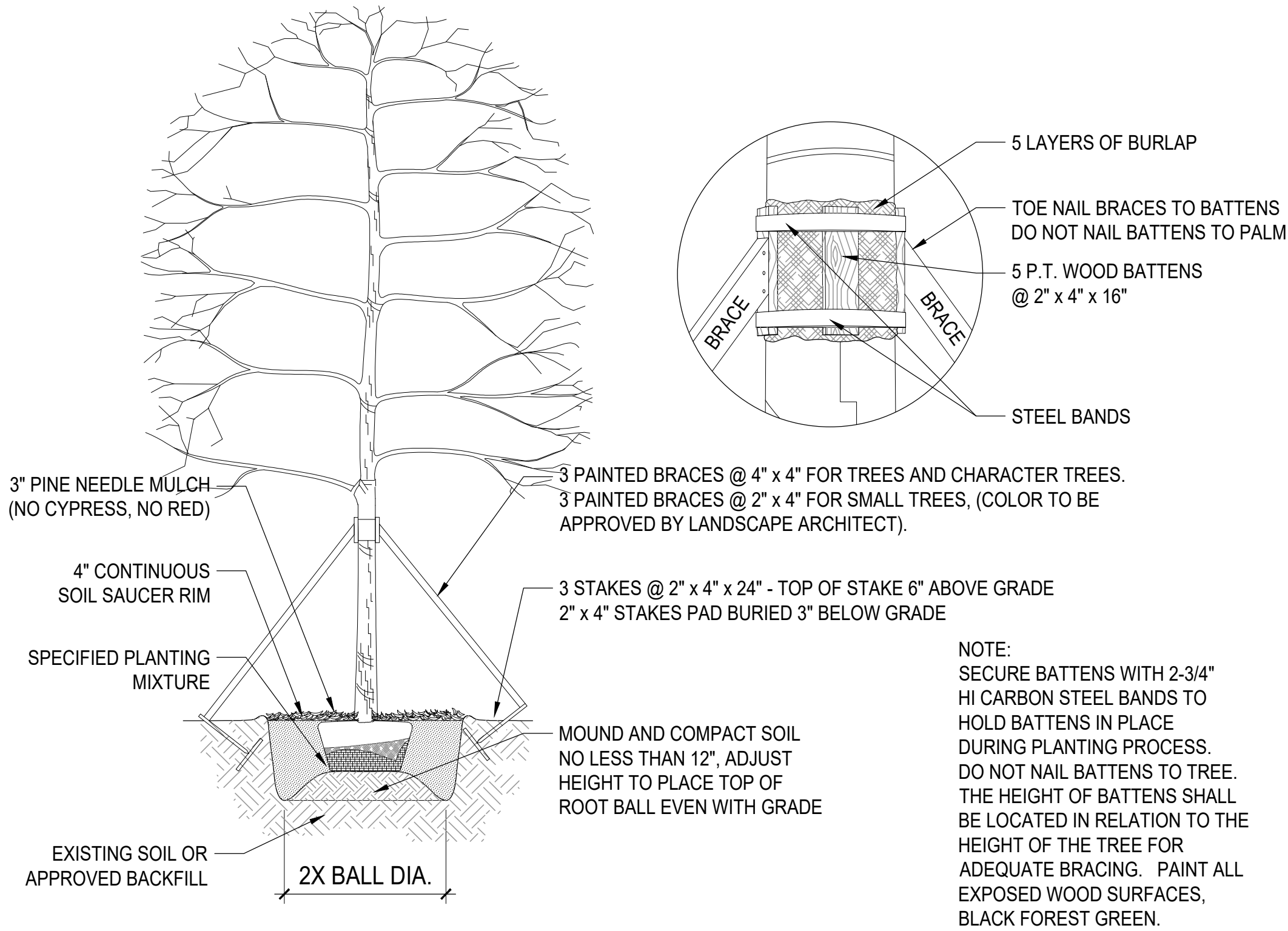
1 UNDERSTORY TREE PLANTING AND STAKING DETAIL
SCALE: N/A



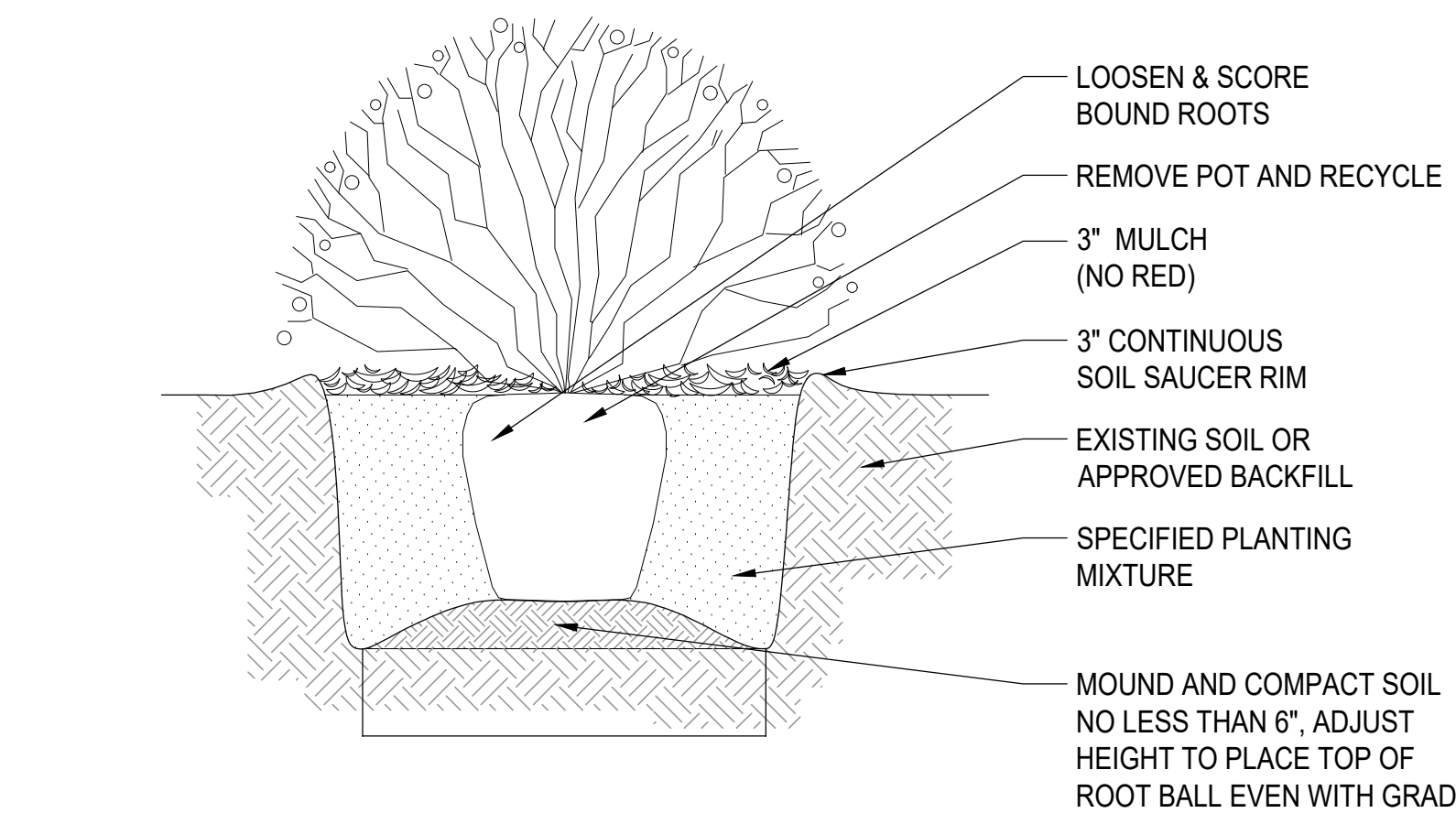
2 PALM PLANTING AND STAKING DETAIL
SCALE: N/A



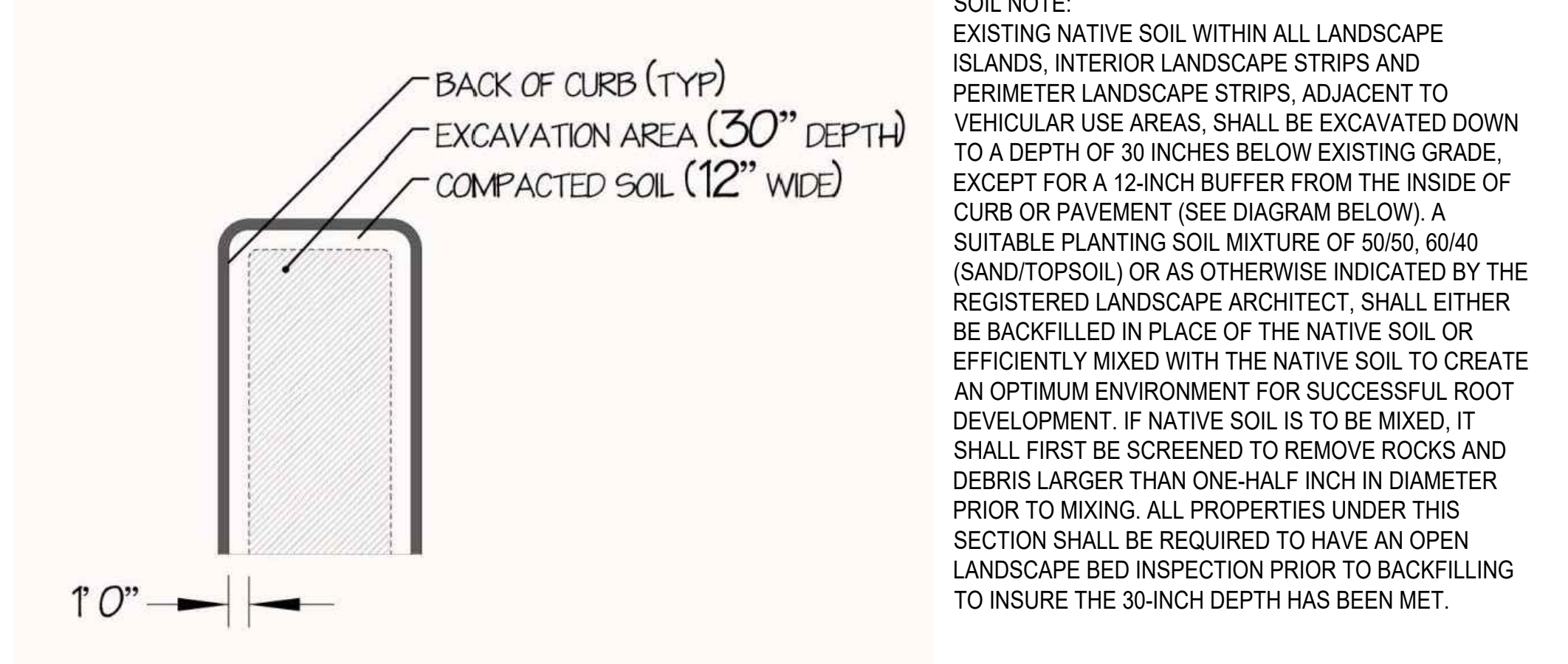
3 PLANT & SHRUB SPACING DETAIL
SCALE: N/A



4 TREE PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"



5 SHRUB PLANTING DETAIL
SCALE: N/A



6 LANDSCAPE ISLAND BACKFILLING DETAIL (CITY OF DELRAY BEACH)
SCALE: NTS

GENERAL LANDSCAPE NOTES AND SPECIFICATIONS

1. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.

2. LANDSCAPE CONTRACTOR SHOULD VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS PRIOR TO SUBMITTING A BID.

3. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.

4. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLANS SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS.

5. ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM.

6. ALL PLANT MATERIAL MUST MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD.

7. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. .

8. ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF 6 MONTHS FROM DATE OF FINAL ACCEPTANCE.

9. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING.

10. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, THE REMOVAL OF ALL BUILDING CONSTRUCTION DEBRIS AND FOREIGN MATERIAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.

11. SITE PREPARATION SHOULD INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS OR GRASS, REMOVAL AND CLEAN UP OF ANY DEAD MATERIAL AND ROUGH AND FINISH GRADING PER SPECS AND OR LANDSCAPE PLANS.

12. FOR PLANT MATERIAL DESIGNATED TO BE REMOVED, THE ENTIRE ROOT SYSTEM SHALL BE DUG AND REMOVED FROM THE SITE.

13. ALL PLANTING AREAS SHOULD RECEIVE AN 80/20 MIX FILL SOIL. SAND USED IN PLANTING SOIL MIX SHALL BE SILICA SAND.

14. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE 'GRADES AND STANDARDS FOR NURSERY PLANTS" SECOND EDITION FEB. 1998 INCLUDING REVISIONS AND WHICH MEET OR EXCEED THE SIZES INDICATED IN THE PLANTING SCHEDULE AND DETAILS.

15. ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO BRACING NOTES AND PLANTING DETAILS)

16. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, ALL REMAINING HOLES SHALL BE BACK FILLED AROUND AND UNDER ROOT BALL.

17. ALL EXISTING PLANT MATERIAL TO REMAIN, SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY PLANT MATERIAL SCARRED OR DESTROYED DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES SIZE AND QUALITY.

18. ALL TREES AND ALL PLANTING BEDS TO BE TOPPED WITH 3" MIN. "GRADE A" ORGANIC MULCH (MELALEUCA IS PREFERRED), UNLESS OTHERWISE NOTED. (CYPRESS MULCH AND RED MULCH SHALL NOT BE USED).

19. ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 12' HEIGHT TREE, UNLESS NOTED OTHERWISE.

20. ALL 1 GALLON MATERIAL SHALL HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 18-24" SPREAD MINIMUM.

21. ALL PLANTING AREAS WITHIN THE LIMITS OF WORK SHALL RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. SEE IRRIGATION PLANS FOR ADDITIONAL SPECIFICATIONS.

22. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR SHALL HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

23. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.

24. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.

25. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.

26. THESE DRAWINGS, DOCUMENTS, AND ALL CONTENTS ARE THE PROPERTY OF CABEZAS ALVAREZ LANDSCAPE ARCHITECTS, INC. ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR PRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.

27. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE FEDERAL, STATE OR LOCAL GOVERNMENT REQUIRED FOR THE WORK INCLUDED IN THIS CONTRACT AND ON THESE DRAWINGS.

28. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS, I.E., COMPACTED SOIL / SUBGRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL, EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION.

29. ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.

30. NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY OR AT TIME OF PLANTING.

ca

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LANDSCAPE PERMIT DRAWINGS

CLIENT:
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REVISIONS:

1. 06/13/24 CITY COMMENTS

2. 07/03/25 CITY COMMENTS

No. Date Description

SEAL:
LANDSCAPE ARCHITECT: Christopher Cabezas

REGISTRATION NO. RLA 0667347

SHEET TITLE:
PLANTING DETAILS
+ SPECIFICATIONS

Scale: N/A
Drawn By: CC
Checked By: CC
Date: 06/12/2024
SHEET NUMBER:

L-3

REVISIONS:		
▲	06/13/24	CITY COMMENTS
▲	07/03/25	CITY COMMENTS
▲	09/19/25	CITY COMMENTS
▲	10/27/25	CITY COMMENTS

No.	Date	Description

SEAL:
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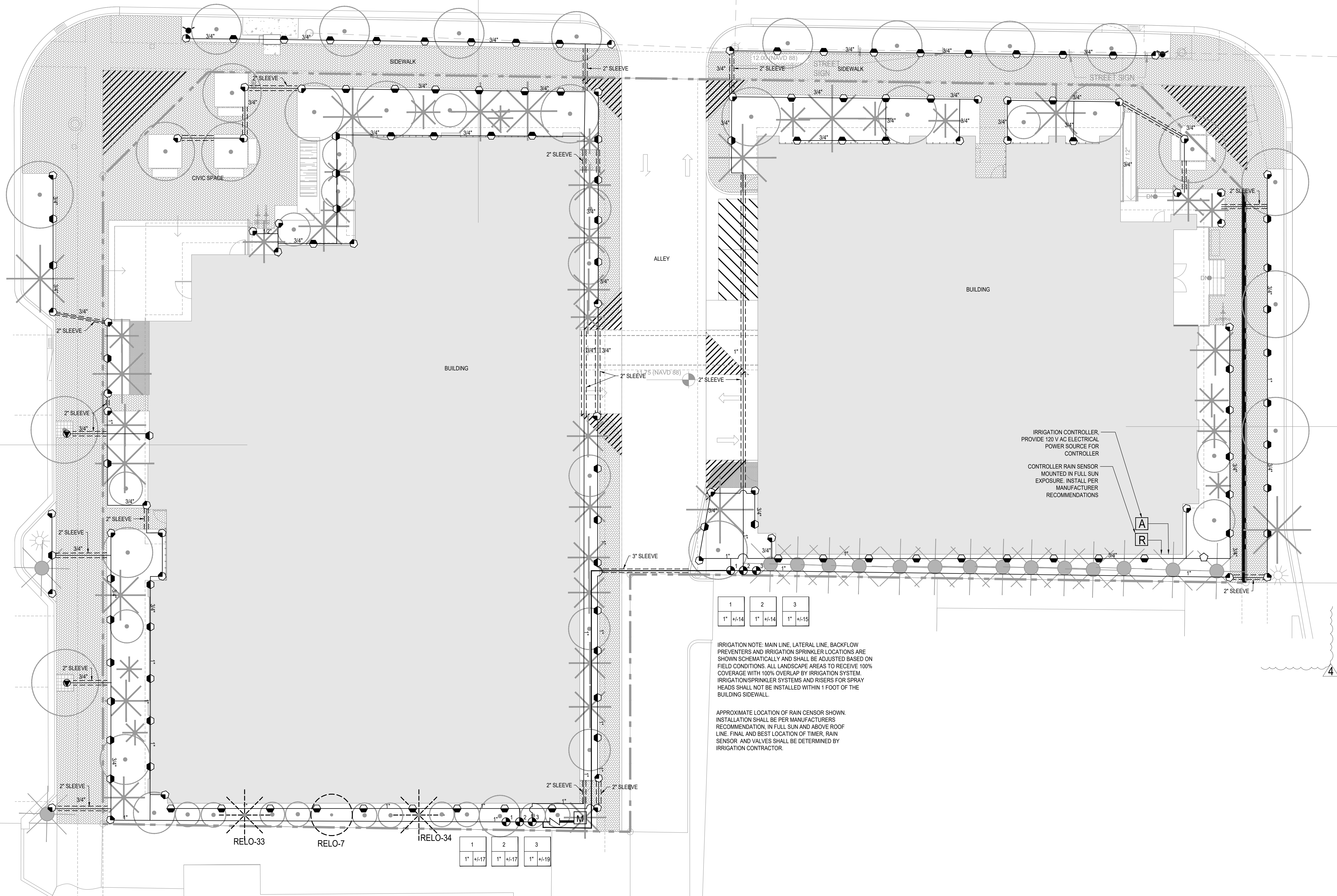
SHEET TITLE:

IRRIGATION PLAN

Scale: 1" = 10'-0"
Drawn By: CC
Checked By: CC
Date: 06/12/2024

SHEET NUMBER:

IR-1



Irrigation Notes

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.

*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND
*INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE.

AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:
#12 WHITE FOR COMMON
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
#14 RED HOT WIRES
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

DESIGN

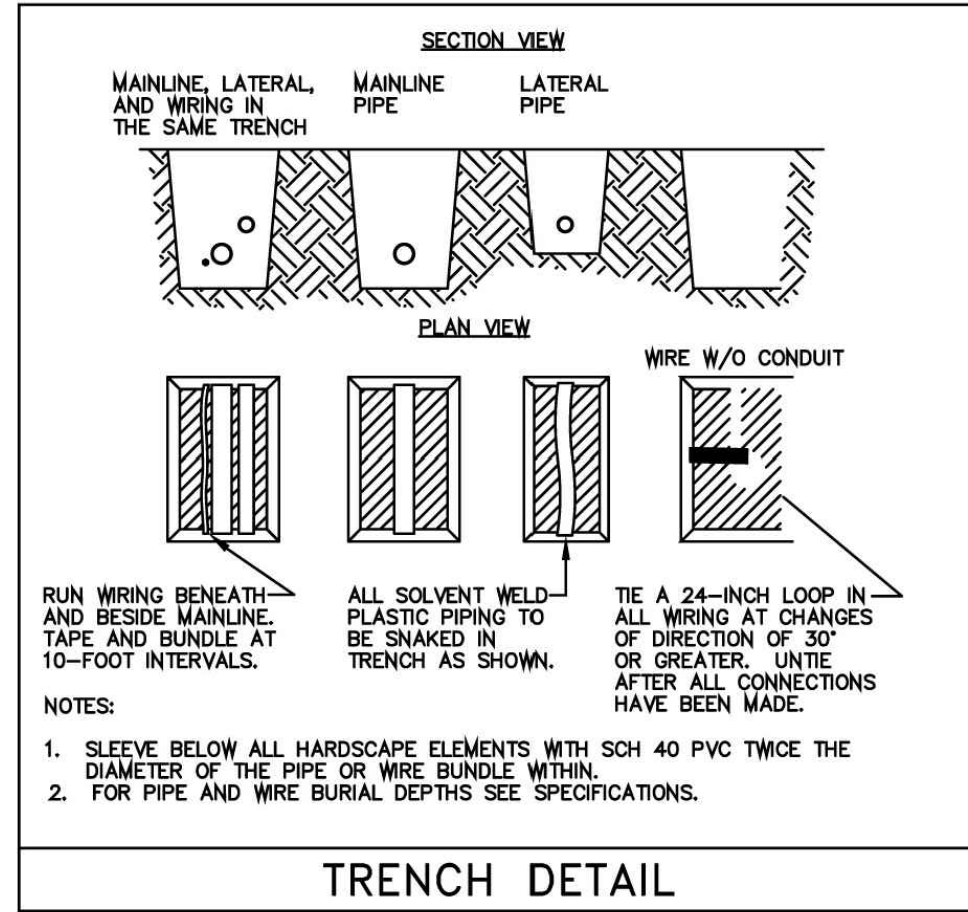
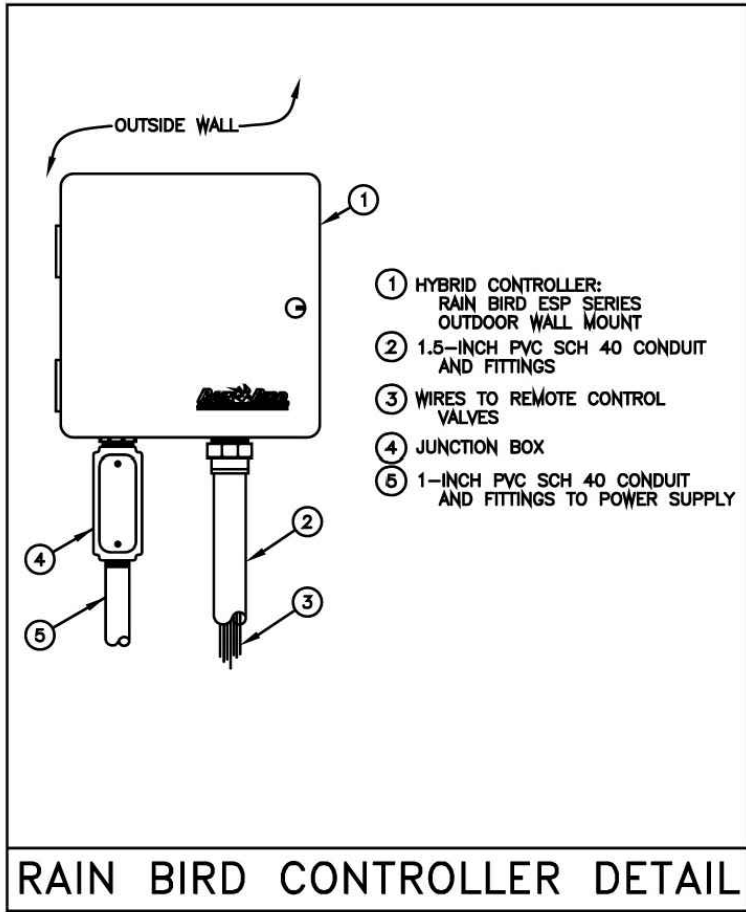
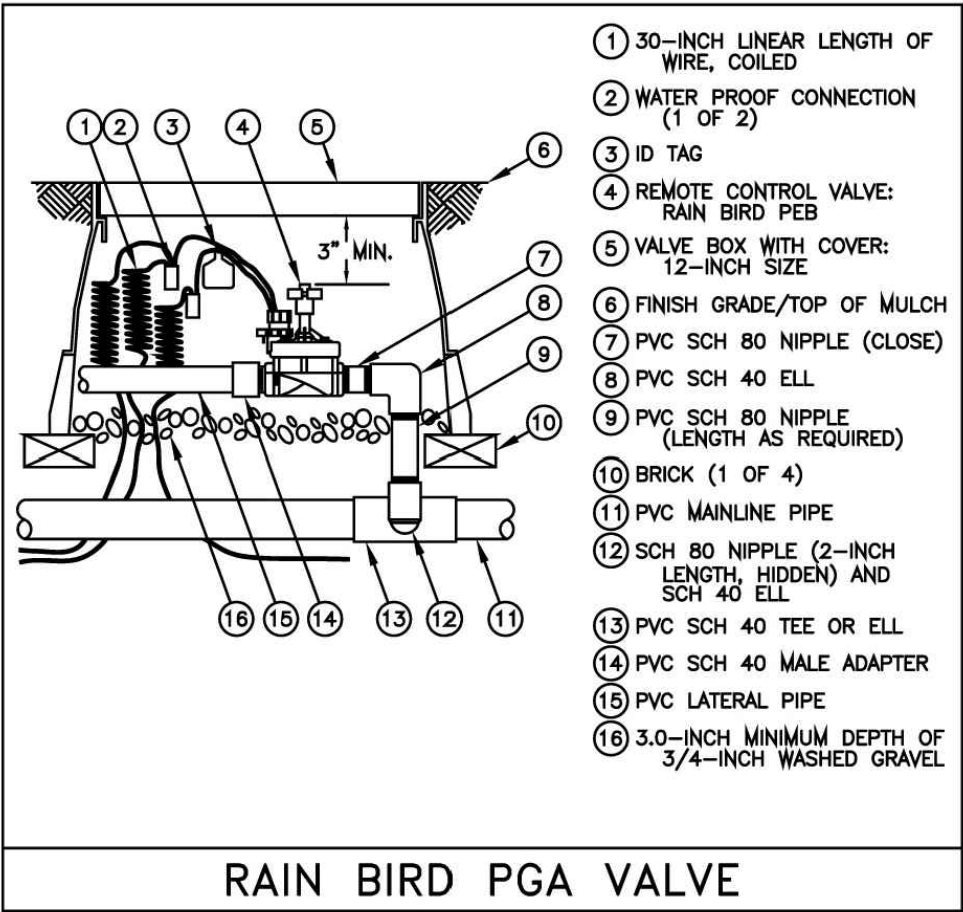
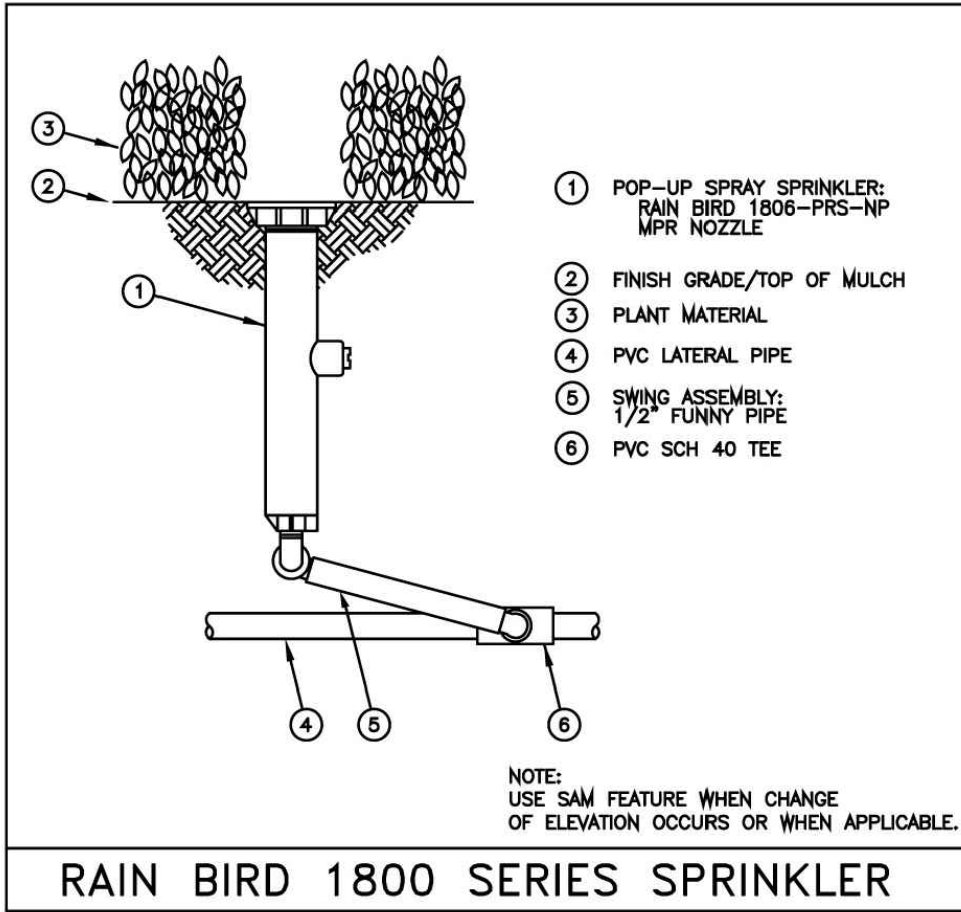
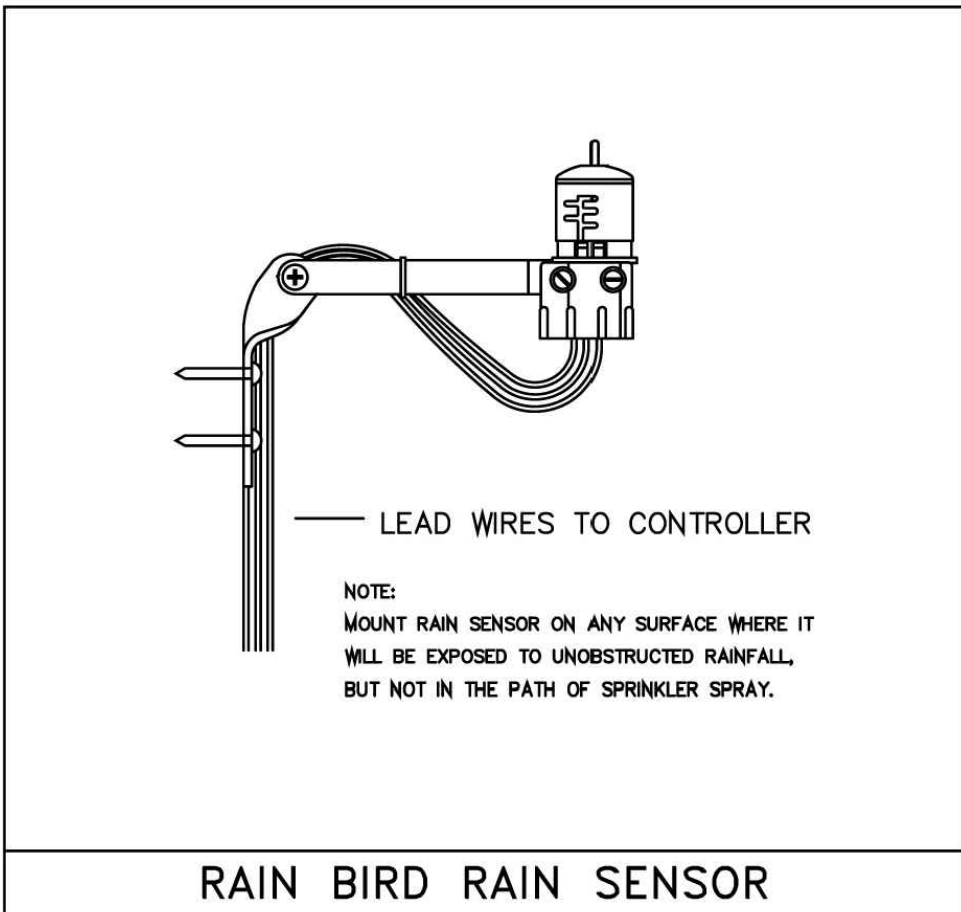
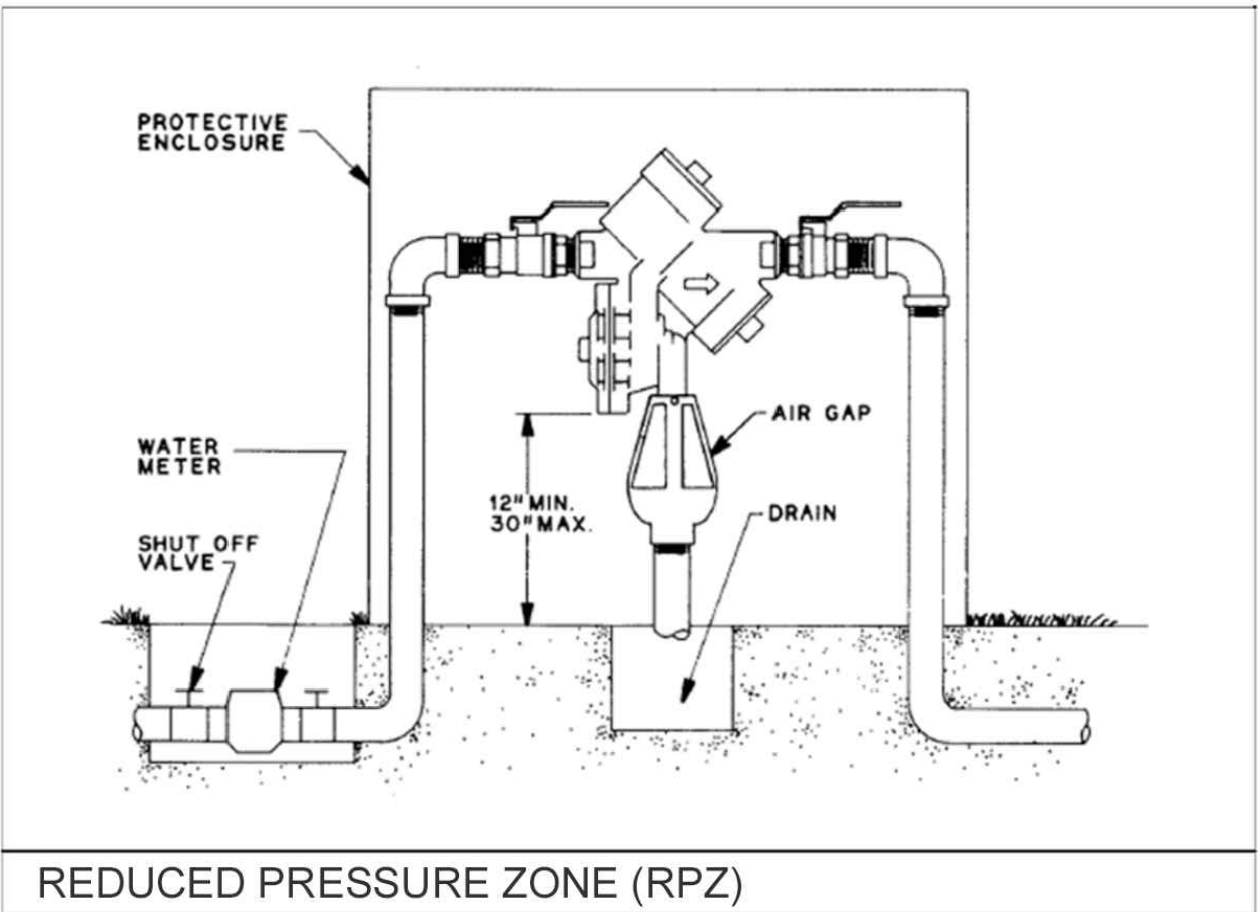
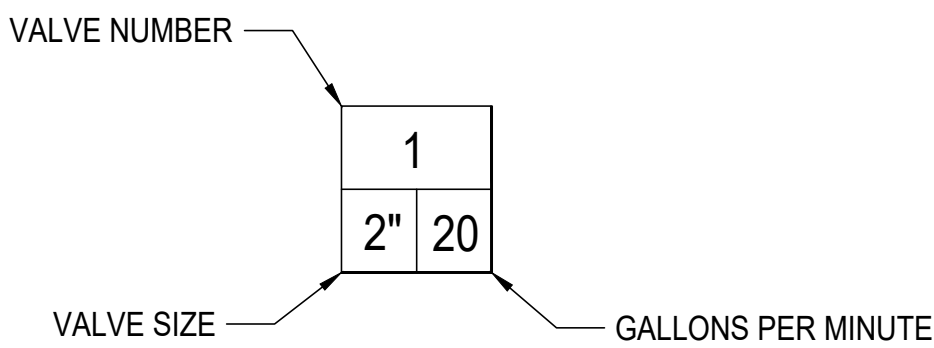
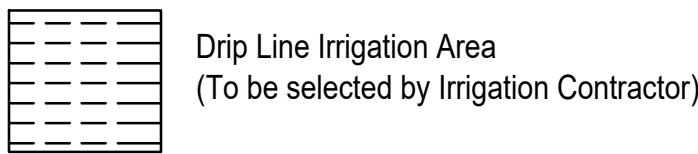
THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE741 THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR TO ASSUME FULL RESPONSIBILITY.

EQUIPMENT TABLE	
Backflow Preventers	
Symbol	Description
	Pressure Vacuum Breaker
Controllers	
Symbol	Description
	Rainbird ESP-Me
	Rain Sensor
Irrigation Heads	
Symbol	Description
	RAINBIRD 1400 SERIES Pressure Compensating Trickle Bubbler 0.25 GPM
	RAINBIRD 1800 SERIES 15 Strip Series trajectory 30 deg SST*
	RAINBIRD 1800 SERIES HE-VAN 08 Series 90°
	RAINBIRD 1800 SERIES HE-VAN 08 Series 180°
	RAINBIRD 1800 SERIES HE-VAN 10 Series 90°
	RAINBIRD 1800 SERIES HE-VAN 10 Series 180°
	RAINBIRD 1800 SERIES HE-VAN 12 Series 90°
	RAINBIRD 1800 SERIES HE-VAN 12 Series 180°
	RAINBIRD 1800 SERIES HE-VAN 12 Series 360°
	RAINBIRD 1800 SERIES HE-VAN 15 Series 90°
	RAINBIRD 5000 SERIES ROTARY FULL CIRCLE
	RAINBIRD 5000 SERIES ROTARY PART CIRCLE
Pipe (Lateral)	
Symbol	Description
	Class 160 PVC (Lateral)
Pipe (Mainline)	
Symbol	Description
	Schedule 40 PVC Pipe
Pipe (Sleeve)	
Symbol	Description
	Schedule 40 PVC Pipe
Valves	
Symbol	Description
	Rainbird PGA Valve
Water Meters	
Symbol	Description
	1" Water Meter



PROJECT: 109 SE 5th AVENUE DELRAY BEACH, FL 33483
LANDSCAPE PERMIT DRAWINGS
CLIENT: MULTI-FAMILY RESIDENTIAL BUILDING

REVISIONS:		
1	06/13/24	CITY COMMENTS
2	07/03/25	CITY COMMENTS
No.	Date	Description

SEAL:
LANDSCAPE ARCHITECT: Christopher Cabezas

REGISTRATION NO. RLA 6967347
SHEET TITLE:

IRRIGATION NOTES

Scale: N/A
Drawn By: CC
Checked By: CC
Date: 06/12/2024
SHEET NUMBER:

IR-2

ca

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