



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD

101 SE 2nd Avenue

Meeting	File No.	Application Type
August 28, 2024	2023-253	Level 1 - Site Plan Application
Property Owner	Agent	
101 Delray Triangle LLC	Jeffrey A. Costello	

Request

Consideration of a Level 1 Site Plan, Landscape Plan, and Architectural Elevations for a change of use to establish a restaurant within the existing approximate 6,600 sq. ft. building footprint located at 101 SE 2nd Avenue.

Site Data & Information

Location: 101 SE 2nd Avenue

PCN: 12-43-46-16-01-086-0010

Property Size: 0.31 acres

Land Use Designation: Commercial Core

Zoning District: Central Business District (CBD)
Central Core (CC) Sub-district
○ **SE 5th Avenue:** Primary Street

Adjacent Zoning:

- **North:** CBD-CC
- **East:** CBD-CC
- **South:** CBD-CC
- **West:** CBD-CC

Existing Use:

Two-story, Approximate 6,600 commercial building (office)

Proposed Use:

Change of use to restaurant within the existing building footprint and approximately 300 sq. ft. of new outdoor dining

Floor Area Ratio:

- **Existing:** 0.54
- **Proposed:** 0.54



Existing Conditions

Background

The subject property is a unique triangular shaped 0.31-acre lot located along SE 2nd Avenue west of the FEC railroad corridor and south of SE 1st Street. This property is the remaining portion of "Block 86" of the Town of Linton, recorded in plat book 1, page 3. The property contains a two-story, approximate 6,600 square foot building constructed in 1967. The building was most recently utilized as an office. There is an existing non-conforming parking lot on property containing 15 parking spaces.

The application is classified as a Level 1 Site Plan application pursuant to LDR Section 2.4.10(A)(1)(a). Furthermore, Level 1 Site Plan applications are not subject to formal findings pursuant to LDR Section 2.4.10(A)(3)(a). As such, the formal findings of Chapter 3 are not applicable. Level 1 site plan applications are eligible for administrative approval after technical review has occurred and an application has been deemed technically compliant. However, at the discretion of the Director, Level 1 applications may be elevated for Board consideration when circumstances warrant. Specifically, this development application requires a determination of adequacy relative to the development's failure to provide a functional loading zone per the requirements of LDR Section 4.6.10. The body granting approval of the application is authorized to make a determination of adequacy if sufficient justification has been provided to support the claim that adequate provisions for loading demand have been accommodated. Staff has elected not to administratively approve the application and has deferred to the Site Plan Review and Appearance Board to evaluate whether the applicant's provided solution for accommodating loading for the proposed restaurant is adequate.

Description of Proposal

The proposed development includes a change of use to establish a restaurant within the existing footprint of the building, architectural elevation modifications, and site improvements. The existing site is non-conforming in a number of aspects, specifically with regard to the existing building setback and parking area. No portion of the building footprint is being modified and there is no change to the existing building setbacks. Likewise, where feasible the applicant has worked with staff to expand the width of the sidewalk to facilitate compliance with the CBD streetscape requirements. There are some areas where modifications to the site are infeasible given the constraints of the existing building footprint. The degree of non-conformity has not been expanded and, instead, has been reduced where possible.

The proposed change of use to convert the existing building into a restaurant would generate 42 required parking spaces based on the existing square footage. The existing non-conforming parking lot contains 15 spaces, and a proposed reduction of one space to accommodate an additional ADA space is included within this scope. Five new on-street parking spaces are provided, and these may count towards required parking calculations when on-street parking didn't previously exist. Furthermore, the applicant, whom through separate action and permit, has constructed parking spaces within a portion of the FEC railroad ROW for public and private use and has entered into an amended agreement with the City to utilize a portion of the on-street parking spaces located south of the development site along SE 2nd Avenue to meet the remaining parking requirements for this development. As such, through a combination of parking provided on site and offsite, the proposed change of use is compliant with regard to parking. Specifically, the proposal includes 14 spaces on-site, 5 new on-street spaces directly adjacent to the subject property, and 23 spaces provided within the FEC railroad right-of-way per separate agreement.

The proposed modifications to the façade do not introduce a new architectural style that differs from the existing conditions, but instead proposes a refinement of the design that delivers a main

street vernacular composition that more closely reflects the requirements of the CBD design guidelines, and is overall a significant improvement.

Review & Analysis

Site Plan and Zoning

LDR Section 2.4.10(A)(1)(a), Level 1 Site Plan Applications

Include improvements or modifications to existing development that do not increase building square footage and are generally limited to landscaping, hardscaping, architectural elevations, materials, and colors.

LDR Section 2.4.10(A)(2)(c)2., Administrative Review

The Director has the sole discretion to elevate Level 1 and Level 2 Site Plan applications to board review.

Relief from LDR Section 4.6.10(D)(2), relating to the provision of a compliant loading zone, is required via a *determination of adequacy*. Therefore, the request is considered a Level 1 Site Plan application requiring Board action.

LDR Section 2.1.6(E)(1)(a)1., Board Action

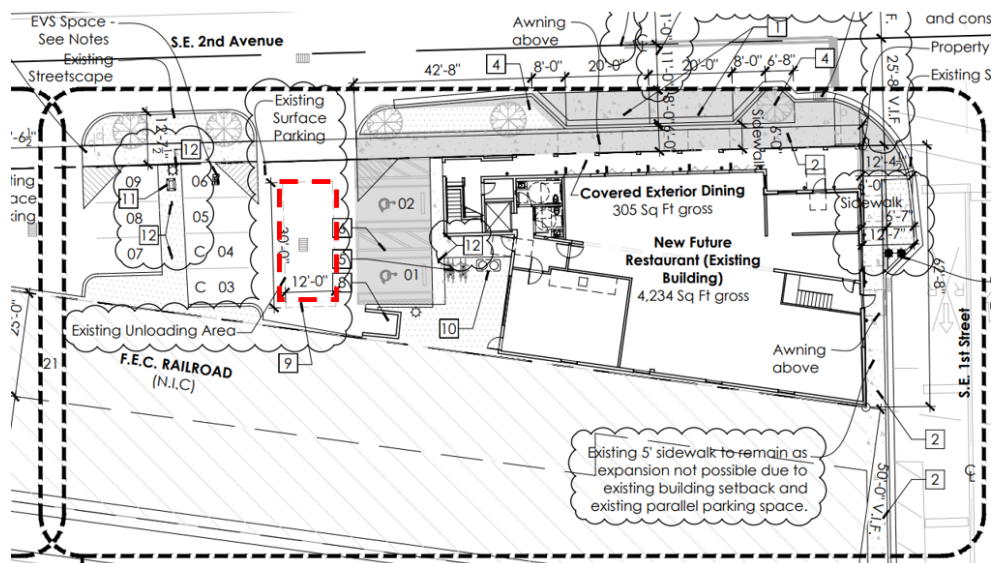
The SPRAB has the authority to take action on the following items pursuant to the procedures and standards of the LDR:

- Level 1 or Level 2 Site Plan applications when associated with the following requests for relief: Waivers that do not require City Commission action.

The Level 1 Site Plan application has an associated request for relief that does not require City Commission action and is subject to final action by the Site Plan Review and Appearance Board (SPRAB).

LDR Section 3.2.3, Standards for Site Plan Actions

The proposed project generally complies with all applicable standards for site plan action, with the exception of standards (D)(F)(H) and (I), unless a determination of adequacy is made by the Board finding that the provided loading demand statement justifies the fact the project does not provide a loading zone that complies with the requirements of the LDR. If the proposed loading solution is deemed adequate, then all applicable standards have been met.



Specifically, the applicant has identified the parking lot drive-aisles as the intended location to accommodate loading and unloading of deliveries. LDR section 4.6.10 states that *loading areas shall not be located so as to create confusion or conflict with other use areas* such as dumpster locations or required parking. The proposed location for loading directly conflicts with both the normal operation and vehicular circulation of the parking lot as well as the location of trash processing.

While the existing property does not include a designated loading zone it is important to note that the proposed use (restaurant) is significantly more intense in terms of amount and frequency of loading than the previous office use. High volume restaurants can anticipate receiving shipments of goods and ingredients daily by multiple vendors. The Board should consider whether this loading solution is sufficiently adequate for a use that generates a high degree of loading demand, or whether the failure to provide a dedicated loading zone, and instead relying on a portion of the drive-aisle within an already constricted non-conforming parking lot, may result in negative impacts and externalities that are affected upon the surrounding properties and public realm.

LDR Section 4.6.10 recommends one loading berth for a restaurant under 10,000 sq. ft.

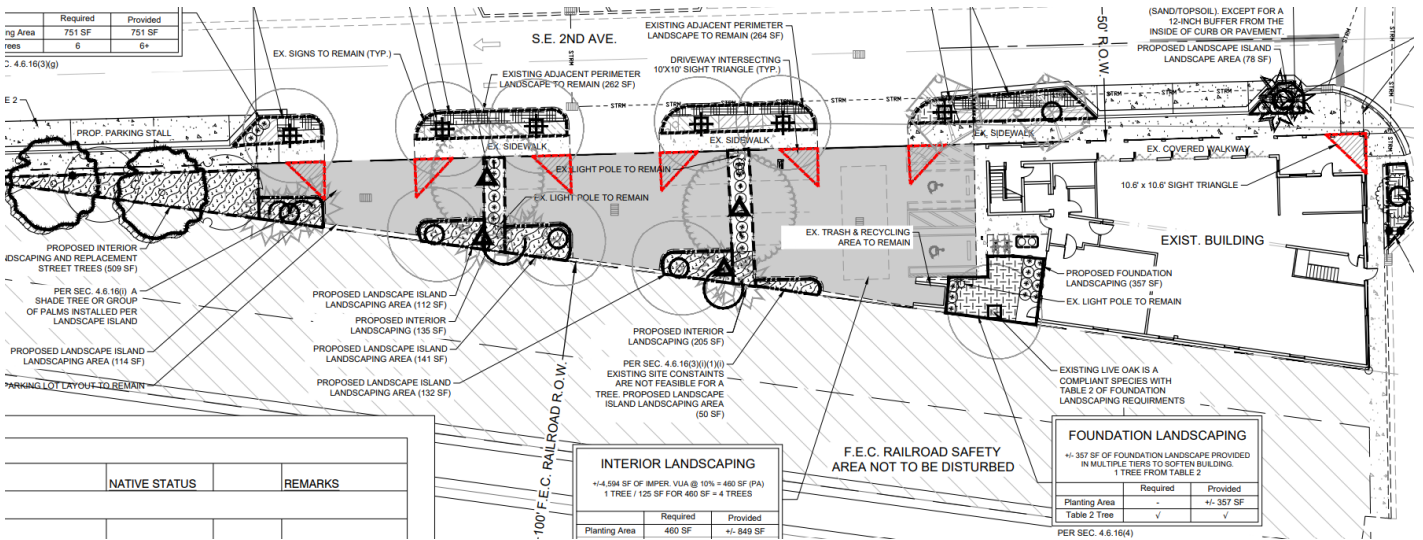
Landscape Plan

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.

The project includes minimal changes to the existing site landscaping. Some existing trees in poor condition are being removed and replaced with healthier specimens. Any tree removed is being mitigated through replacement of trees on site.

Overall, the landscape plan has been deemed technically compliant by the Senior Landscape Planner, pursuant to the applicable requirements of LDR Section 4.6.16.



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(E) Criteria for Board Action. *The following criteria shall be considered by the Site Plan Review and Appearance Board in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.*

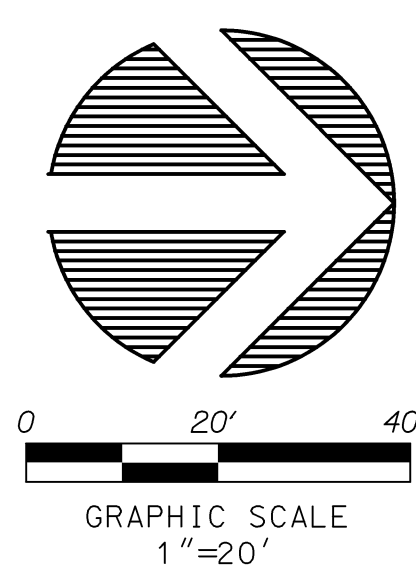
- (1) The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.*
- (2) The proposed structure, or project, is in its exterior design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

The proposed elevations have been reviewed for compliance and are generally found to comply with the criteria of Section 4.6.18, the architectural standards in 4.4.13, and Architectural Guidelines for properties within the CBD. The design modifications specifically include the removal of existing design treatment and detail that conflated influence from multiple styles and instead proposed a clean and refined composition that accurately reflects design detail that is customary of the main street vernacular style and appropriate for a building constructed in the 1960s.



Options for Board Action

- A. **Move approval** of the Level 1 (2023-253) Site Plan, Landscape Plan, and Architectural Elevations, for a change of use to establish a restaurant within the existing approximate 6,600 sq. ft. building footprint located at 101 SE 2nd Avenue, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- B. **Move approval, as amended**, of the Level 1 (2023-253) Site Plan, Landscape Plan, and Architectural Elevations, for a change of use to establish a restaurant within the existing approximate 6,600 sq. ft. building footprint located at 101 SE 2nd Avenue, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- C. **Move denial** of the Level 1 (2023-253) Site Plan, Landscape Plan, and Architectural Elevations, for a change of use to establish a restaurant within the existing approximate 6,600 sq. ft. building footprint located at 101 SE 2nd Avenue, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.
- D. **Move to continue with direction.**



- LEGEND**
- STORM MANHOLE
 - CONC. POWER POLE
 - ELEC. HANDHOLE
 - CATCH BASIN
 - SANITARY MANHOLE
 - CLEAN OUT
 - WOOD POWER POLE
 - METAL LIGHT POLE
 - ANCHOR
 - SIGN
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - TELEPHONE BOX
 - TELEPHONE MANHOLE
 - CABLE TV BOX
 - FPL TRANSFORMER
 - HANDICAP SPACE
 - BACKFLOW PREVENTER
 - TRAFFIC SIGNAL BOX
 - OVERHEAD LINE
 - FENCE
 - ELEVATION
 - TREE

- ABBREVIATIONS**
- (C) CALCULATED
 - C&G CURB & GUTTER
 - C.L.F. CHAIN LINK FENCE
 - CONC. CONCRETE
 - D.C.R. DADE COUNTY RECORDS
 - COR. CORNER
 - D.E. DRAINAGE EASEMENT
 - I.R. IRON ROD
 - I.R.C. IRON ROD AND CAP
 - L.B. LICENSED BUSINESS
 - L.S. LICENSED SURVEYOR
 - (M) MEASURED
 - MON. MONUMENT
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.B.C.R. PALM BEACH COUNTY RECORDS
 - PG. PAGE
 - P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - U.E. UTILITY EASEMENT
 - W.F. WOOD FENCE
 - N&D NAIL AND DISK
 - (P) PLAT
 - (C) CALCULATED
 - I.P. IRON PIPE
 - FF.ELEV. FINISHED FLOOR ELEVATION
 - C.B.S. CONCRETE BLOCK AND STUCCO

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. TITLE INFORMATION IS SHOWN ON THIS SHEET.
3. ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY BENCHMARK "SRD 17.16", HAVING AN ELEVATION OF 15.62' NAVD 1988. ALL ELEVATIONS ARE RELATIVE TO NAVD 1988.
4. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SE 2ND STREET HAVING AN ASSUMED BEARING OF SOUTH 07°46'12" WEST.
5. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN.
6. NO ABOVE GROUND EVIDENCE FOR UNDERGROUND COMMUNICATION LINES WAS FOUND ON THE SUBJECT PROPERTY. MARKINGS FOR UNDERGROUND FIBEROPTIC LINES EXIST IN THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY AND ARE SHOWN HEREON. DOCUMENTS RECORDED ORB 25732 PG 649, ORB 26118 PG 668 AND ORB 26401 PG 1156 INCLUDE THE SUBJECT PROPERTY - BUT THE EASEMENT IS CENTERED ON UNDERGROUND LINES WHICH APPEAR TO BE OUTSIDE OF THE PROPERTY.
7. ADDRESS IS 101 SE 2ND AVENUE, DELRAY BEACH, FL.
8. PROPERTY CONTAINS 11987 SQUARE FEET, MORE OR LESS.
9. FLOOD INFORMATION IS AS FOLLOWS:
COMMUNITY NUMBER: 125102
MAP NUMBER: 12099C0979F
EFFECTIVE DATE: 10-5-2017
ZONE: X
10. THIS SURVEY IS CERTIFIED TO:
A.

TITLE INFORMATION

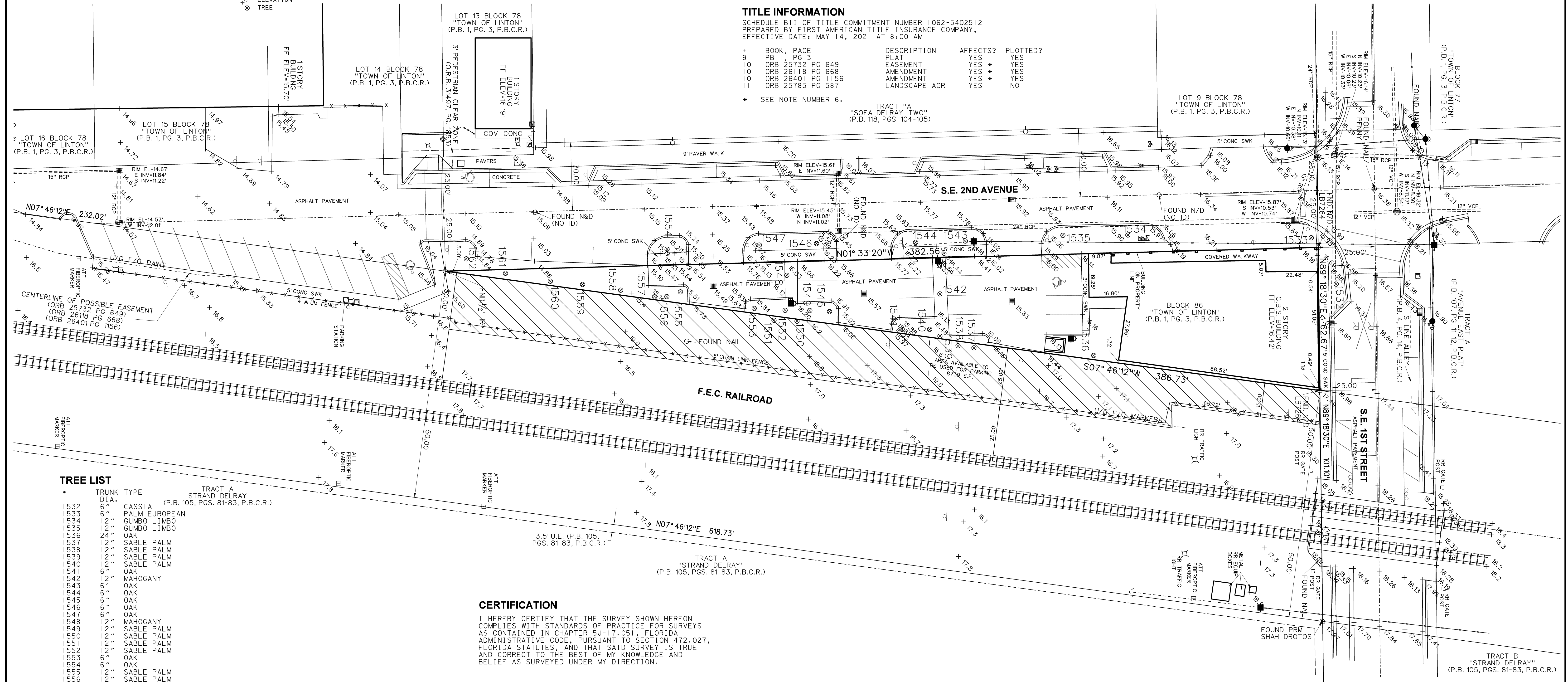
SCHEDULE B11 OF TITLE COMMITMENT NUMBER 1062-5402512
PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY,
EFFECTIVE DATE: MAY 14, 2021 AT 8:00 AM

BOOK, PAGE	DESCRIPTION	AFFECTS?	PLOTTED?
9 PB 1, PG 3	PLAT	YES	YES
10 ORB 25732 PG 649	EASEMENT	YES	YES
10 ORB 26118 PG 668	AMENDMENT	YES	YES
10 ORB 26401 PG 1156	AMENDMENT	YES	YES
11 ORB 25785 PG 587	LANDSCAPE AGR	YES	NO

* SEE NOTE NUMBER 6.

LEGAL DESCRIPTION

ALL THAT PART OF BLOCK 86, CITY OF DELRAY (FORMERLY TOWN OF LINTON) LYING WEST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY, ACCORDING TO PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID TRACT BEING BOUNDED ON THE WEST BY SOUTHEAST SECOND AVENUE, ON THE SOUTHEAST BY THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY AND ON THE NORTH BY THE SOUTH LINE OF THE ALLEY LOCATED AT THE SOUTH END OF BLOCK 85, WHICH ALLEY IS SHOWN ON THE PLAT OF THE SUBDIVISION OF BLOCK 85, RECORDED IN PLAT BOOK 4, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND NOT INCLUDING THE NORTH 25 FEET THEREOF.



TREE LIST

NO.	TRUNK DIA.	TREE TYPE	TRACT A STRAND DELRAY (P.B. 105, PGS. 81-83, P.B.C.R.)
1532	6"	CASSIA	
1533	6"	PALM EUROPEAN	
1534	12"	GUMBO LIMBO	
1535	12"	GUMBO LIMBO	
1536	24"	OAK	
1537	12"	SABLE PALM	
1538	12"	SABLE PALM	
1539	12"	SABLE PALM	
1540	12"	SABLE PALM	
1541	6"	OAK	
1542	12"	MAHOGANY	
1543	6"	OAK	
1544	6"	OAK	
1545	6"	OAK	
1546	6"	OAK	
1547	6"	OAK	
1548	12"	MAHOGANY	
1549	12"	SABLE PALM	
1550	12"	SABLE PALM	
1551	12"	SABLE PALM	
1552	12"	SABLE PALM	
1553	6"	OAK	
1554	6"	OAK	
1555	12"	SABLE PALM	
1556	12"	SABLE PALM	
1557	12"	SABLE PALM	
1558	30"	SEAGRAPE	
1559	30"	SEAGRAPE	
1560	30"	SEAGRAPE	
1561	30"	SEAGRAPE	
1562	12"	GUMBO LIMBO	

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111
LAST DATE OF FIELD WORK : DECEMBER 8, 2023

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1	6/12/21	JSH		SURVEY	
2	7/28/21	JSH		ADD HATCHED AREAS IN FEC R/W	
3	10/7/21	JSH		ADDITIONAL AS-BUILT INFO	
4	10/21/22	JSH		UPDATE SURVEY	
5	06/15/23	JSH		UPDATE SURVEY	
6	12/08/23	JSH		UPDATE SURVEY, ADD TREES	



947 Clint Moore Road
Boca Raton, Florida, 33487
Certificate of Authorization No. LB7264
Tel: (561) 241-9988
Fax: (561) 241-6182

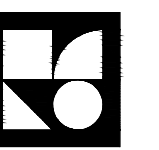
**101 SE 2ND AVENUE, DELRAY BEACH
BOUNDARY, TOPOGRAPHIC AND TREE SURVEY**

JOB NO. 21171
SCALE 1"=20'
DRAWN JSH
CHECKED AJR
SHEET 1 OF 1

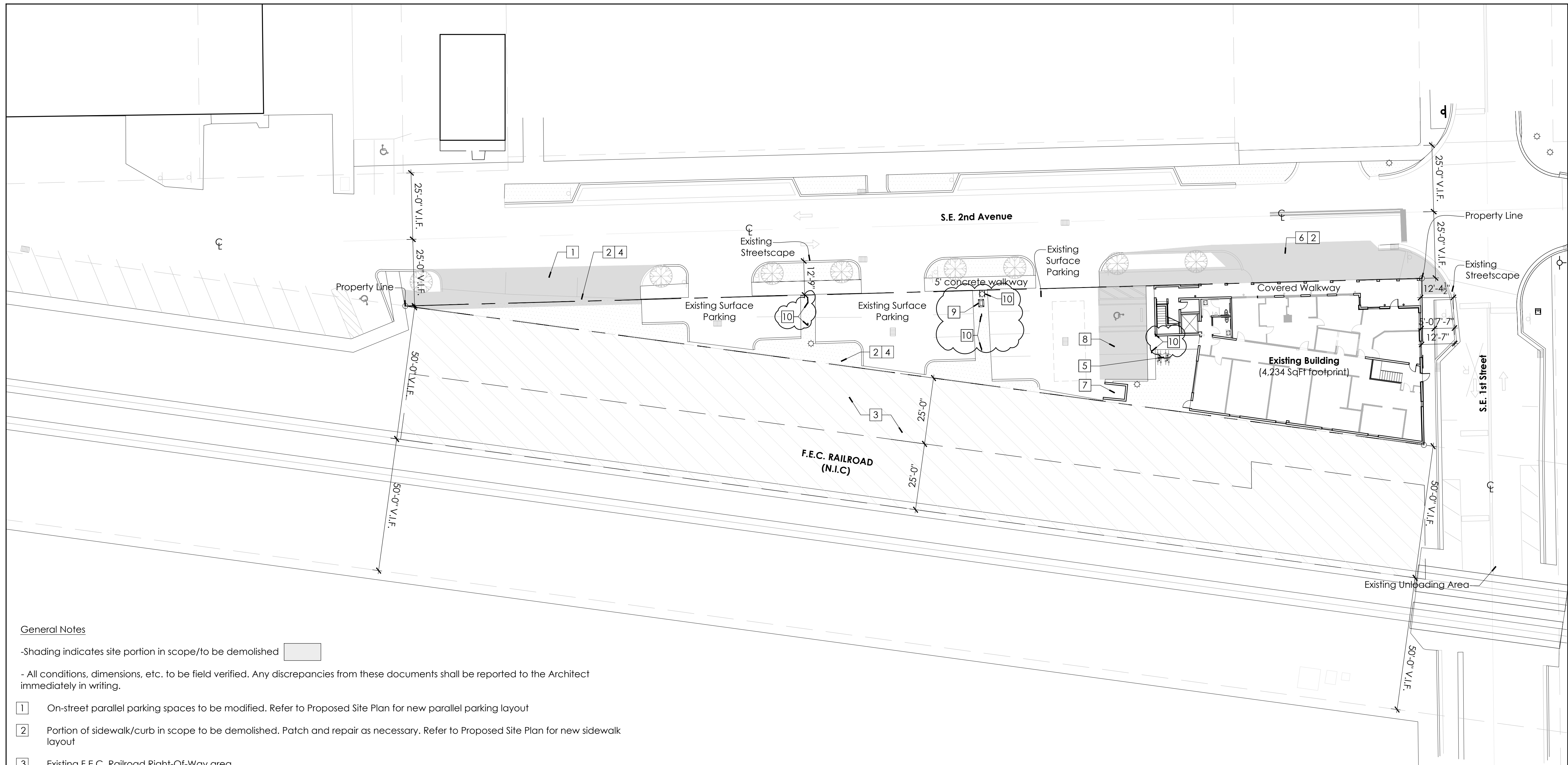
101 SE 2nd Ave

Class III Application

101 SE 2nd Avenue
Delray Beach, FL 33444



**González Architects
Commercial**



General Notes

- Shading indicates site portion in scope/to be demolished
- All conditions, dimensions, etc. to be field verified. Any discrepancies from these documents shall be reported to the Architect immediately in writing.

- On-street parallel parking spaces to be modified. Refer to Proposed Site Plan for new parallel parking layout
- Portion of sidewalk/curb in scope to be demolished. Patch and repair as necessary. Refer to Proposed Site Plan for new sidewalk layout
- Existing F.E.C. Railroad Right-Of-Way area.
- Landscape island to be extended/reconfigured. Refer to Proposed Landscape Plans
- Existing bicycle parking to be relocated. Refer to Proposed Site/Ground Floor Plan
- Landscape island to be partially removed in order to create an on-street parking space. Refer to Proposed Site Plan
- Trash and Recycling to remain and be protected during demolition.
- Restripe the two (2) Standard parking spaces to be converted in accessible parking space and accessible aisle.
- Parking Pay Station existing to remain
- Parking Signage existing to remain

Existing Program

Area	Use	Sq.Ft.
GROUND FLOOR	Retail/Office	4,234 SF gross
2ND FLOOR	Retail/Office	2,393 SF gross

Existing Parking Spaces

Location of Parking	Number of Spaces		Total
	Standard	Accessible	
Surface Parking	10 spaces	01 spaces	15
	04 spaces	01 spaces	
	01 spaces	01 spaces	

1 Overall Demo Site/ Ground Floor Plan
1" = 20'-0"

Registration Seal
AA 0002325 14 NE 1st Avenue, Suite 507 Miami, FL 33132
AR 0008134 T +1 (305) 455 4216

No.	Date	Description
1	04-22-2024	Revision 1

Drawing Title

**Overall Demo
Site/Ground Floor Plan**

Scale: As Noted
Date: January 19th, 2024
Drawn By: ANI, MKG
Project No.: 21014
Drawing No.:

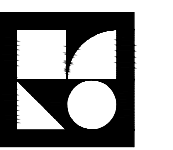
SD1.01

Class III Application Set: Not For Construction

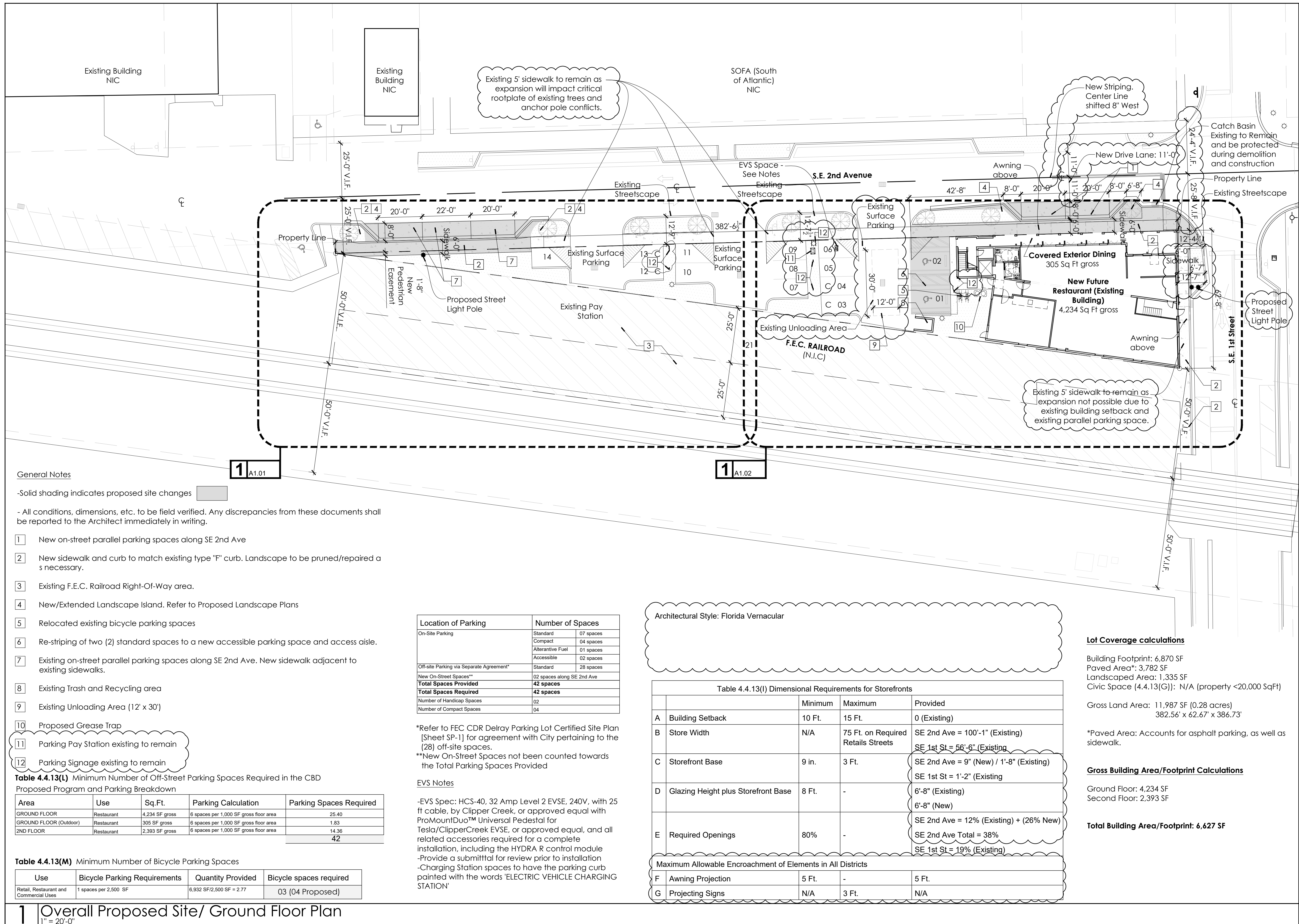
101 SE 2nd Ave

Class III Application

101 SE 2nd Avenue
Delray Beach, FL 33444



**González Architects
Commercial**



General Notes

- Solid shading indicates proposed site changes
 - All conditions, dimensions, etc. to be field verified. Any discrepancies from these documents shall be reported to the Architect immediately in writing.

- 1 New on-street parallel parking spaces along SE 2nd Ave
- 2 New sidewalk and curb to match existing type "F" curb. Landscape to be pruned/repairs as necessary.
- 3 Existing F.E.C. Railroad Right-Of-Way area.
- 4 New/Extended Landscape Island. Refer to Proposed Landscape Plans
- 5 Relocated existing bicycle parking spaces
- 6 Re-striping of two (2) standard spaces to a new accessible parking space and access aisle.
- 7 Existing on-street parallel parking spaces along SE 2nd Ave. New sidewalk adjacent to existing sidewalks.
- 8 Existing Trash and Recycling area
- 9 Existing Unloading Area (12' x 30')
- 10 Proposed Grease Trap
- 11 Parking Pay Station existing to remain
- 12 Parking Signage existing to remain

Table 4.4.13(L) Minimum Number of Off-Street Parking Spaces Required in the CBD Proposed Program and Parking Breakdown

Area	Use	Sq.Ft.	Parking Calculation	Parking Spaces Required
GROUND FLOOR	Restaurant	4,234 SF gross	6 spaces per 1,000 SF gross floor area	25.40
GROUND FLOOR (Outdoor)	Restaurant	305 SF gross	6 spaces per 1,000 SF gross floor area	1.83
2ND FLOOR	Restaurant	2,393 SF gross	6 spaces per 1,000 SF gross floor area	14.36
				42

Table 4.4.13(M) Minimum Number of Bicycle Parking Spaces

Use	Bicycle Parking Requirements	Quantity Provided	Bicycle spaces required
Retail, Restaurant and Commercial Uses	1 spaces per 2,500 SF	6,932 SF/2,500 SF = 2.77	03 (04 Proposed)

Location of Parking	Number of Spaces
On-Site Parking	Standard 07 spaces
	Compact 04 spaces
	Alternative Fuel 01 spaces
	Accessible 02 spaces
Off-site Parking via Separate Agreement*	Standard 28 spaces
New On-Street Spaces**	02 spaces along SE 2nd Ave
Total Spaces Provided	42 spaces
Total Spaces Required	42 spaces
Number of Handicap Spaces	02
Number of Compact Spaces	04

*Refer to FEC CDR Delray Parking Lot Certified Site Plan [Sheet SP-1] for agreement with City pertaining to the (28) off-site spaces.

**New On-Street Spaces not been counted towards the Total Parking Spaces Provided

EVS Notes

-EVS Spec: HCS-40, 32 Amp Level 2 EVSE, 240V, with 25 ft cable, by Clipper Creek, or approved equal with ProMountDuo™ Universal Pedestal for Tesla/ClipperCreek EVSE, or approved equal, and all related accessories required for a complete installation, including the HYDRA R control module
 -Provide a submittal for review prior to installation
 -Charging Station spaces to have the parking curb painted with the words 'ELECTRIC VEHICLE CHARGING STATION'

Architectural Style: Florida Vernacular

Table 4.4.13(I) Dimensional Requirements for Storefronts			
	Minimum	Maximum	Provided
A Building Setback	10 Ft.	15 Ft.	0 (Existing)
B Store Width	N/A	75 Ft. on Required Retails Streets	SE 2nd Ave = 100'-1" (Existing) SE 1st St = 56'-6" (Existing)
C Storefront Base	9 in.	3 Ft.	SE 2nd Ave = 9" (New) / 1'-8" (Existing) SE 1st St = 1'-2" (Existing)
D Glazing Height plus Storefront Base	8 Ft.	-	6'-8" (Existing) 6'-8" (New)
E Required Openings	80%	-	SE 2nd Ave = 12% (Existing) + (26% New) SE 2nd Ave Total = 38% SE 1st St = 19% (Existing)
Maximum Allowable Encroachment of Elements in All Districts			
F Awning Projection	5 Ft.	-	5 Ft.
G Projecting Signs	N/A	3 Ft.	N/A

Lot Coverage calculations

Building Footprint: 6,870 SF
 Paved Area*: 3,782 SF
 Landscaped Area: 1,335 SF
 Civic Space (4.4.13(G)): N/A (property <20,000 SqFt)

Gross Land Area: 11,987 SF (0.28 acres)
 382.56' x 62.67' x 386.73'

*Paved Area: Accounts for asphalt parking, as well as sidewalk.

Gross Building Area/Footprint Calculations

Ground Floor: 4,234 SF
 Second Floor: 2,393 SF

Total Building Area/Footprint: 6,627 SF

Registration Seal
 AA 0003205 14 NE 1st Avenue, Suite 507 Miami, FL 33129
 AR 0008134 T +1 (305) 455 4216

Issued/Revised
 No. Date Description
 1 04-22-2024 Revision 1

Drawing Title

Overall Proposed Site/Ground Floor Plan

Scale As Noted

Date January 19th, 2024

Drawn By ANI, MKG

Project No. 21014

Drawing No.

ST1.01

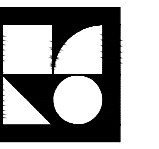
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1 Overall Proposed Site/ Ground Floor Plan
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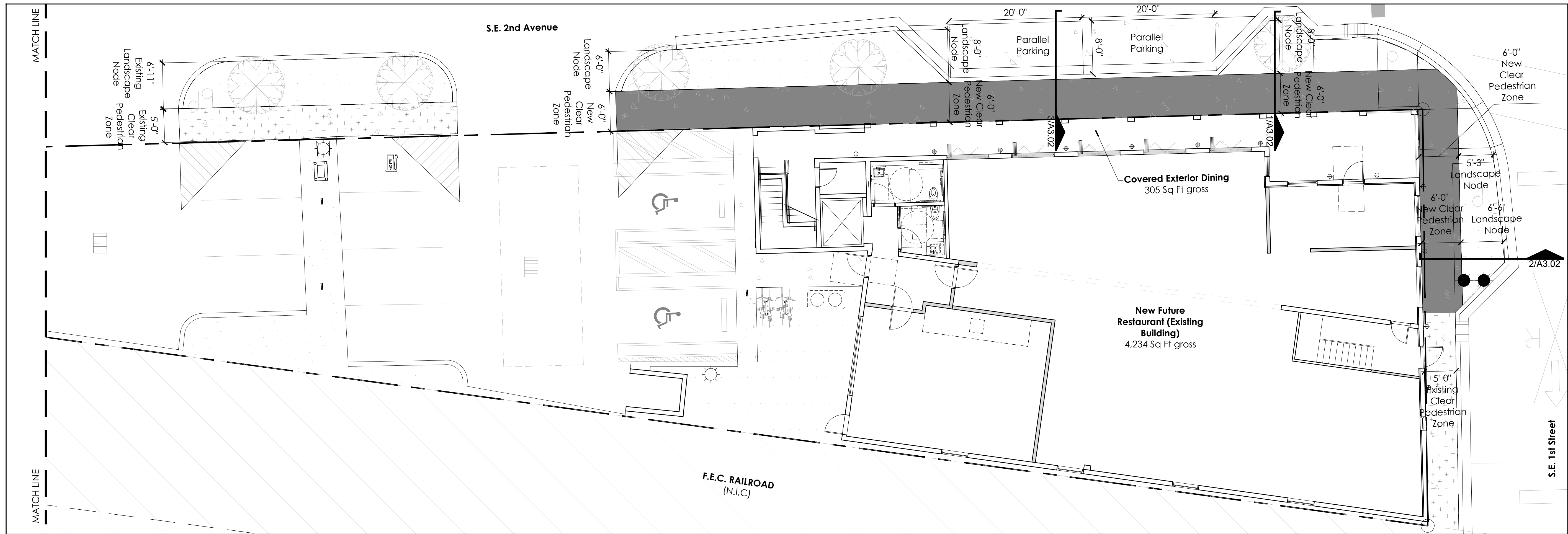
101 SE 2nd Ave

Class III Application

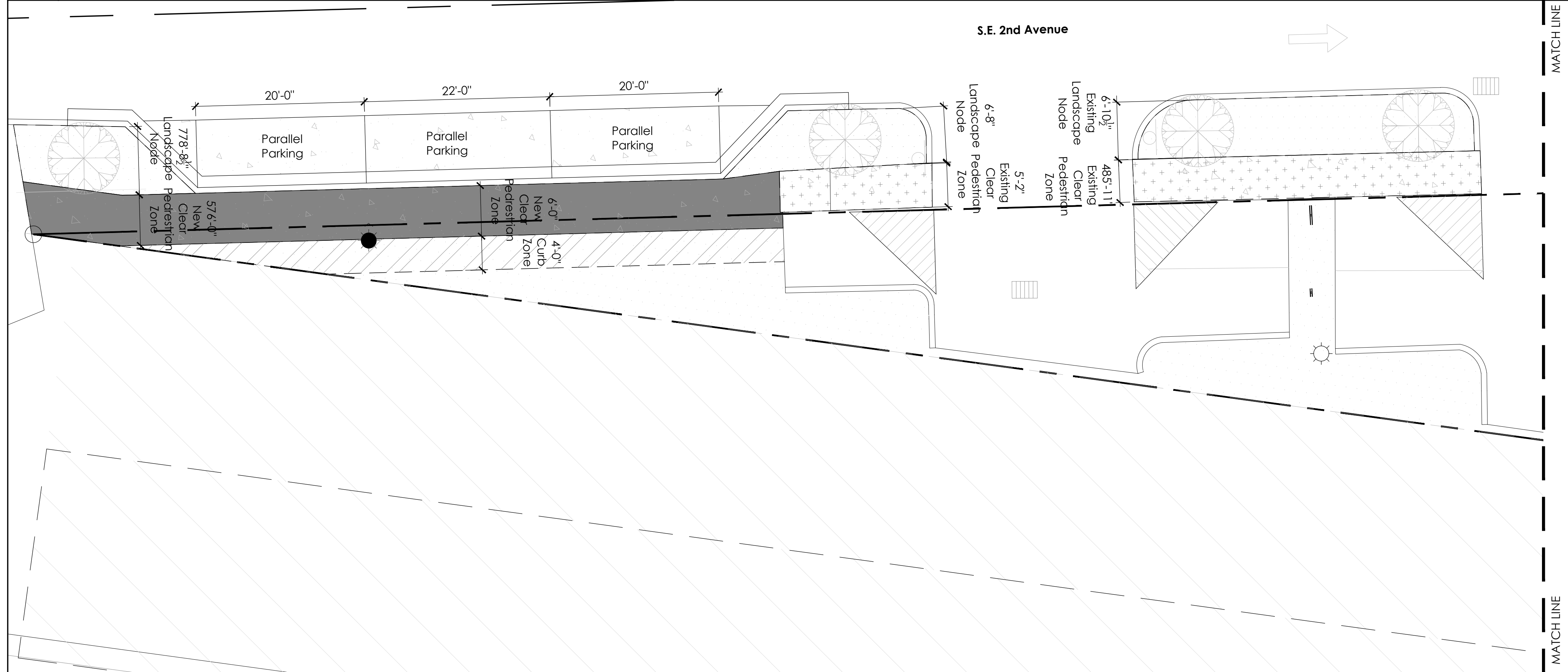
101 SE 2nd Avenue
Delray Beach, FL 33444



**González Architects
Commercial**



1 Streetscape Plan Diagram
1/8" = 1'-0"



2 Streetscape Plan Diagram
1/8" = 1'-0"

Legend

	Curb Zone
	New Pedestrian Clear Zone
	Existing Pedestrian Clear Zone

Registration Seal
AA 0002325
AR 0008134

Address
14 NE 1st Avenue, Suite 507
Miami, FL 33132
T +1 (305) 455 4216

No.	Date	Description
04-22-2024	Revision 1	

Drawing Title

**Streetscape
Plan Diagram**

Scale: As Noted
Date: January 19th, 2024
Drawn By: ANI, MKG
Project No.: 21014
Drawing No.:

General Notes
N.T.S.

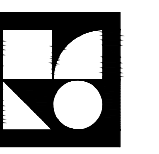
ST1.02

Class III Application Set: Not For Construction

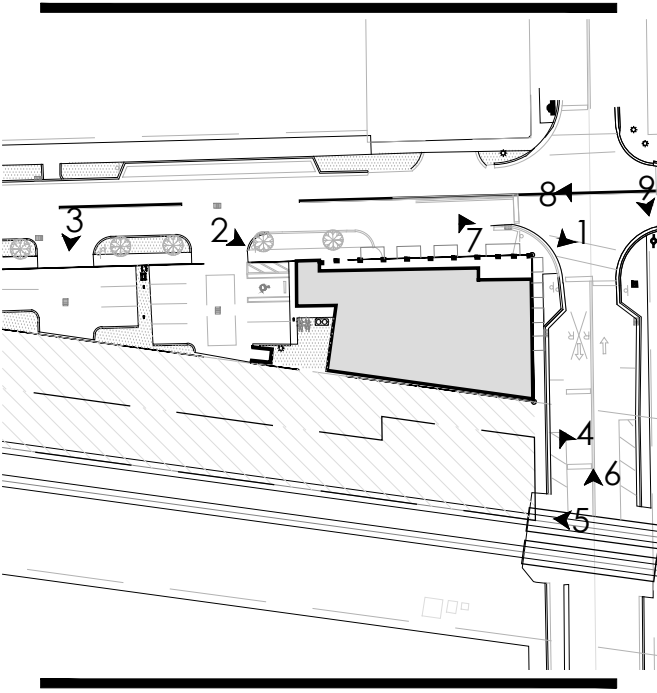
101 SE 2nd Ave

Class III Application

101 SE 2nd Avenue
Delray Beach, FL 33444



**González Architects
Commercial**



Registration Seal
AA 0002325
AR 0008134

Address
14 NE 1st Avenue, Suite 507
Miami, FL 33132
T +1 (305) 455 4216

Issues/Revised
No. Date Description

Drawing Title

Existing Site Conditions

Scale
As Noted

Date
January 19th, 2024

Drawn By
ANN, MKG

Project No.
21014

Drawing No.

ST2.01



1 Northwest Corner (SE 1st St and SE 2nd Ave)



2 West view along SE 2nd Avenue



3 Cont. of West view along SE 2nd Avenue



4 East view of Site along SE 1st Street



5 F.E.C. East of Property/Site



6 East view of Site along SE 1st Street/FEC



7 Properties in front (West) of site along SE 2nd Ave



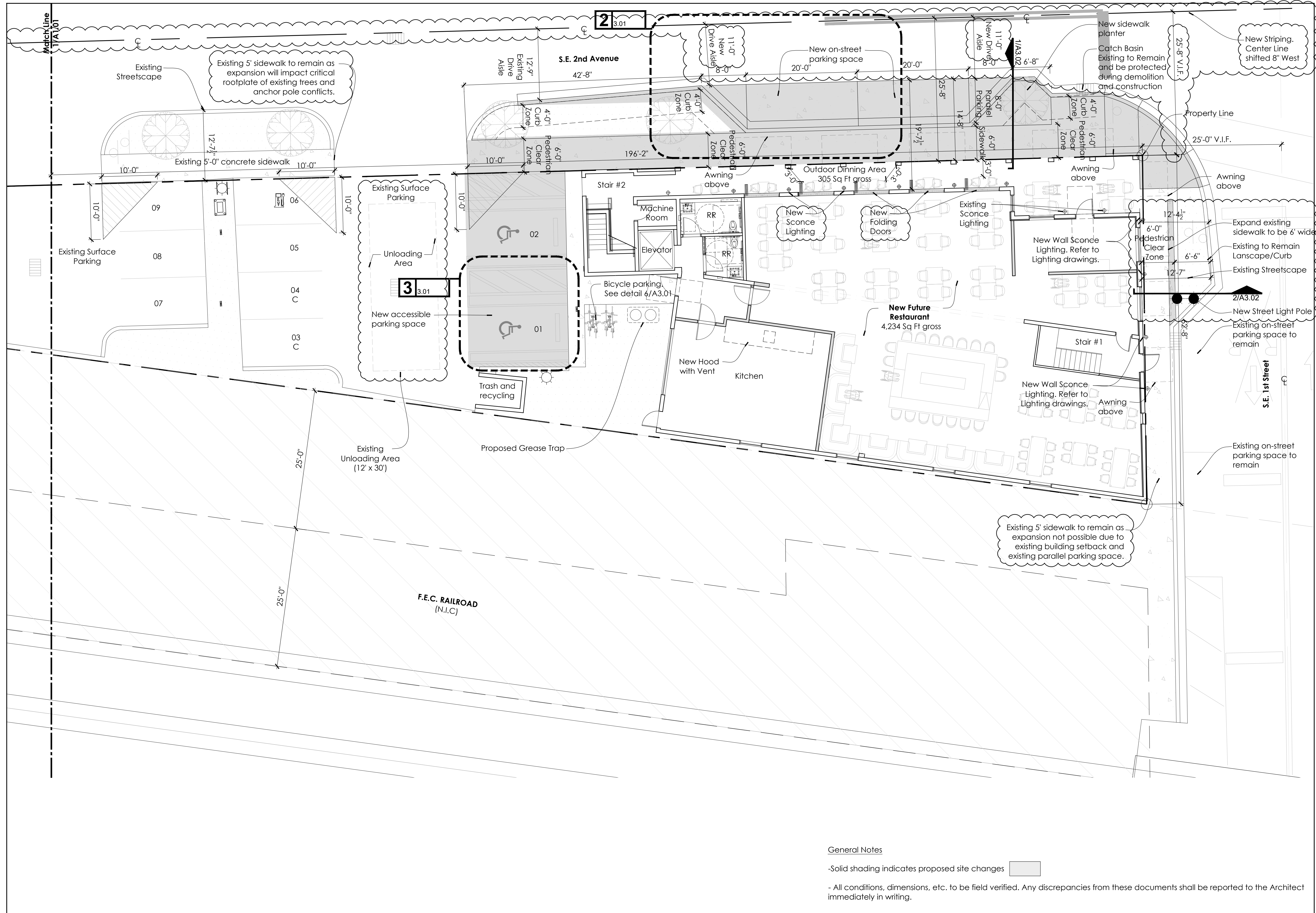
8 Properties perpendicular (NW) of site



9 Surface parking North of Property along SE 2nd Ave

Class III Application Set: Not For Construction

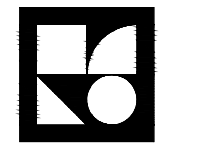
Class III Application Set: Not For Construction



101 SE 2nd Ave

Class III Application

101 SE 2nd Avenue
Delray Beach, FL 33444



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No.	Date	Description
1	04-22-2024	Revision 1

Drawing Title

Enlarged Partial Site/Ground Floor Plan

Scale: As Noted
 Date: January 19th, 2024
 Drawn By: ANI, MKG
 Project No.: 21014
 Drawing No.:

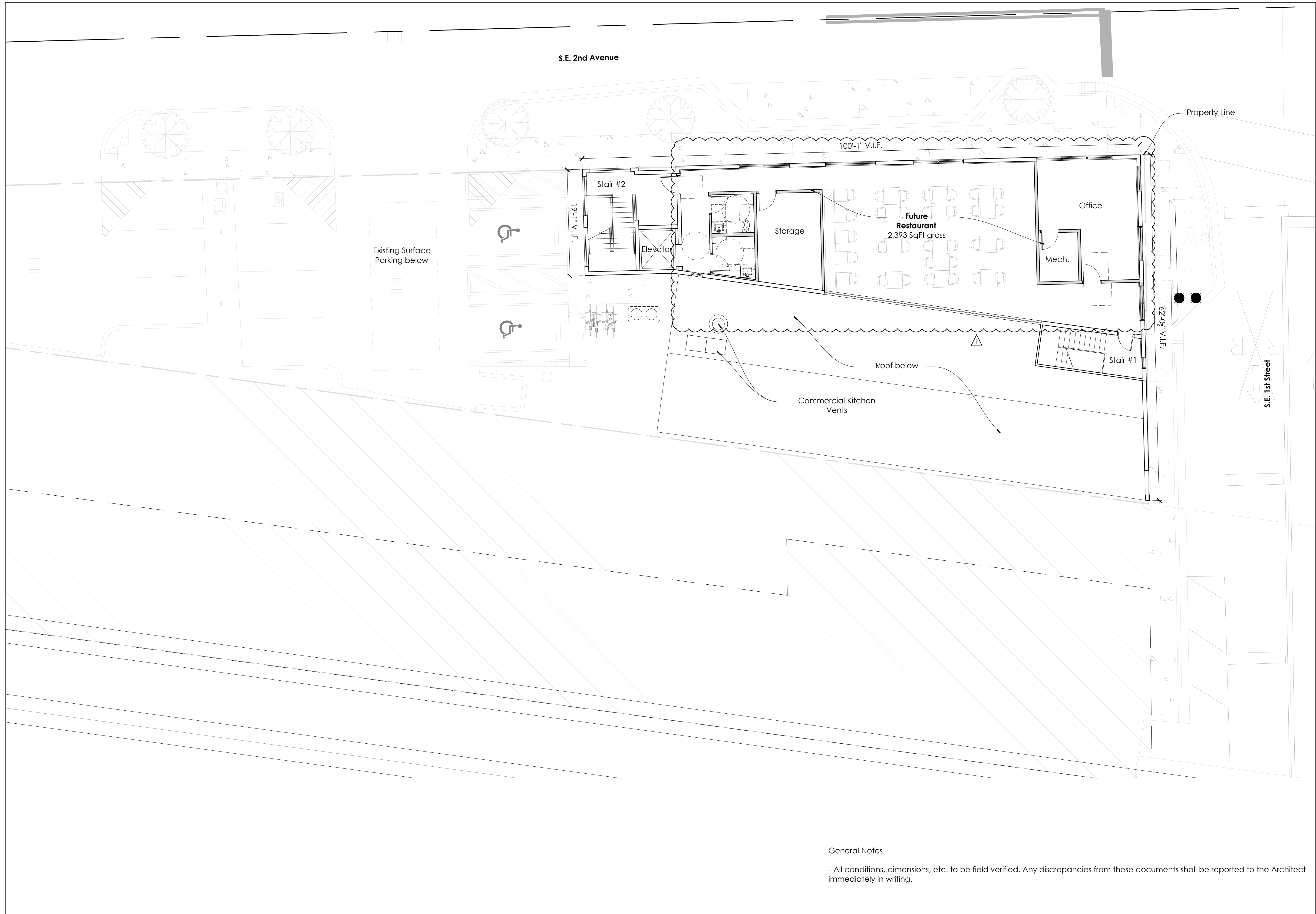
A1.02

General Notes

- Solid shading indicates proposed site changes
- All conditions, dimensions, etc. to be field verified. Any discrepancies from these documents shall be reported to the Architect immediately in writing.

1 Enlarged Partial Site/Ground Floor Plan
1/8" = 1'-0"

Class III Application Set: Not For Construction



General Notes

- All conditions, dimensions, etc. to be field verified. Any discrepancies from these documents shall be reported to the Architect immediately in writing.

101 SE 2nd Ave

Class III Application

101 SE 2nd Avenue
Delray Beach, FL 33444



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-----------------------------------------------	-------------------------------------------------------------------------------

No.	Date	Description
1	04-22-2024	Revision 1

Drawing Title

Enlarged Partial
Second Floor Plan

Scale	As Noted
Date	January 19th, 2024
Drawn By	ANI, MKG
Project No.	21014
Drawing No.	

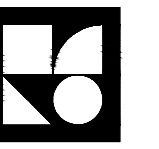
A1.03

1 Enlarged Partial Second Floor Plan
1/8" = 1'-0"

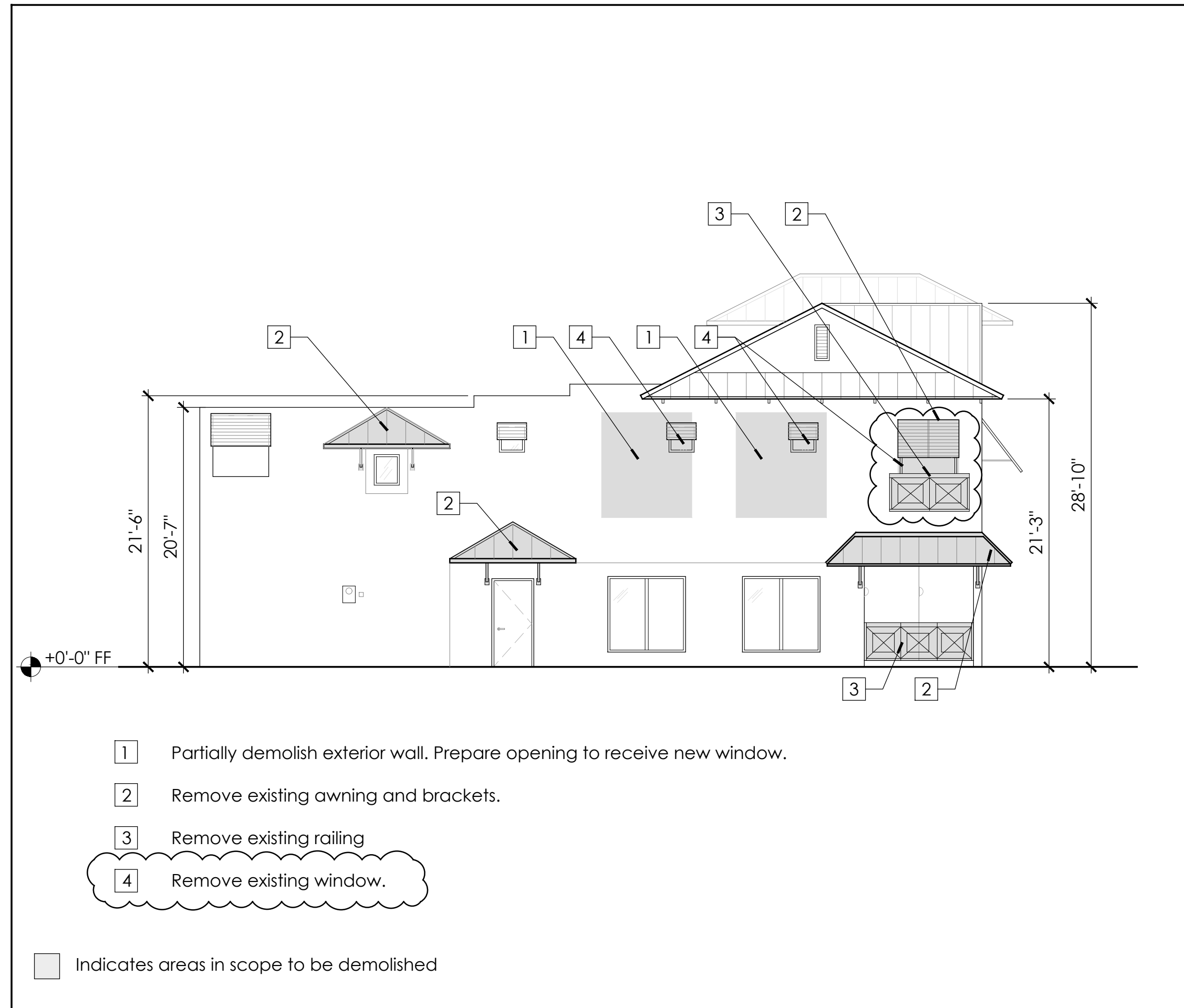
101 SE 2nd Ave

Class III Application

101 SE 2nd Avenue
Delray Beach, FL 33444



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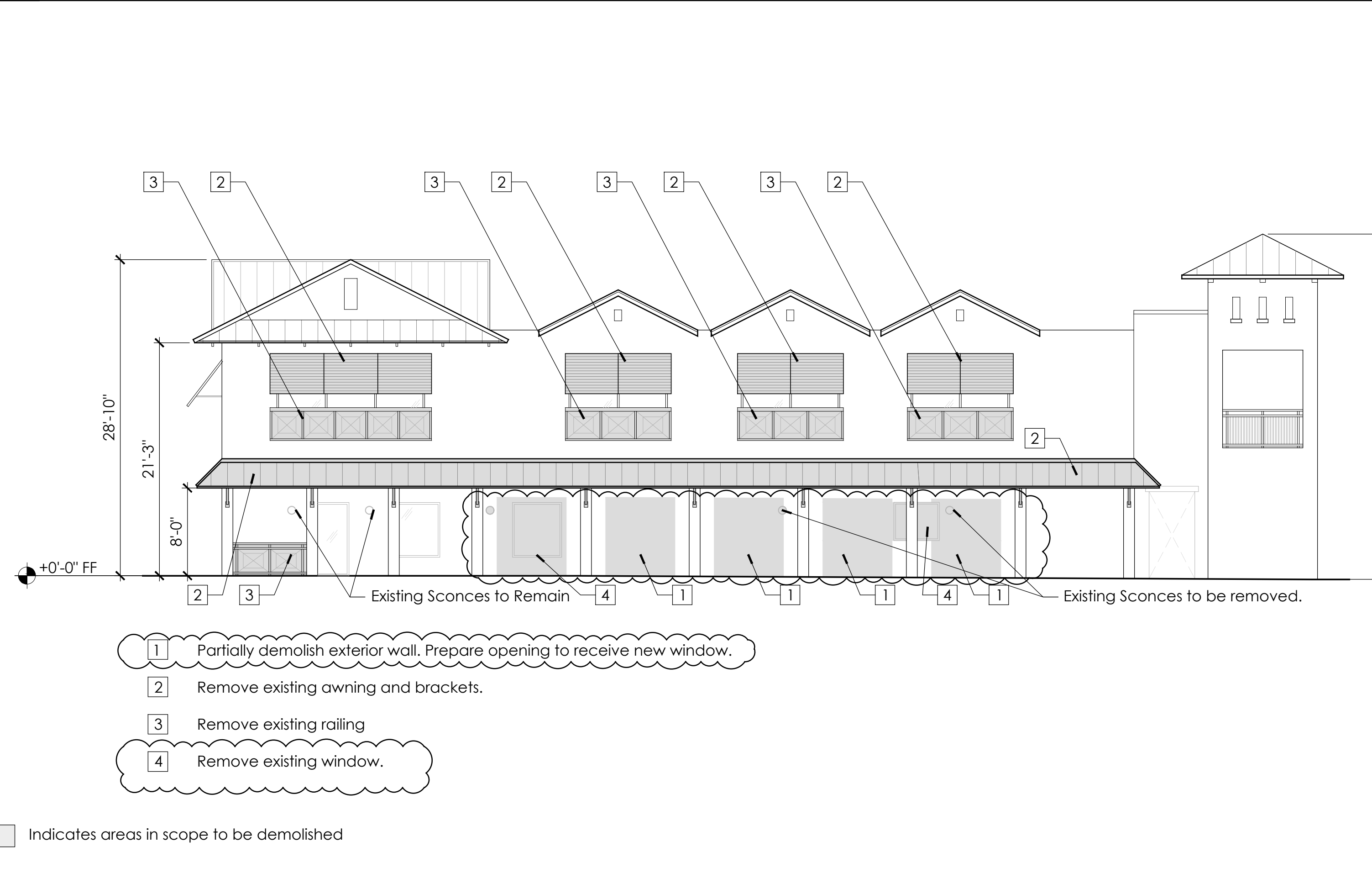
1 Demolition North Exterior Elevation
1/8" = 1'-0"



2 Demolition East Exterior Elevation
1/8" = 1'-0"



3 Demolition South Exterior Elevation
1/8" = 1'-0"



4 Demolition West Exterior Elevation
1/8" = 1'-0"

Class III Application Set: Not For Construction

Registration Seal
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No.	Date	Description
1	04-22-2024	Revision 1

Drawing Title

Demolition Exterior Elevations

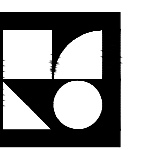
Scale: As Noted
Date: January 19th, 2024
Drawn By: ANI, MKG
Project No.: 21014
Drawing No.:

A2.01

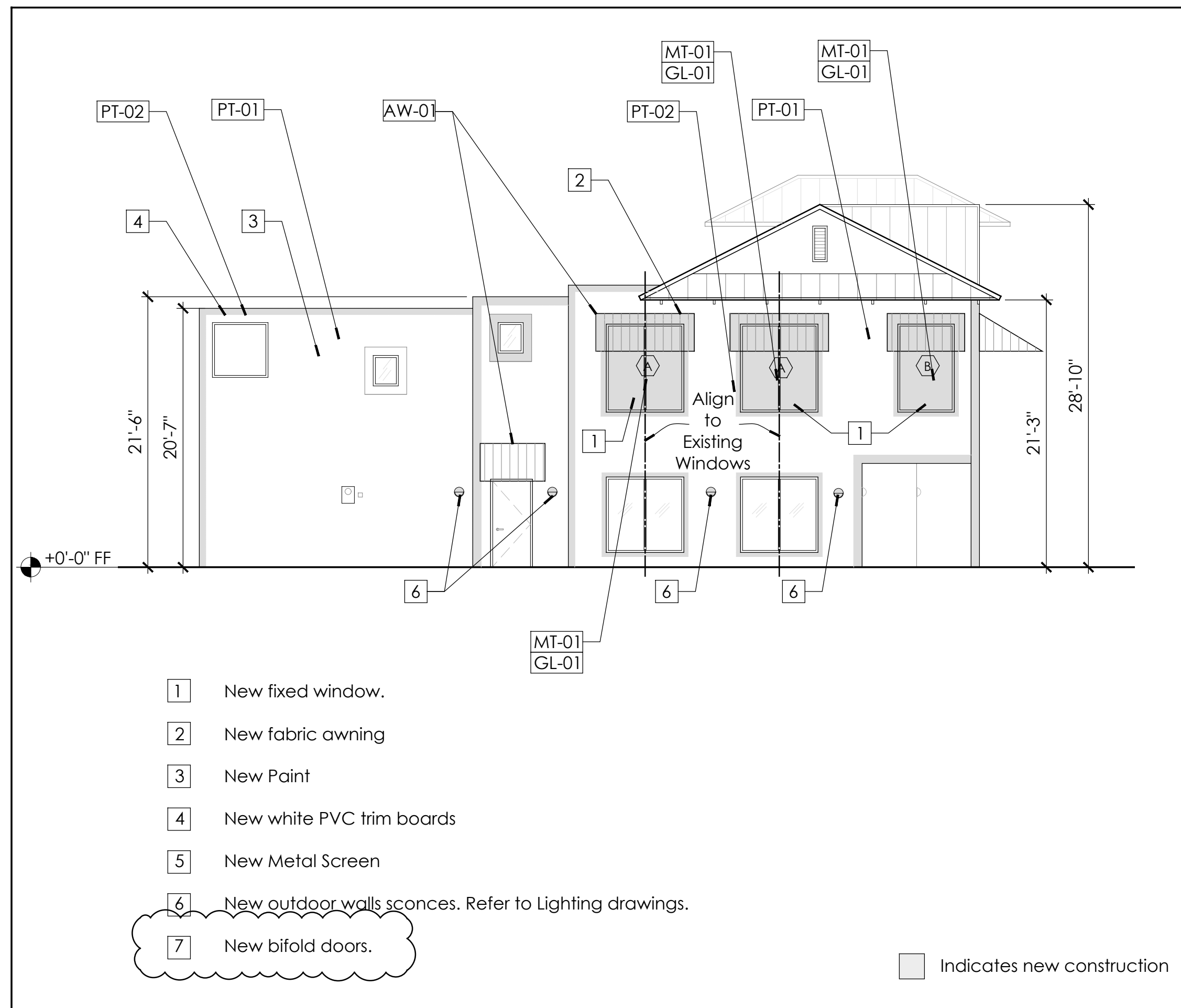
101 SE 2nd Ave

Class III Application

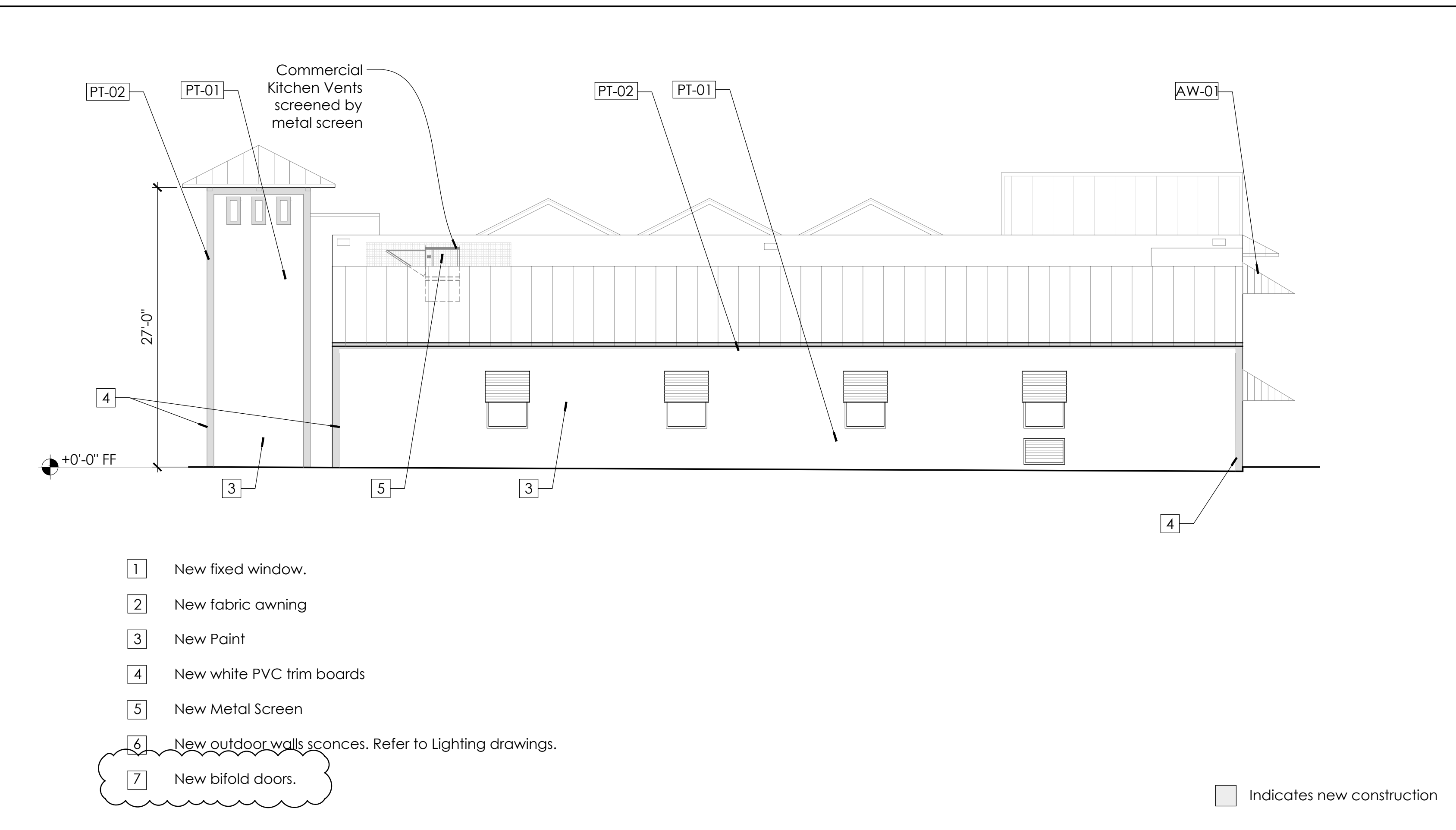
101 SE 2nd Avenue
Delray Beach, FL 33444



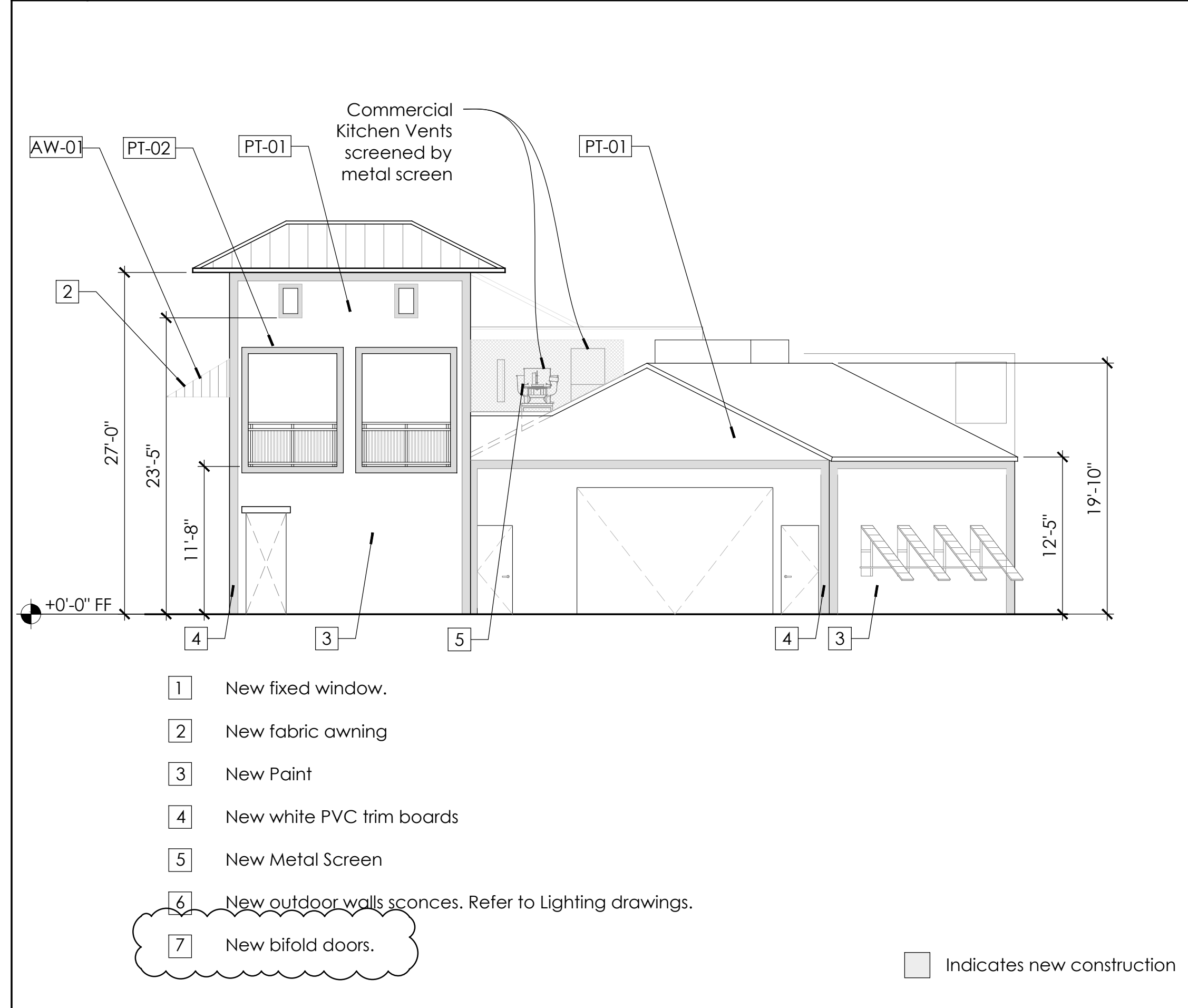
**González Architects
Commercial**



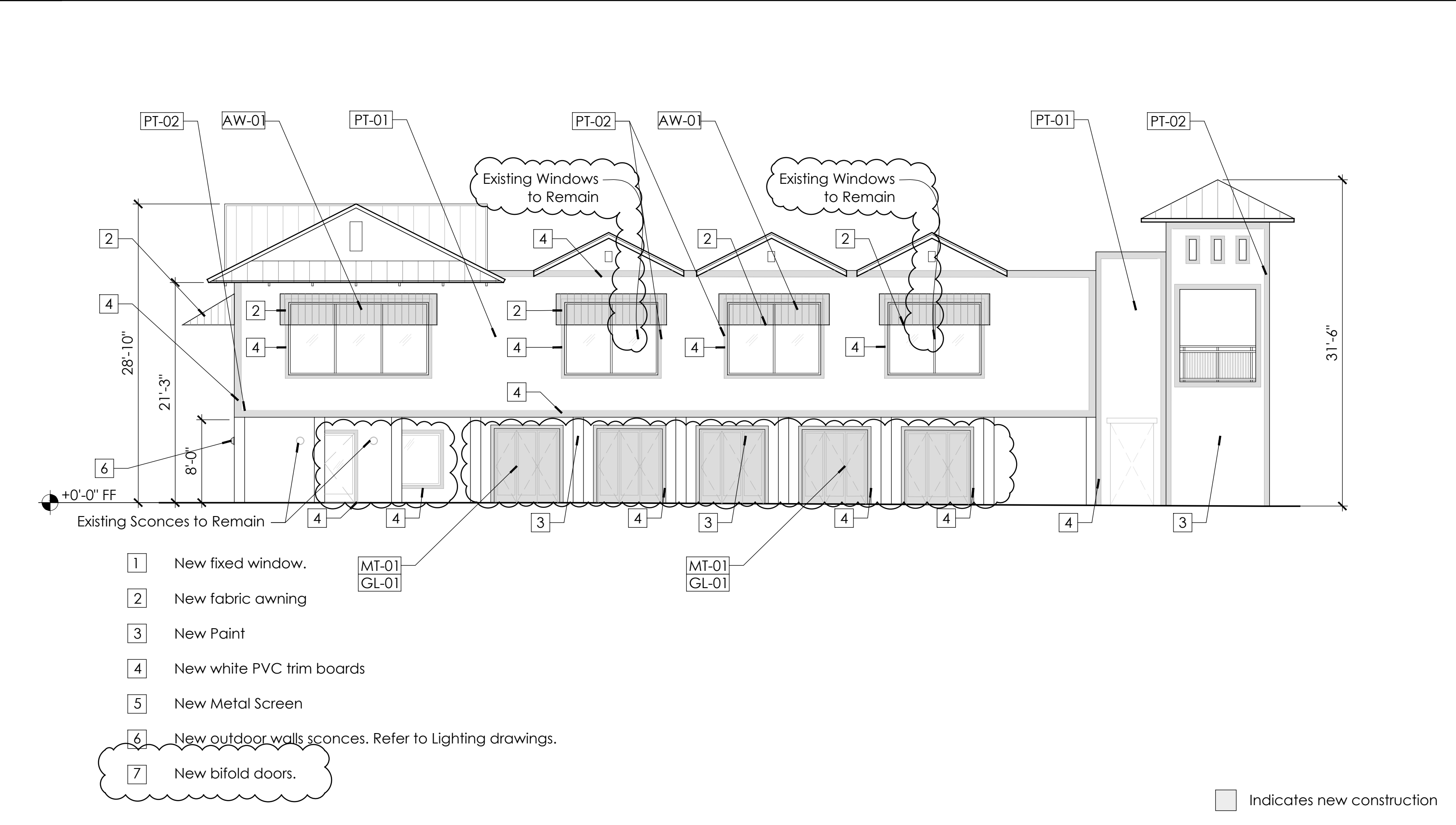
1 Proposed North Exterior Elevation
1/8" = 1'-0"



2 Proposed East Exterior Elevation
1/8" = 1'-0"



3 Proposed South Exterior Elevation
1/8" = 1'-0"



4 Proposed West Exterior Elevation
1/8" = 1'-0"

Class III Application Set: Not For Construction

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AR 0008134

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No.	Date	Description
1	04-22-2024	Revision 1

Drawing Title

Proposed Exterior
Elevations

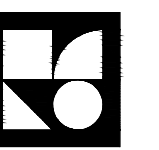
Scale _____ As Noted
Date _____ January 19th, 2024
Drawn By _____ ANI, MKG
Project No. _____ 21014
Drawing No. _____

A2.02

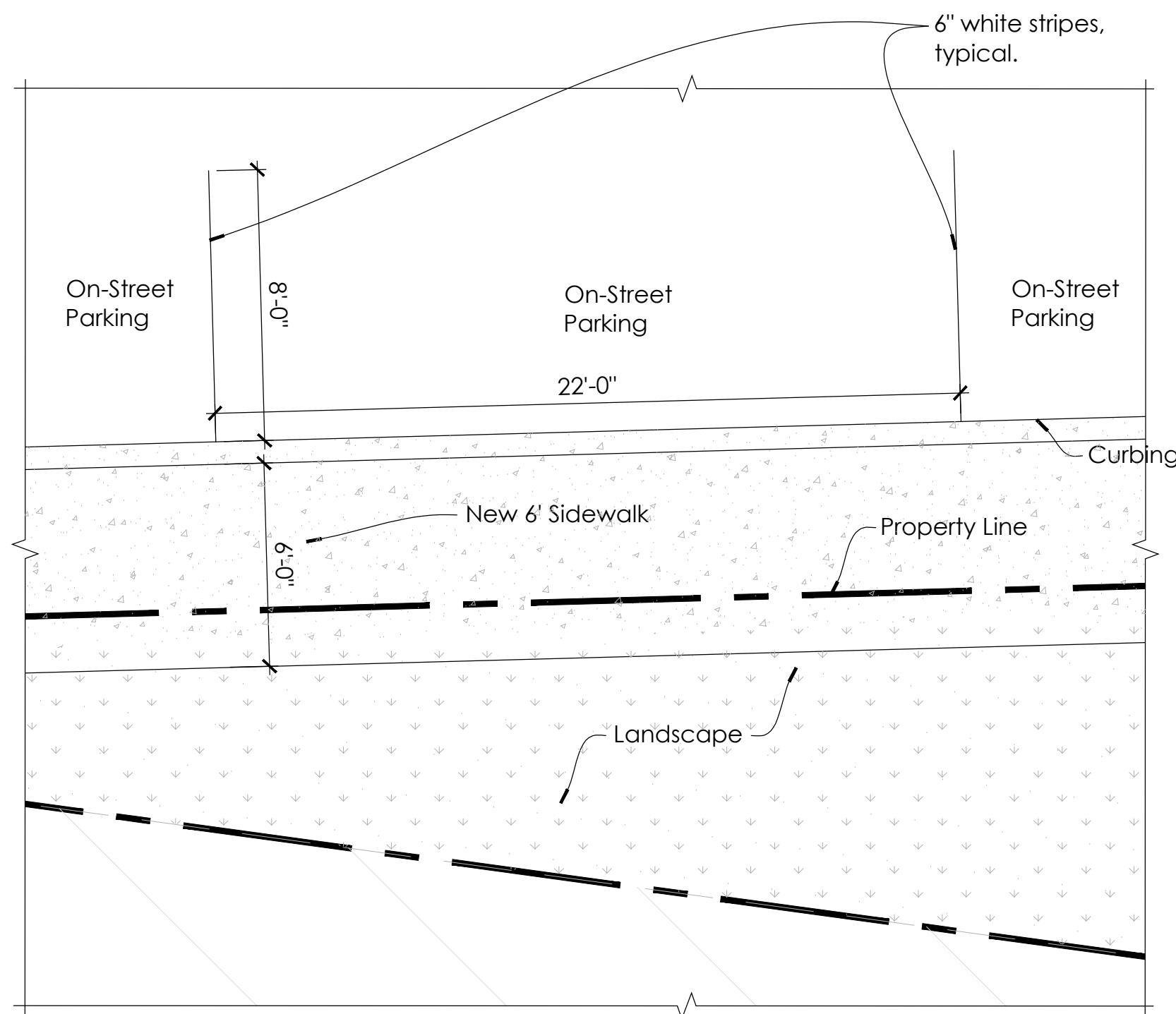
101 SE 2nd Ave

Class III Application

101 SE 2nd Avenue
Delray Beach, FL 33444

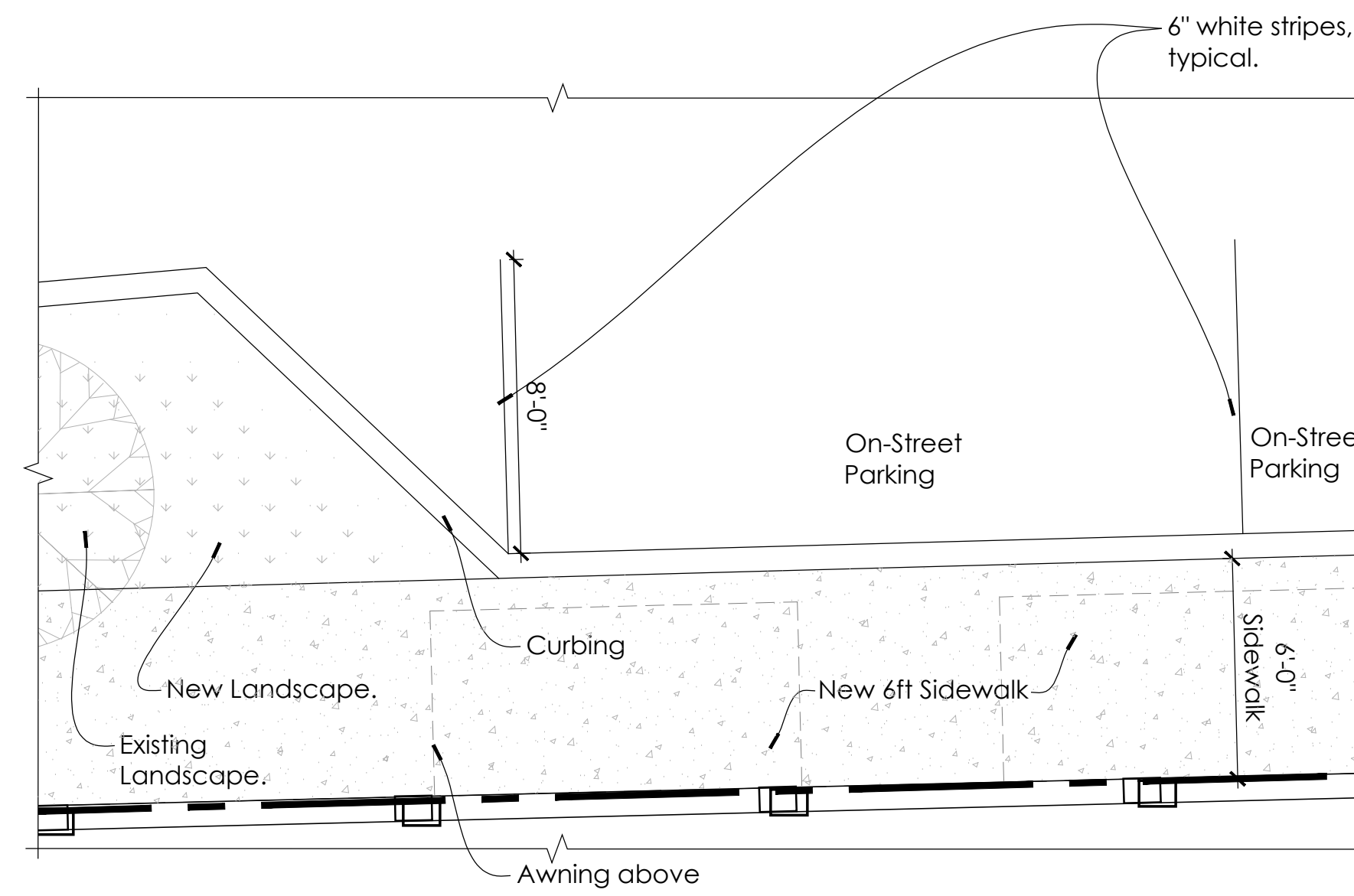


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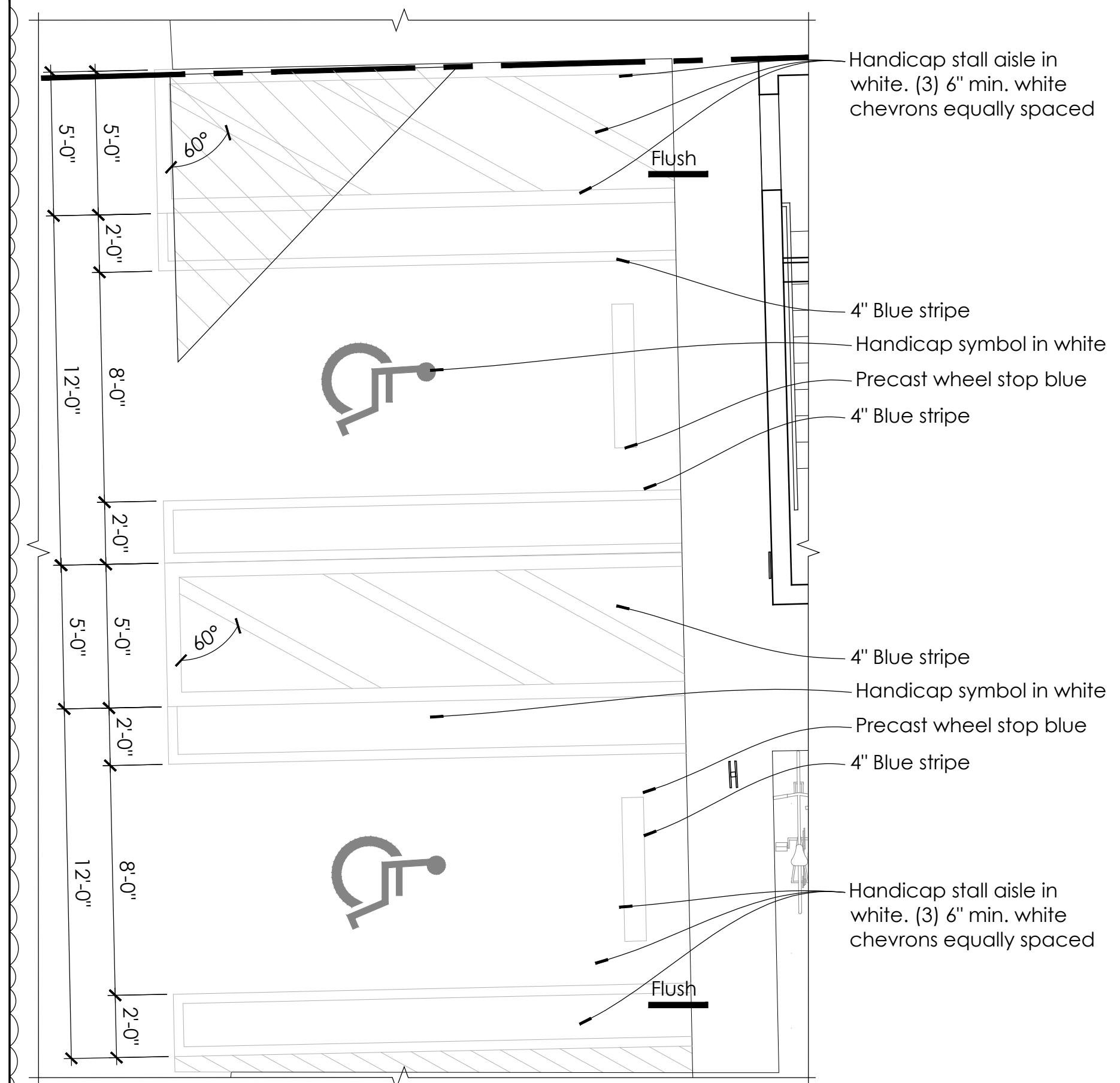
General Notes

- Refer to City of Delray Beach Minimum Construction Standards and Specifications, 2021
- Refer to RT 4.0 for Typical 50' R/W with Parallel Parking Section.
- Refer to RT 16.2 for On-street parallel parking dimensions and striping information
- Refer to RT 19.0 for Curb and Gutter Sections and details
- When parking space is adjacent to landscape island space may be reduced to 20' from the standard 22' length.



General Notes

- Refer to City of Delray Beach Minimum Construction Standards and Specifications, 2021
- Refer to RT 4.0 for Typical 50' R/W with Parallel Parking Section.
- Refer to RT 16.2 for On-street parallel parking dimensions and striping information
- Refer to RT 19.0 for Curb and Gutter Sections and details
- When parking space is adjacent to landscape island space may be reduced to 20' from the standard 22' length.



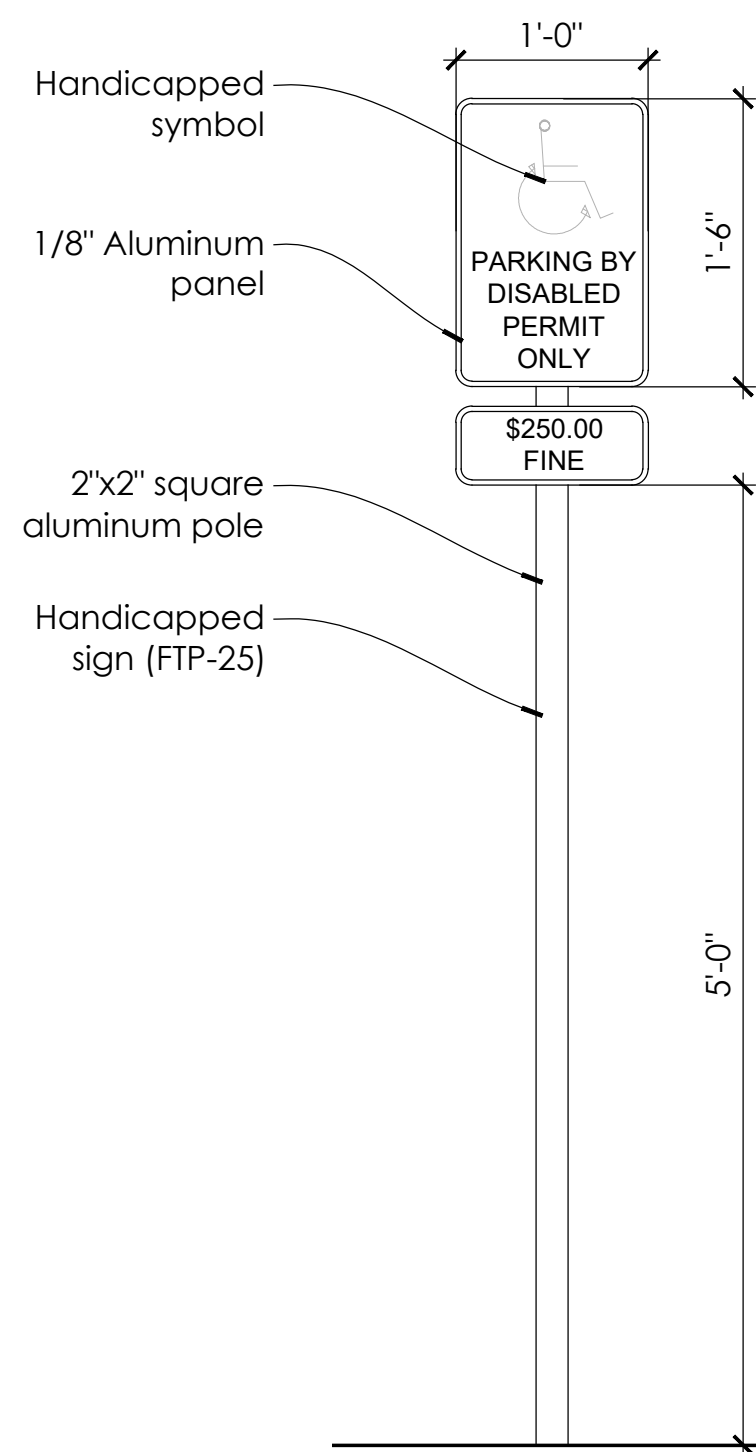
General Notes

- Refer to typical City of Delray Beach parking space details RT 16.0 (A to C) for striping information and handicapped parking dimensions.

1 Enlarged Parallel parking space
1/4" = 1'-0"

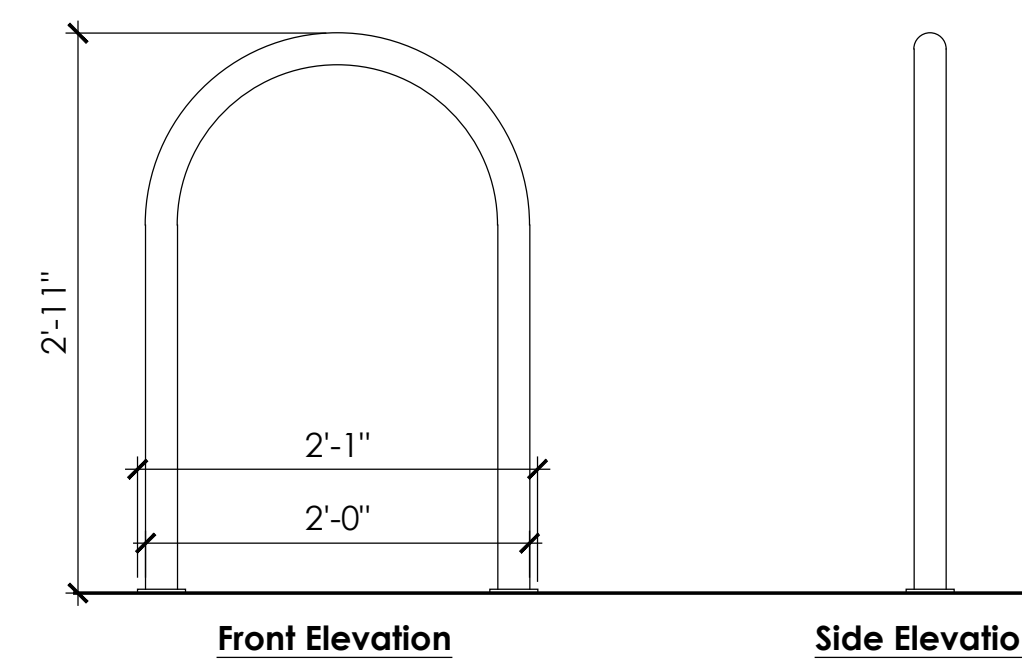
2 Enlarged parallel parking space
1/4" = 1'-0"

3 Enlarged Accessible parking space
1/4" = 1'-0"



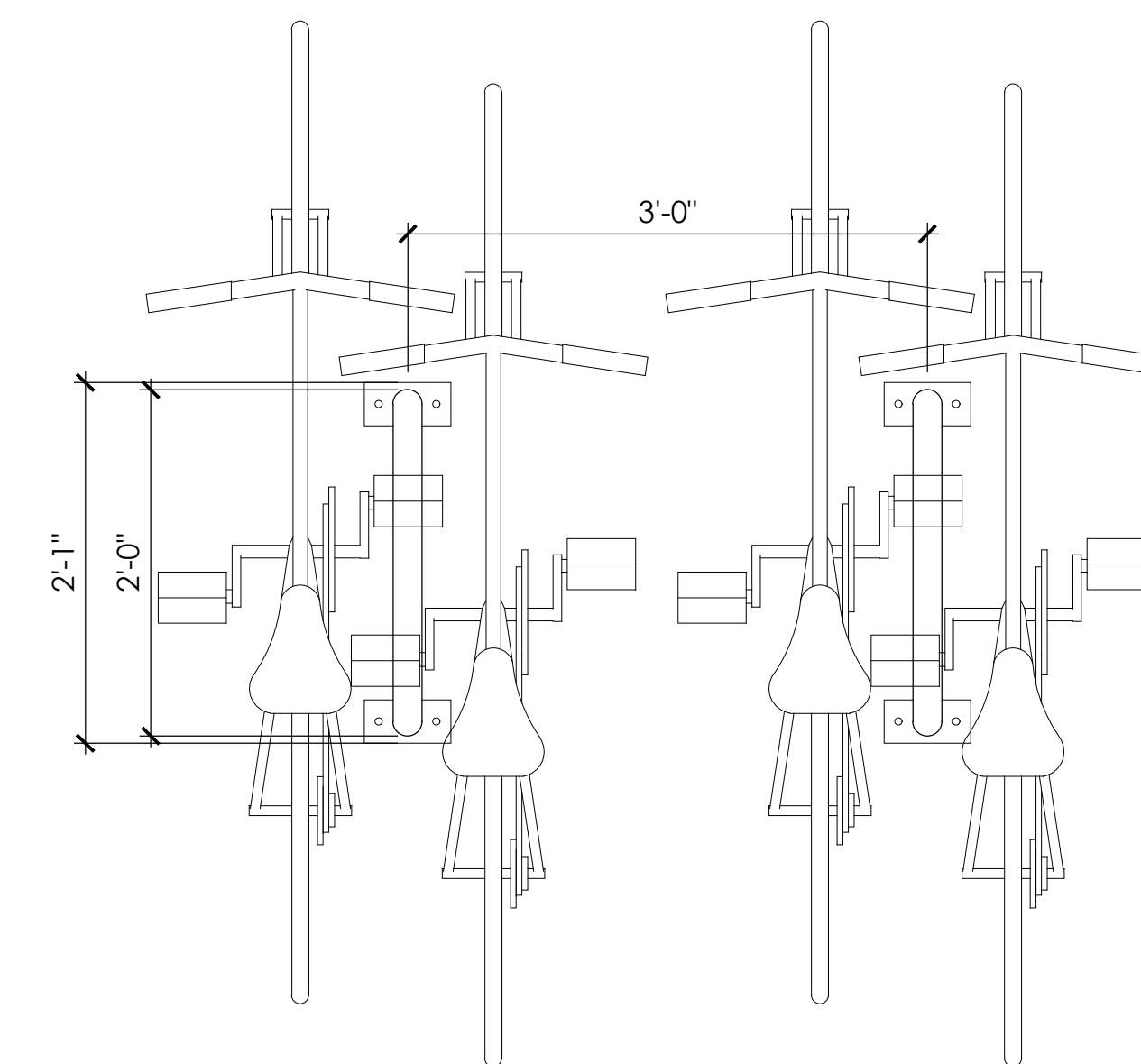
4 Accessible Parking Detail
1" = 1'-0"

5 Not Used



General Notes

- Refer to City of Delray Beach Minimum Construction Standards and Specifications, 2021, RT 35.0 for Bicycle Rack requirements.



6 Bicycle Parking Detail
1" = 1'-0"

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Issued/Revised
No. Date Description

Drawing Title

Details

Scale
Date
Drawn By
Project No.
Drawing No.

As Noted
January 19th, 2024
AN, MKQ
21014

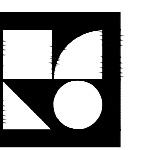
Class III Application Set: Not For Construction

A3.01

101 SE 2nd Ave

Class III Application

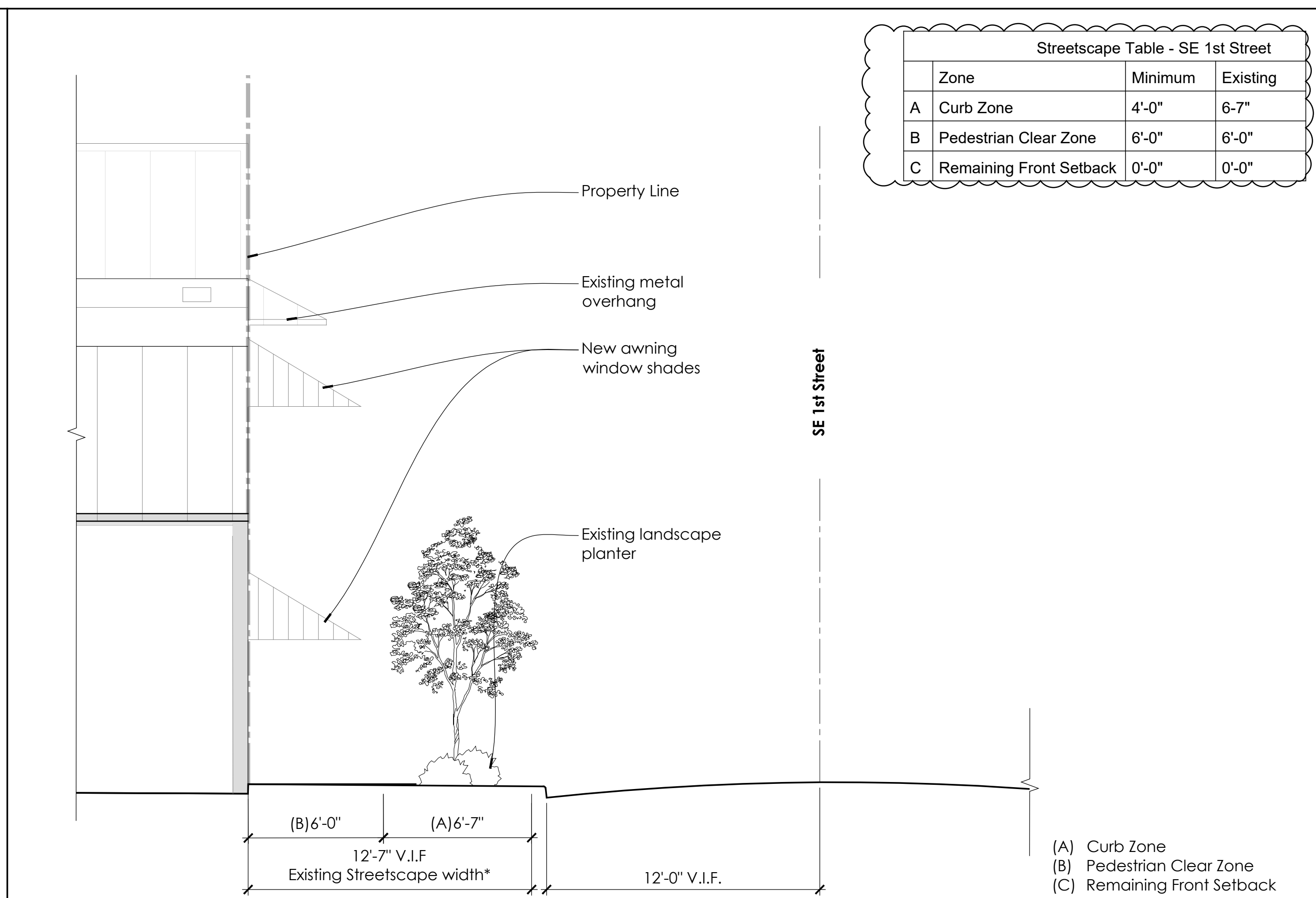
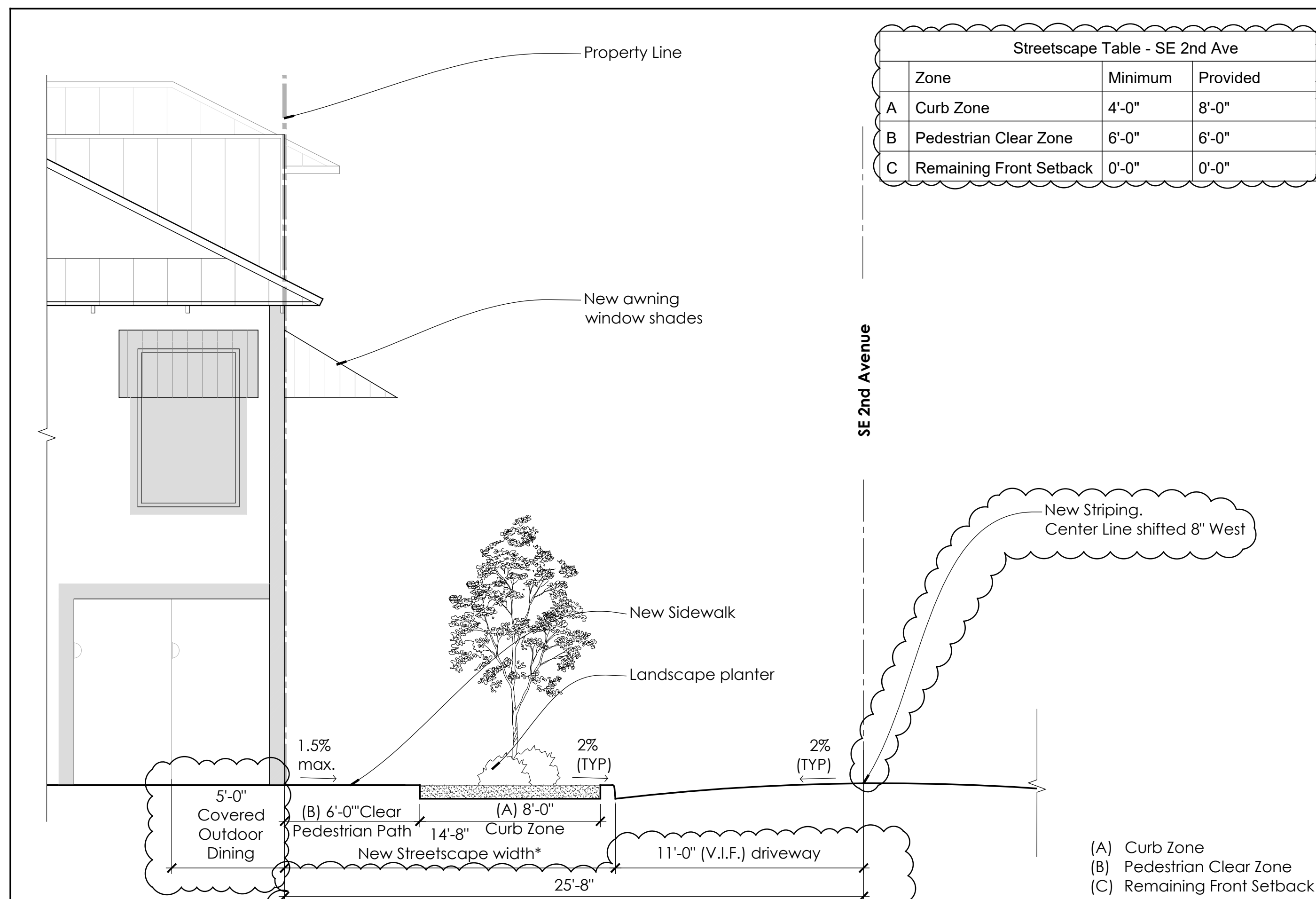
101 SE 2nd Avenue
Delray Beach, FL 33444



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Commercial**

Streetscape Table - SE 2nd Ave		
Zone	Minimum	Provided
A Curb Zone	4'-0"	8'-0"
B Pedestrian Clear Zone	6'-0"	6'-0"
C Remaining Front Setback	0'-0"	0'-0"

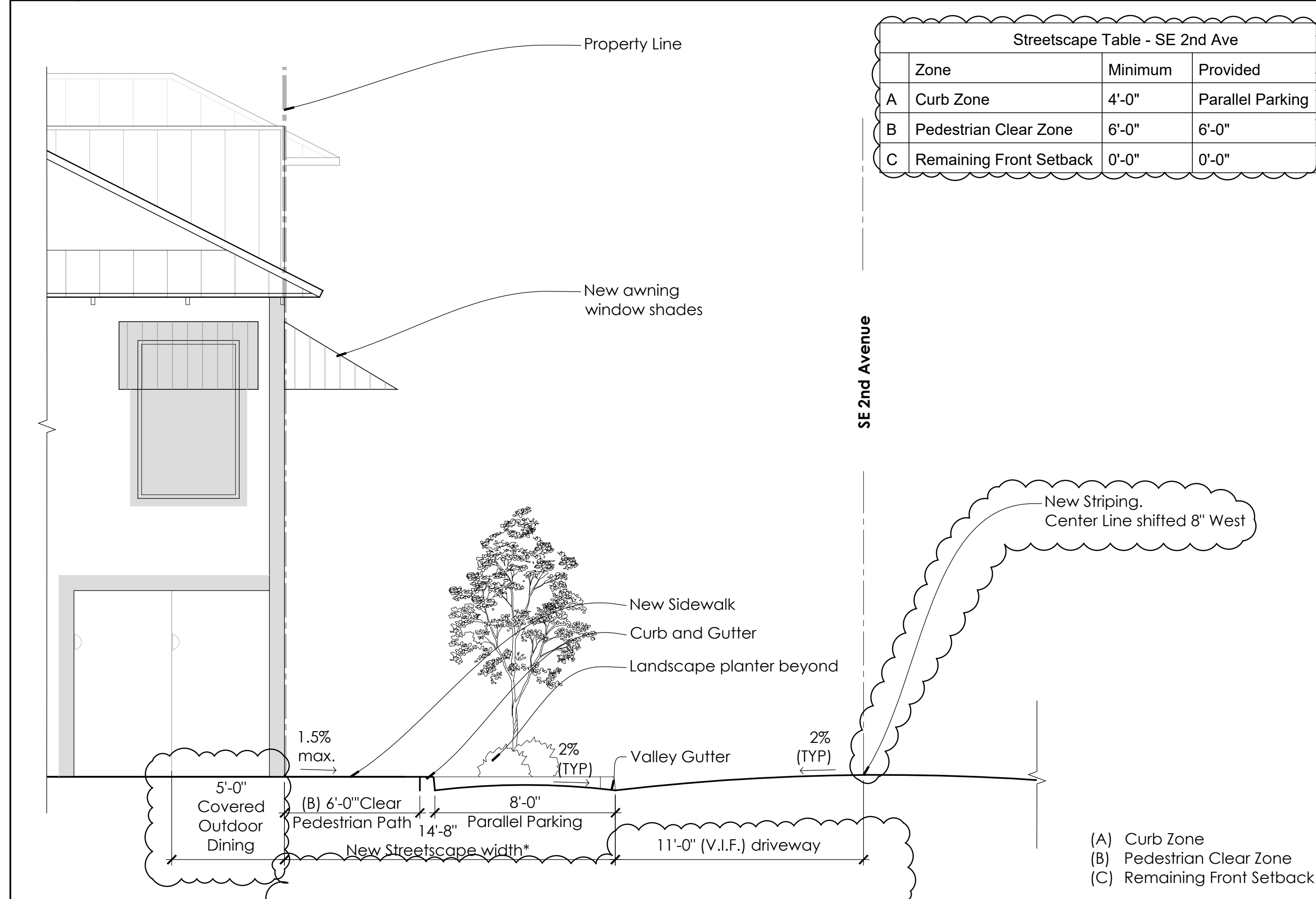
Streetscape Table - SE 1st Street		
Zone	Minimum	Existing
A Curb Zone	4'-0"	6'-7"
B Pedestrian Clear Zone	6'-0"	6'-0"
C Remaining Front Setback	0'-0"	0'-0"



1 Streetscape Diagram - SE 2nd Ave @ Planter
1/4" = 1'-0"

2 Streetscape Diagram - SE 1st Street @ Planter
1/4" = 1'-0"

Streetscape Table - SE 2nd Ave		
Zone	Minimum	Provided
A Curb Zone	4'-0"	Parallel Parking
B Pedestrian Clear Zone	6'-0"	6'-0"
C Remaining Front Setback	0'-0"	0'-0"



3 Streetscape Diagram - SE 2nd Ave @ Parallel Parking
1/4" = 1'-0"

General Notes

- *Due to the current site conditions and building placement (right at the Property Line), a minimum 15'-0" streetscape is not possible. However, the proposed streetscape improves its nonconformity, creating a sidewalk continuation along SE 2nd Ave and SE 2st Street corner, and adding more landscape to create shade and safety for patrons.
- Refer to City of Delray Beach Minimum Construction Standards and Specifications, 2021
- Refer to RT 4.0 for Typical 50' R/W with Parallel Parking Section.
- Refer to RT 16.2 for On-street parallel parking dimensions and striping information
- Refer to RT 19.0 for Curb and Gutter Sections and details.

Class III Application Set: Not For Construction

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No.	Date	Description
1	04-22-2024	Revision 1

Drawing Title

Details

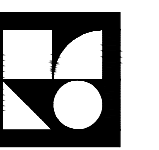
Scale _____ As Noted
Date _____ January 19th, 2024
Drawn By _____ ANI, MKG
Project No. _____ 21014
Drawing No. _____

A3.02

101 SE 2nd Ave

Class III Application

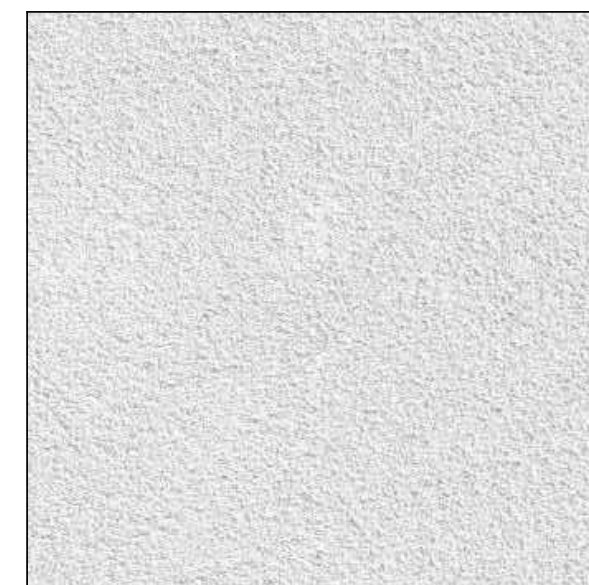
101 SE 2nd Avenue
Delray Beach, FL 33444



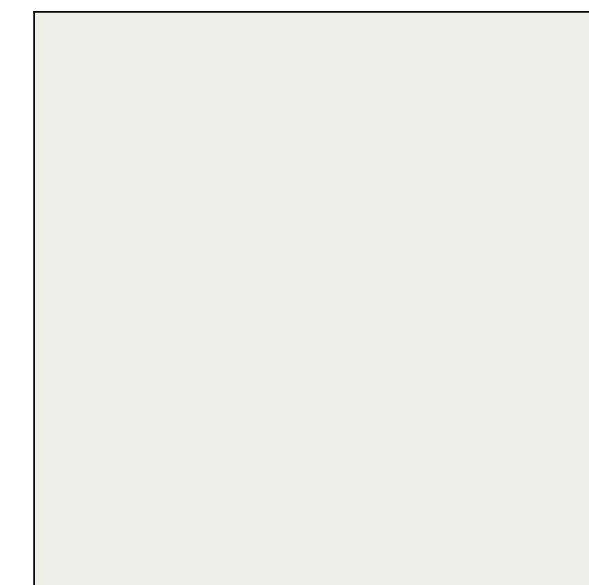
**González Architects
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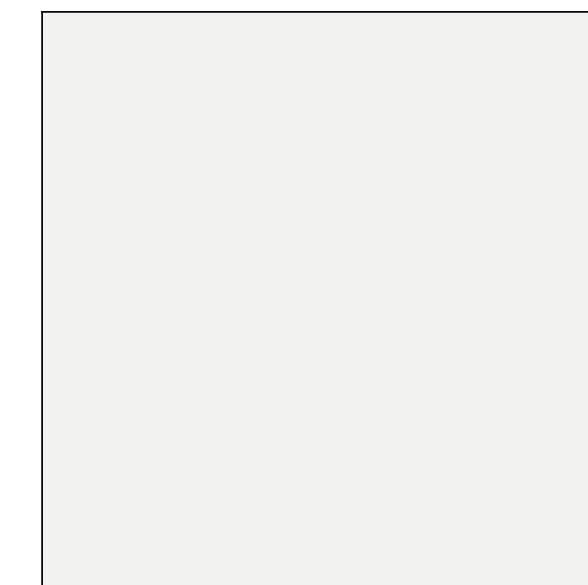
SF-01
Painted Stucco
Building Body & Trims



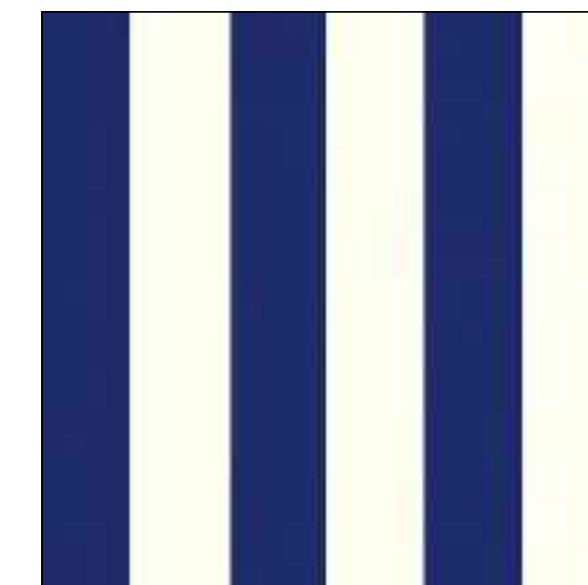
PT-01
SW 7006 Extra White
Building Body



PT-02
SW 6252 Ice Cube
Building Trims



AW-01
Beaufort Captain Navy
Building Awnings



Registration Seal Address
AA 0002325 14 NE 1st Avenue, Suite 507 Miami, FL 33132
AR 0008134 T +1 (305) 455 4216

No.	Date	Description
1	04-22-2024	Revision 1

Drawing Title

**Proposed Rendering
& Finishes**

Scale: As Noted
Date: January 19th, 2024
Drawn By: ANI, MKG
Project No.: 21014
Drawing No.:

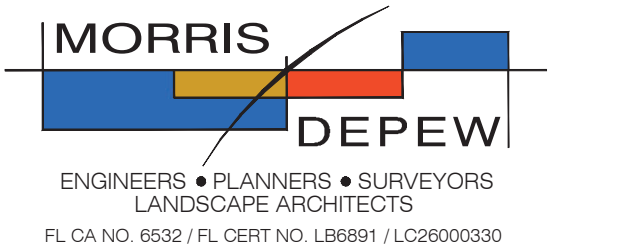
101 SE 2nd Ave

Class III Application

101 SE 2nd Avenue
Delray Beach, FL 33444



**González Architects
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LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB8891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3983
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

Digitally signed
by Matthew M.
Lincolnhol
Date:
2024.06.26
13:50:39-04'00'

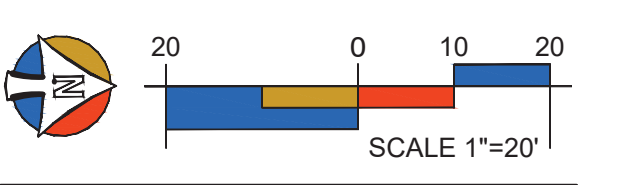
MATTHEW M. LINCOLNHOL
FL LIC.# LA 6667472

DRAWING IS NOT VALID WITHOUT AN EMBOSSED SEAL WITH AN ORIGINAL SIGNATURE BY THE LANDSCAPE ARCHITECT OF RECORD

Issued/Revised	No.	Date	Description

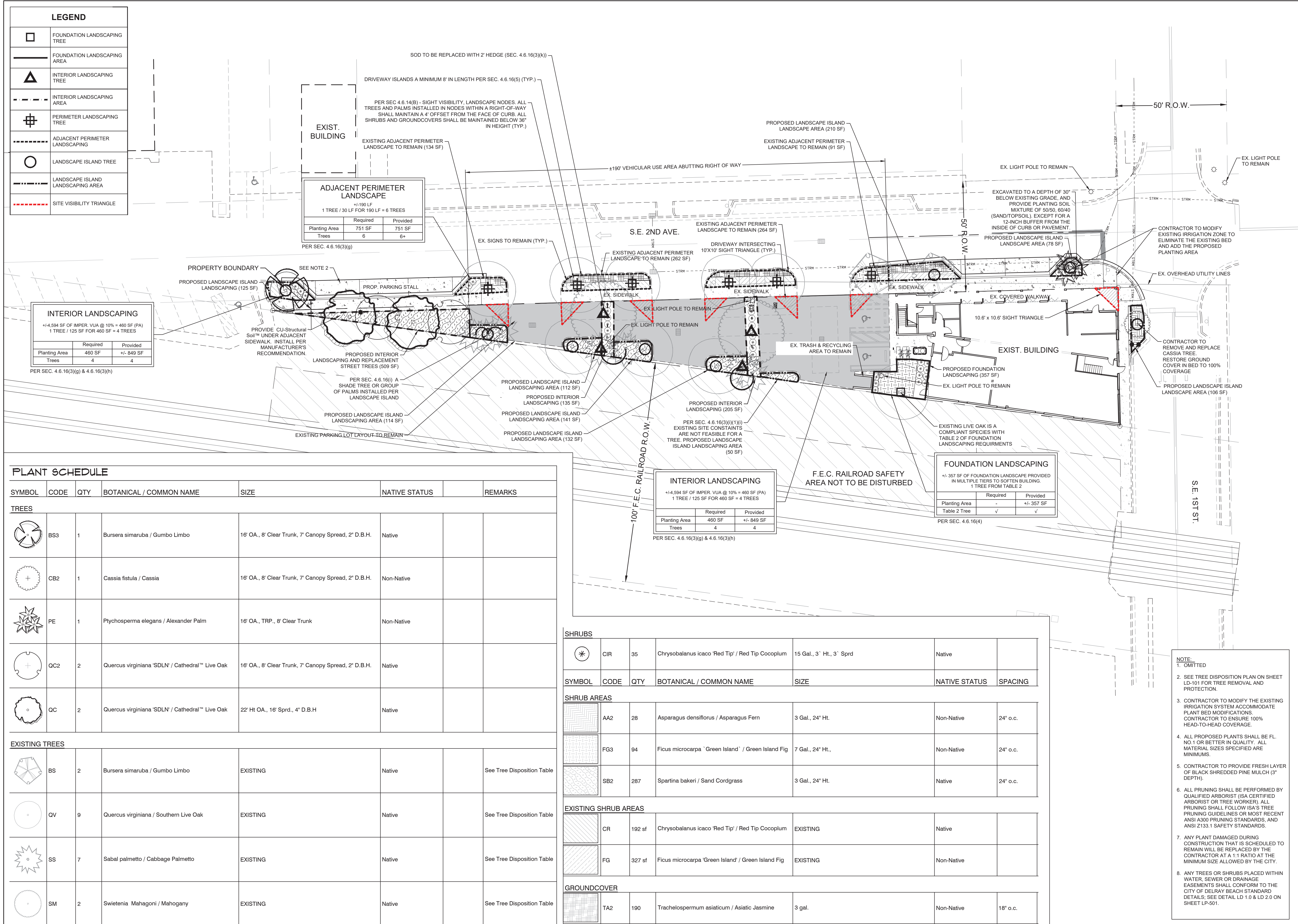
Landscape Plan

Scale: _____ As Noted



Date: 01/19/2024
Drawn by: KCK
Project No.: MDA: 21138-01
Drawing No.: _____

LP-101



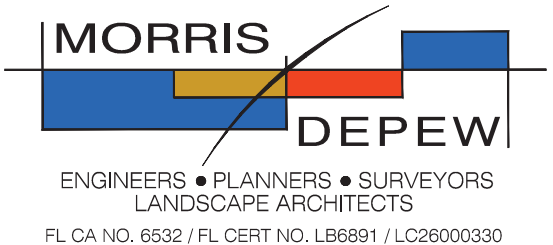
101 SE 2nd Ave

Class III Application

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Delray Beach, FL 33444



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LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers

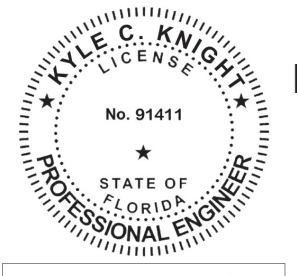
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3953
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee

113 South Monroe Street
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin

5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341



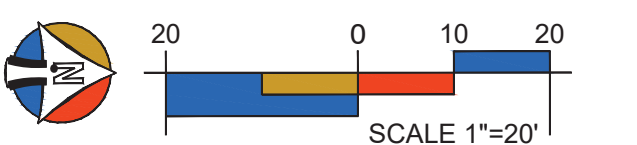
Digitally signed
by Kyle C
Knight
Date:
2024.05.24
14:35:20-04'00'

Issued/Revised		
No.	Date	Description

Drawing Title

AUTOTURN EXHIBIT

Scale As Noted



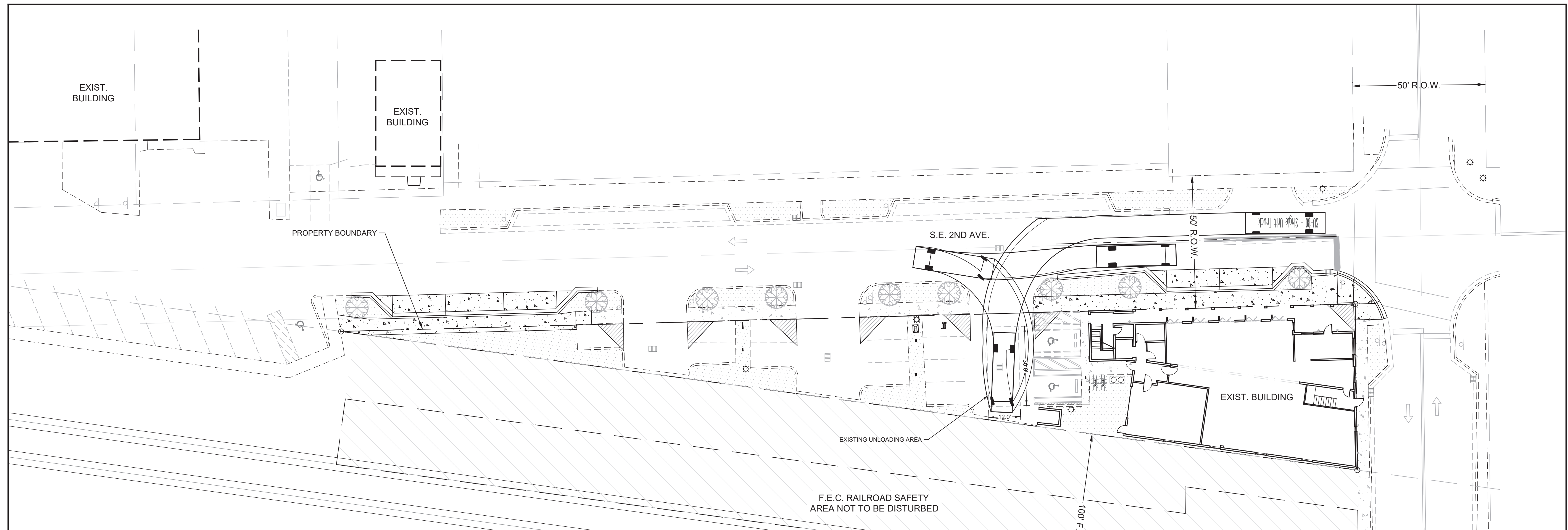
Date 01/19/2024

Drawn By KCK

Project No. MDA: 21138-01

Drawing No.

X-101



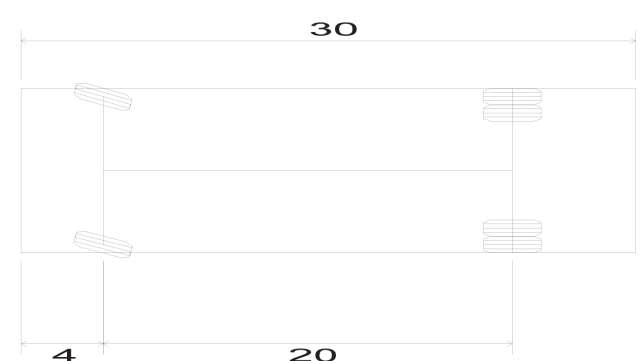
Vehicle Tracking v23.00 - Pool

Vehicle Tracking Vehicle Details

Ref: 100012



Vehicle Name: SU-30 - Single Unit Truck
 Type: Rigid vehicle
 Category: Autodesk
 Classification: Autodesk
 Source: AASHTO handbook 2011
 Description: Design vehicle
 Notes:
 Unit 1 Name: SU-30 - Single Unit Truck Tractor



SU-30 - Single Unit Truck
 Overall Length 30.000ft
 Overall Width 8.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.367ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 31.80°

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

Vehicle Tracking v23.00 - Pool

Vehicle Tracking Vehicle Details

Ref: 100012

Unit Name: SU-30 - Single Unit Truck Tractor
 Type: Tractor (with driver controlled steering)
 Body style: Rigid Truck (Small)
 Classification: Autodesk
 Source: AASHTO handbook 2001
 Description: Design vehicle
 Notes:
 Datum: Front Primary Axle
 Front Axle(s): 1 Ackerman (axles fixed, wheels turn)
 Primary Front Axle Offset: 0.000ft
 Effective Front Axle Offset: 0.000ft (Auto Calculated)
 Maximum Wheel Angle: 31.800deg (Any Front Wheel)
 Status: Active Non Self-Steered
 Track Width: 8.000ft
 Total Wheels: 2 (positioned at the ends of the axle)
 Tire Width: 0.800ft (Auto Calculated - proportion of Track Width)
 Tire Diameter: 2.800ft (Auto Calculated - proportion of Track Width)
 Rear Axle(s): 1 Fixed
 Primary Rear Axle Offset: 20.000ft (Innermost Axle behind Front Primary Axle)
 Effective Rear Axle Offset: 20.000ft (Auto Calculated)
 Maximum Wheel Angle: Unlimited
 Status: Active Non Self-Steered
 Track Width: 8.000ft
 Total Wheels: 4 (positioned at the ends of the axle)
 Tire Width: 0.800ft (Auto Calculated - proportion of Track Width)
 Tire Diameter: 2.800ft (Auto Calculated - proportion of Track Width)
 Steering: Front Axle(s):
 Maximum Virtual Steering Angle: 32deg
 Lock-to-Lock Time (Fwd/Rev): 5.0sec / 5.0sec
 Driver / Pilot: Driver Offset Longitudinally: 0.921ft (in front of Front Primary Axle)
 Driver / Pilot Offset Laterally: -1.969ft (Right of Centerline)
 Driver Height: 7.218ft (Above ground level)
 Front Coupling: None
 Rear Coupling: None
 Body outline (plan):
 Outline Type: Rectangle
 Offset (X,Y): -4.000ft, 0.000ft
 Length / Width: 30.000ft / 8.000ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources