



Planning, Zoning, and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Delray Square (2017 - 128)
Project Location: 4771 West Atlantic Avenue & 14620 South Military Trail
Request: Class IV Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: October 11, 2017

Board Action:

Approve the Class IV Site Plan Modification, Landscape Plan and Architectural Elevations as submitted on a 6 to 0 vote.

Project Description:

Located at 4771 West Atlantic Avenue, the site consists of two large parcels with an existing shopping center and associated parking improvements which were developed in Palm Beach County; was annexed into the City in 1989.

The subject proposal consists of the modifications to Building “1A” and Retail “C” and associated site and elevation revisions resulting from the Master Development Plan Modification (MDPM) approved by the Planning and Zoning Board. The approved square footage reduction for Building “1A” was from 8,970 (single tenant) to 5,700 (two tenants); Retail “C”, which is connected to the new Publix building, went from three tenant spaces totaling 19,500 square feet to six tenant spaces totaling 17,800 square feet. Those modifications requiring approval with the site plan modification consist of the following for both buildings:

- Elevation modifications to accommodate the revised retail spaces;
- Minor parking and circulations modifications; and,
- Landscaping modifications.

Board Comments:

Board comments were complementary to the proposed improvements.

Public Comments:

No members of the public spoke for or against the project.

Associated Actions:

All required actions were taken.

Next Action:

SPRAB action is final unless appealed by the City Commission.

ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Class IV Site Plan Modification, Architectural Elevations, and a Landscape Plan request for **Delray Square** located at **4771 West Atlantic Avenue**, pursuant to Land Development Regulations (LDR) Section 2.4.5(F):

BACKGROUND

The site, which consists of two large parcels, consists of a total of 33.31 acres containing an existing shopping center and associated parking improvements which were developed in Palm Beach County; the site was annexed into the City in 1989. The site has a Future Land Use Map (FLUM) designation of General Commercial (GC) and a zoning designation of Planned Commercial (PC). In 2007, the Four Corners Overlay District was created for the intersection of South Military Trail and West Atlantic Avenue which included the subject property.

In 2015, a Master Development Plan (MDP) was approved and remains valid. The approval provided for the demolition of the existing Publix and its relocation elsewhere within the property in a new retail building, and the creation of two commercial outbuildings along West Atlantic Avenue, reconfiguration of the interior parking lot area with landscaping upgrades for the improved areas, and a right turn-lane from West Atlantic Avenue as requested by Florida Department of Transportation (FDOT). The associated Class IV Site Plan Modification for those site improvements was subsequently approved, and remains valid (2015-091).

The aforementioned MDP approval included the following relief:

- Waiver to LDR Section 4.4.9(F)(3)(f)(2), which requires a twenty-five foot (25') building setback for parcels within the master development plan; the complete requirement was waived.
- Waiver to LDR Section 4.4.9(F)(3)(d)(1)(d), which requires a twenty-five foot (25') landscape buffer between internal parcels within the Master Plan; the complete requirement was waived.
- Waiver to LDR Section 4.4.9(G)(3)(e)(1)(a), which requires that land area equivalent to at least twenty-five percent (25%) open space be included with the master development plan area; the open space was reduced to 17% which was an existing non-conformity.
- Waiver to LDR Section 4.6.16(B)(4), which requires any modification to an existing development which results in an increase of twenty-five percent (25%) in the gross floor area of the structures situated on site to be upgraded to current landscape standards; the complete requirement was waived as a 32.03% increase was proposed, and the required landscape standards were met within the proposed redevelopment areas.

A modification to the approved MDP was approved by the Planning and Zoning Board which provided for the construction of a new outbuilding for restaurant use adjacent to South Military Trail, and minor square footage modifications to two retail buildings approved in 2015.

PROJECT DESCRIPTION

The subject proposal consists of the modifications to Building "1A" and Retail "C" and associated site and elevation revisions resulting from the Master Development Plan Modification (MDPM) approved by the Planning and Zoning Board. The approved square footage reduction for Building "1A" was from 8,970 (single tenant) to 5,700 (two tenants); Retail "C", which is connected to the new Publix building, went from three tenant spaces totaling 19,500 square feet to six tenant spaces totaling 17,800 square feet.

Those modifications requiring approval with the site plan modification consist of the following for both buildings:

- Elevation modifications to accommodate the revised retail spaces;
- Minor parking and circulations modifications; and,
- Landscaping modifications.

SITE PLAN ANALYSIS

Development Standards

The subject property is located within the PC Zoning District, within the Four Corners Overlay District, which is subject to the standards of the GC Zoning District. The following chart provides the applicable Development Standards for the entire Delray Square shopping Center as provided in **LDR Sections 4.4.9, GC Zoning District applicable to the Four Corners Overlay District, 4.4.12, PC Zoning District, and 4.3.4(K), Development Standards.** Pursuant to **LDR Section 4.4.9(G)(3)(e)(1)(a)**, where standards unique to the Four Corners Overlay District conflict with standards contained elsewhere in the zoning code, that unique standard shall apply.

	Required	Existing	Provided
PC Zoning District, Development Standards			
Open Space (Minimum)	25%	16.64%	16.67%
Front Setback (Minimum): West	30'	N/A	2'
GC Zoning District, Development Standards for the Four Corners Overlay District			
Site Area (Minimum)	4 acres	33.31 acres	33.31 acres
Lot Coverage (Maximum)	75%	83.36%	83.33%
Front Perimeter Landscape Buffer (Minimum): South Military Trail	30'	0'	2'
Floor Area (Minimum square feet): Building "1A" Retail "C"	4,000	N/A	5,700 16,200

The information provided in the chart above combines the entire Delray Square shopping center, and individualizes the applicable floor areas, as they were approved with the MDPM. Existing non-conformities were slightly reduced with the proposed site modifications.

Four Corners Overlay District, Supplemental Regulations

Pursuant to **LDR Section 4.4.9(G)(3)(d)(2), Allocation of Uses**, retail uses shall not encompass more than one hundred percent (100%) of the total building area square footage of the Four Corners Overlay Master Development Plan. The Delray Square Master Development Plan and subsequent Modification do not provide for more than 100% retail square footage.

Lighting

The proposed lighting modifications primarily consist of new values for the parking adjacent to Retail "C", new under-canopy lighting for the new tenant spaces within Retail "C", revised values for the circulation and parking area adjacent to "Building 1A", and new under-canopy lighting for "Building 1A". The revised values and proposed lighting comply with the requirements of **LDR Section 4.6.8(B)(3), Illumination Standards.**

Minimum Parking Requirements

Pursuant to **LDR Section 4.6.9(C)(3)(e)**, shopping centers shall require 4 spaces per 1,000 sq. ft. of gross leaseable floor area, irrespective of uses, for up to 400,000 sq. ft. The entire Delray Square shopping center is approved (per the Master Development Plan Modification) for a total of 321,751

square feet of leaseable floor area, which requires 1,287 parking spaces, plus the 4,335 square foot IHOP which requires 17 parking spaces. A total of 1,433 parking spaces have been provided, which includes 74 handicap accessible spaces. Therefore, the requirement has been met as there is a 129 parking spaces surplus.

Dumpsters

Pursuant to **LDR Section 4.6.16(H)(3)(n)**, all dumpster and refuse areas shall be screened. The proposed dumpsters and their enclosures associated with both Retail “C” and “Building 1A” have been sufficiently screened with landscaping to meet the subject requirement.

LANDSCAPE PLAN ANALYSIS

Pursuant to LDR section 4.6.16 (C)(1)(a), prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3 (C). A proposed landscape plan has been submitted and evaluated by the Senior Landscape Planner. Those revisions to the previously approved site plan have been determined to be in compliance with the applicable requirements for landscaping.

ARCHITECTURAL ELEVATIONS ANALYSIS

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

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

The proposed facade modifications to the buildings maintain and are consistent with the previously approved elevations. The approved façade improvements include installation of a finished metal roofing system, an aluminum and glass storefront framing system, freshly painted stucco, exposed colored concrete masonry on column bases, and tower elements to add character. The approved colors are pastel yellow stucco accented with tan doors, plasters and columns. The proposed alterations are minimal to the previously approved elevations which were found to be compatible and harmonious. Based upon the above, positive findings can be made with regard to the criteria listed in LDR Section 4.6.18(E).

REQUIRED FINDINGS

Pursuant to **LDR Section 3.1.1, Required Findings**, prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved

through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following areas:

Section 3.1.1 (A), Future Land Use Map: The subject property has a Future Land Use Map designation of General Commercial (GC) and is zoned Planned Commercial (PC). The PC zoning district is consistent with the GC Future Land Use Map (FLUM) designation. Based upon the above, a positive finding can be made with respect to consistency with the Future Land Use Map.

Section 3.1.1 (B), Concurrency: A positive finding of concurrency was made with the review of the Master Development Plan Modification. However, the concurrency finding for streets and traffic is still pending by the Palm Beach County Traffic Division.

Section 3.1.1 (C), Consistency (Standards for Site Plan Actions and Specific Areas): As described in Appendix A, a positive finding of consistency can be made as it relates to Development Standards for Site Plan Actions.

Section 3.1.1 (D), Compliance With the Land Development Regulations: As described under the Site Plan Analysis of this report, a positive finding of compliance with the LDRs can be made.

Required Findings:

Pursuant to **LDR Section 2.4.5(F)(5)**, the approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

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

	<i>Adjacent Zoning</i>	<i>Adjacent Land Use</i>
North	GC, Agricultural (A) & Single Family Residential (R-1-A)	KFC Restaurant, Boy's Farmer's Market & Lee's Crossing Subdivision
East	Planned Office Center (POC)	Multi-Building Professional Office Complex
South	GC & PC	Gasoline Station, Delray West Shopping Plaza, Bank, Vacant Land and Dunkin Donuts
West	PC	Marketplace at Delray Shopping Center

With the review and approval of the MDPM and prior Class IV SPM, the proposed site improvements were found to be consistent with the PC Zoning district uses which allow all retail uses permitted with the General Commercial (GC) zoning district. The existing Delray Square shopping plaza has coexisted with the adjacent properties without any adverse effects, and none are anticipated. A positive finding can be made with regard to LDR Section 2.4.5(F)(5) that the site plan will remain compatible and harmonious with adjacent and nearby properties.

Comprehensive Plan Policies: A review of the objectives and policies of the adopted Comprehensive Plan were conducted with the review of the Master Development Plan Modification which was found to be in compliance and meeting the intent.

ASSESSMENT AND CONCLUSION

The approved redevelopment of the Delray Square Shopping Center expands on its current use with new structures compatible in size, scale and design with the surrounding area. The approved development was previously found to be consistent with the policies of the Comprehensive Plan and can be found consistent with the Land Development Regulations. The proposed modifications are minor considering the significant improvements with which they are associated, and are found to be compatible and appropriate while maintaining the approved character of the shopping center.

ALTERNATIVE ACTIONS

- A. **Continue** with direction.
- B. Approve the Class IV Site Plan Modification (2017-128) for Delray Square located at **4771 West Atlantic Avenue**, by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(F)(5) and Chapter 3 of the Land Development Regulations.
- C. Deny the Class IV Site Plan Modification (2017-128) for Delray Square located at **4771 West Atlantic Avenue**, by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof is not consistent with the Comprehensive Plan and does not meet criteria set forth in Section 2.4.5(F)(5) and Chapter 3 of the Land Development Regulations.

STAFF RECOMMENDATION

By separate motions:

Site Plan

Approve the Class IV Site Plan Modification (2017-128) for Delray Square located at **4771 West Atlantic Avenue**, by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(F)(5) and Chapter 3 of the Land Development Regulations, subject to the condition that approval of Traffic Concurrency be provided :

Landscape Plan

Approve the Landscape Plan (2017-128) for Delray Square located at **4771 West Atlantic Avenue**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in LDR Section 4.6.16.

Architectural Elevations

Approve the Architectural Elevations (2017-128) for Delray Square located at **4771 West Atlantic Avenue**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in LDR Section 4.6.18(E).

Staff Report Prepared By: Amy Alvarez, AICP, Senior Planner

APPENDIX A
STANDARDS FOR SITE PLAN ACTIONS

- A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.**
Not applicable
Meets intent of standard **X**
Does not meet intent
- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.**
Not applicable
Meets intent of standard **X**
Does not meet intent
- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.**
Not applicable
Meets intent of standard **X**
Does not meet intent
- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.**
Not applicable
Meets intent of standard **X**
Does not meet intent
- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.**
Not applicable **X**
Meets intent of standard
Does not meet intent
- F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.**
Not applicable
Meets intent of standard **X**
Does not meet intent
- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.**
Not applicable **X**
Meets intent of standard
Does not meet intent

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

Not applicable

Meets intent of standard

Does not meet intent

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

Not applicable

Meets intent of standard

Does not meet intent – pending concurrency determination by Palm Beach County

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

Not applicable

Meets intent of standard

Does not meet intent



PROJECT LOCATION

CONSTRUCTION PLANS FOR DELRAY SQUARE

JULY 2017

PROJECT TEAM

OWNER/APPLICANT
TKC CLXXVIII, LLC
5935 CARNEGIE BLVD, SUITE 200
CHARLOTTE, NC 28209
PHONE: (704) 319-8160
CONTACT: ERIC LARSON

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1615 SOUTH CONGRESS AVENUE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: (561) 404-7250
CONTACT: JASON A. WEBBER, P.E.

PLANNER
KIMLEY-HORN AND ASSOCIATES, INC.
1615 SOUTH CONGRESS AVENUE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: (561) 404-7244
CONTACT: MARK RICKARDS, AICP

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
PHONE: (561) 840-0233
CONTACT: JONATHAN HAIGH, RLA, ASLA

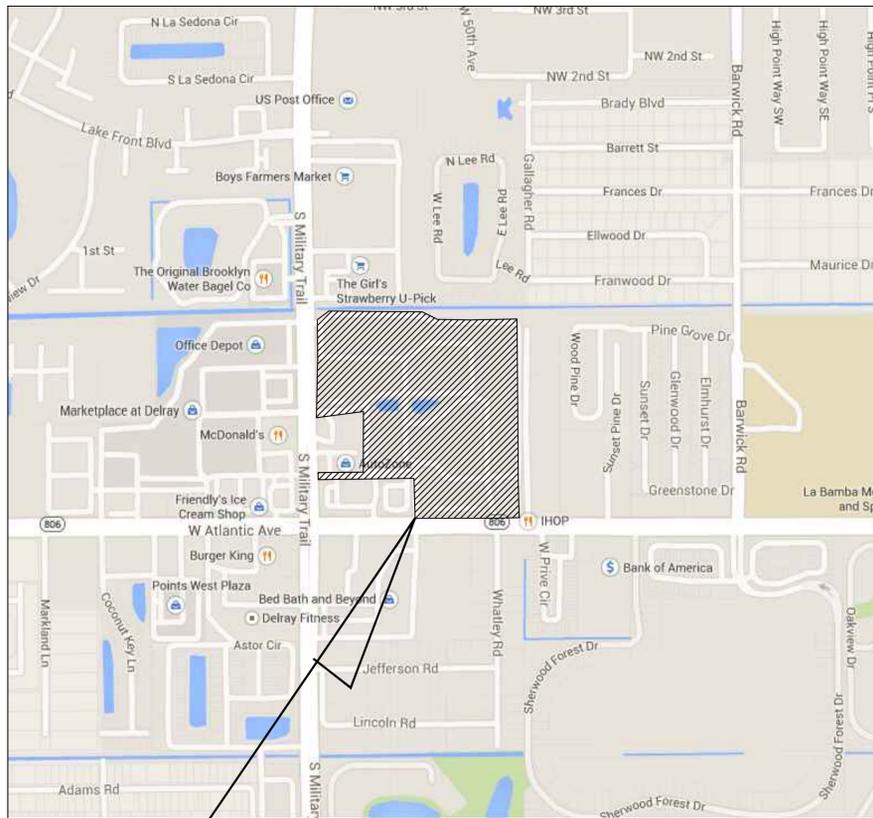
ARCHITECT
MARC WIENER, A.I.A. ARCHITECTURE/PLANNING
33 S.E. 4TH STREET, SUITE 101
BOCA RATON, FL 33432
PHONE: (561) 750-5298
CONTACT: MARC WIENER, AIA

SURVEYOR
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
PHONE: (561) 392-1991
CONTACT: DAVID LINDLEY, PLS



FLORIDA DEPARTMENT OF TRANSPORTATION,
2016 DESIGN STANDARDS AND REVISED INDEX
DRAWINGS AS APPENDED HEREIN, AND 2015
STANDARD SPECIFICATIONS FOR ROAD AND
BRIDGE CONSTRUCTION, AS AMENDED BY
CONTRACT DOCUMENTS.

THE PRESENCE OF GROUNDWATER SHOULD BE
ANTICIPATED. CONTRACTOR'S BID SHALL
INCLUDE CONSIDERATION FOR ADDRESSING THIS
ISSUE AND OBTAINING ALL NECESSARY PERMITS.



VICINITY MAP
NOT TO SCALE
SECTION: 13 TOWNSHIP: 46S RANGE: 42E
PERMIT NO.: 15A-496-0091-93030
SECTION NO.: 93030
STATE ROAD: 806
SPEED LIMIT: 45 MPH

PROJECT LOCATION
NE CORNER OF W. ATLANTIC AVENUE
AND S. MILITARY TRAIL

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C2.01	EROSION CONTROL DETAILS
C3.00	OVERALL DEMOLITION PLAN
C3.01	DEMOLITION PLAN
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C5.01	PAVING, GRADING, AND DRAINAGE PLAN
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C5.03	PAVING, GRADING, AND DRAINAGE PLAN
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C6.07	TEMPORARY UTILITY CONNECTIONS PLAN
C6.08	SEWER PROFILE
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C8.01	PAVING, GRADING AND DRAINAGE DETAILS

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C8.03	PAVING, GRADING AND DRAINAGE DETAILS
C8.04	STORMTECH DETAILS
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C11.08	FDOT EXISTING PHOTOMETRIC PLAN
C11.09	FDOT PROPOSED PHOTOMETRIC PLAN
C12.00	FDOT PLAN
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PH-1.2	PARTIAL SITE PLAN - PHOTOMETRICS
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L0.00	OVERALL TREE DISPOSITION PLAN
L0.01	TREE DISPOSITION PLAN
L0.02	TREE DISPOSITION PLAN
L0.03	TREE DISPOSITION PLAN
L0.04	TREE DISPOSITION PLAN
L0.05	TREE DISPOSITION PLAN
L0.06	TREE DISPOSITION PLAN
L1.00	OVERALL LANDSCAPE PLAN
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REV.	PER CITY OF DELRAY COMMENTS	DATE
1		07/12/17

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LICENSED PROFESSIONAL
JASON A. WEBBER, P.E.
FLORIDA LICENSE NUMBER 73962

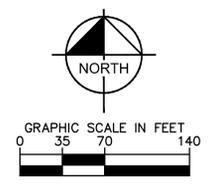
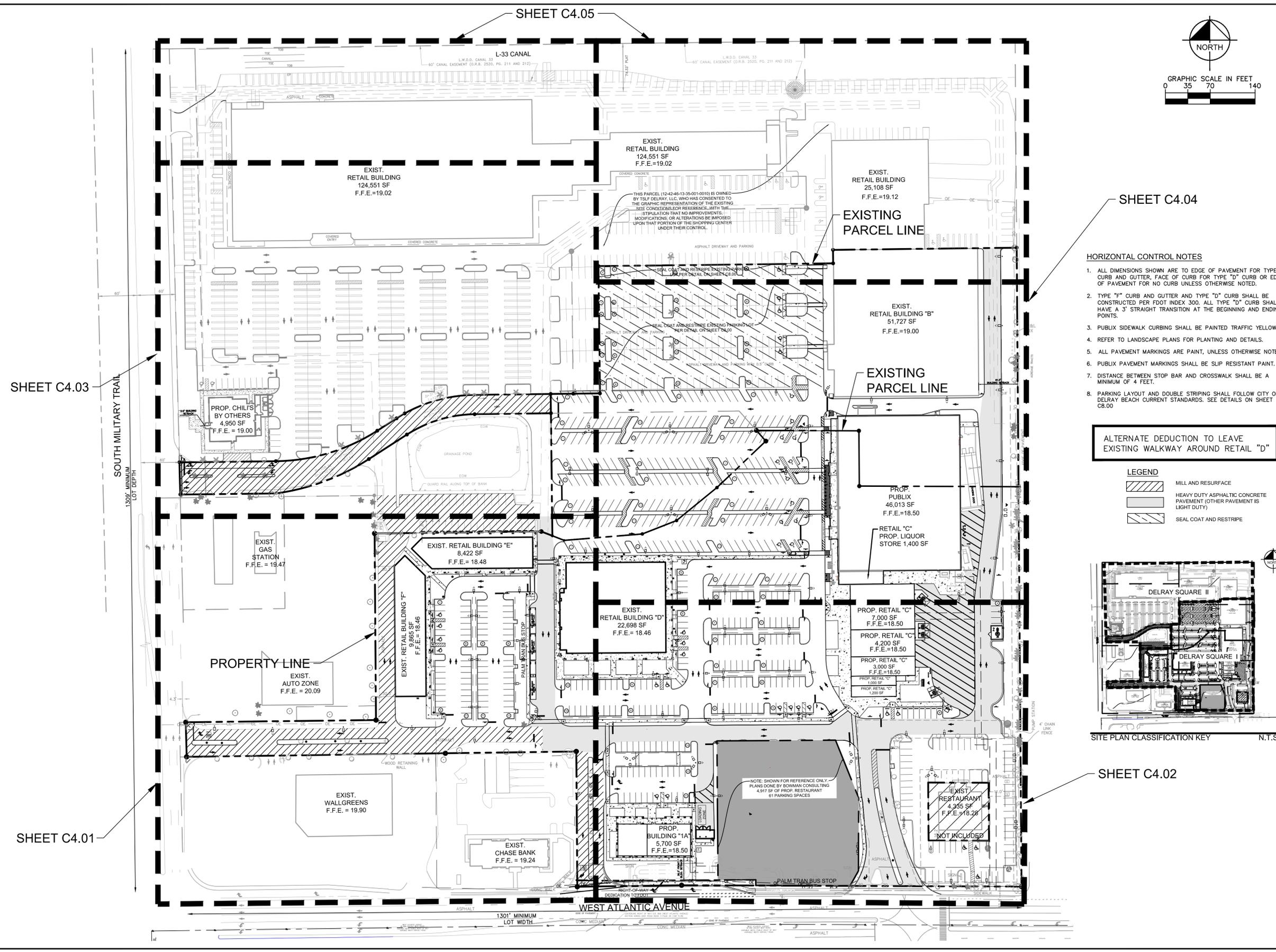
KHA PROJECT 144696001
DATE JULY 2017
SCALE AS SHOWN
DESIGNED BY JU
DRAWN BY JU
CHECKED BY JAW DATE

COVER SHEET

DELRAY SQUARE
PREPARED FOR
THE KEITH CORP.
DELRAY BEACH, FLORIDA

SHEET NUMBER
C1.00

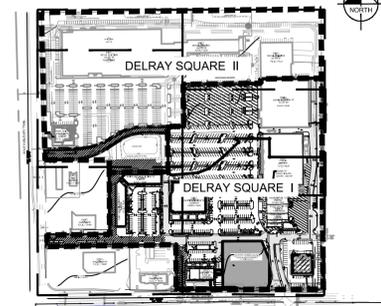
PLOTTED BY: jason.a.webber@kimley-horn.com DATE: 7/13/2017 11:12:18 AM PROJECT: K:\delray_square\cadd\plansheets\C4.00 MASTER PLAN.DWG
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- SHEET C4.04
- HORIZONTAL CONTROL NOTES**
1. ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT FOR TYPE "D" CURB AND GUTTER, FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB UNLESS OTHERWISE NOTED.
 2. TYPE "F" CURB AND GUTTER AND TYPE "D" CURB SHALL BE CONSTRUCTED PER FDOT INDEX 300. ALL TYPE "D" CURB SHALL HAVE A 3' STRAIGHT TRANSITION AT THE BEGINNING AND ENDING POINTS.
 3. PUBlix SIDEWALK CURBING SHALL BE PAINTED TRAFFIC YELLOW.
 4. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
 5. ALL PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
 6. PUBlix PAVEMENT MARKINGS SHALL BE SLIP RESISTANT PAINT.
 7. DISTANCE BETWEEN STOP BAR AND CROSSWALK SHALL BE A MINIMUM OF 4 FEET.
 8. PARKING LAYOUT AND DOUBLE STRIPING SHALL FOLLOW CITY OF DELRAY BEACH CURRENT STANDARDS. SEE DETAILS ON SHEET C8.00

ALTERNATE DEDUCTION TO LEAVE EXISTING WALKWAY AROUND RETAIL "D"

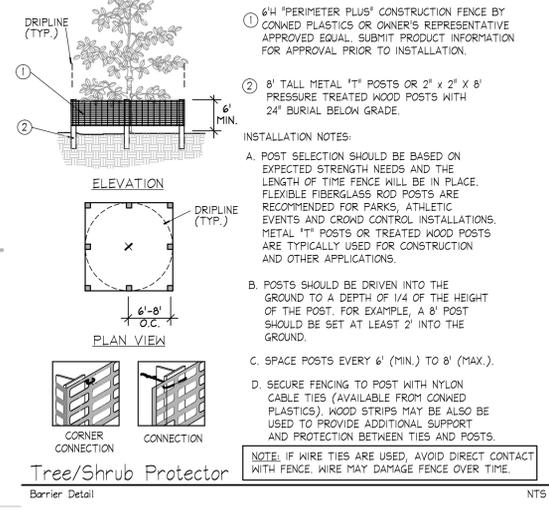
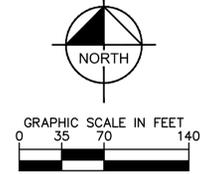
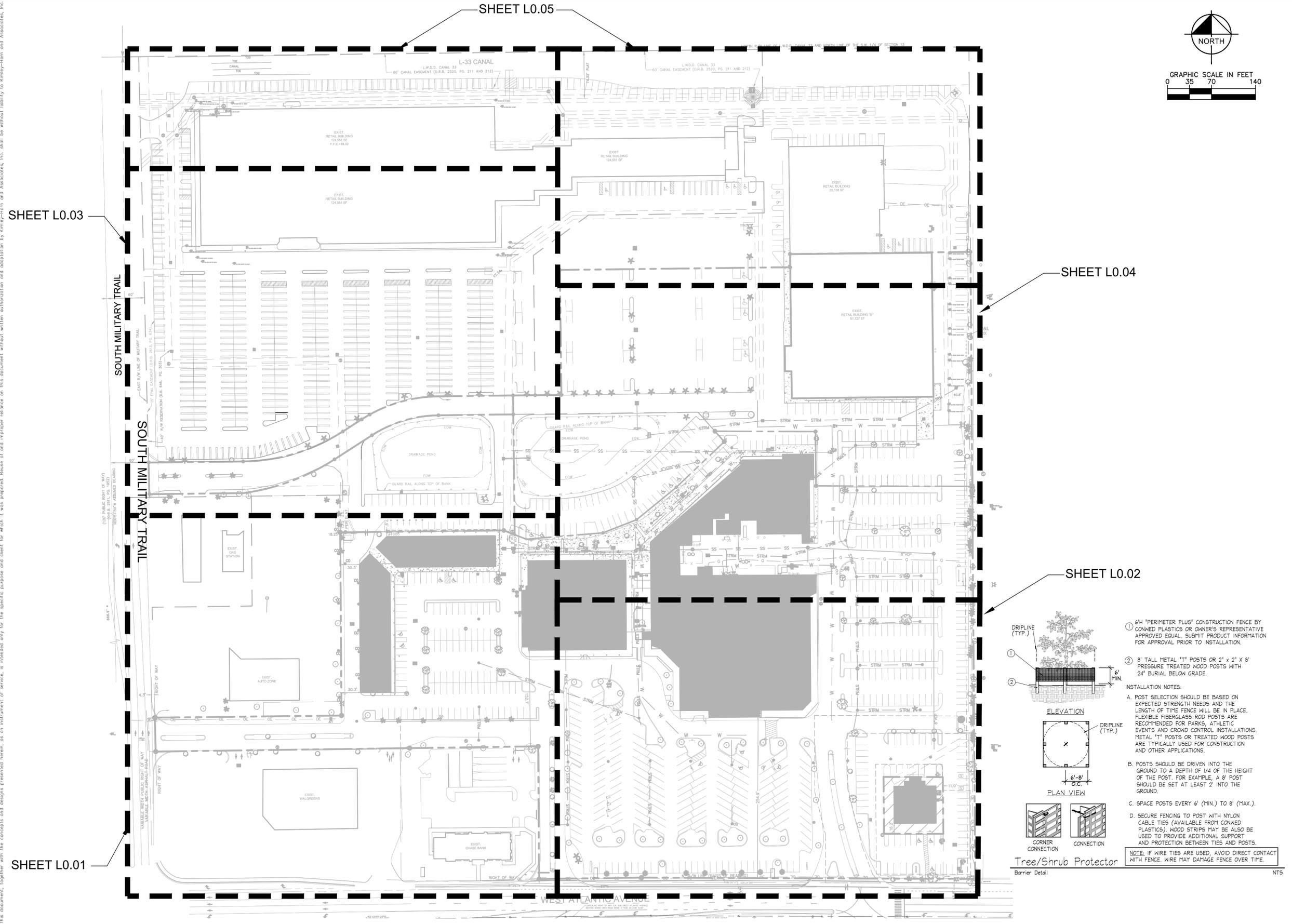
- LEGEND**
- MILL AND RESURFACE
 - HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT (OTHER PAVEMENT IS LIGHT DUTY)
 - SEAL COAT AND RESTRIPE



SHEET C4.02

Kimley-Horn	8907 WIMLEY HORN AND ASSOCIATES, INC. 1815 S. CONGRESS AVE., SUITE 200, DELRAY BEACH, FL 33445 PHONE: 561-330-2345 FAX: 561-330-2245 WWW.KIMLEY-HORN.COM CA 00000696						
KHA PROJECT 144696001	DATE JULY 2017	SCALE AS SHOWN	DESIGNED BY JJ	DRAWN BY JJ	CHECKED BY JAW	DATE	BY
OVERALL SITE PLAN		LICENSURE PROFESSIONAL JASON A. WEBBER, P.E. FLORIDA LICENSE NUMBER 73962					
DELRAY SQUARE PREPARED FOR THE KEITH CORP.		FLORIDA					
SHEET NUMBER C4.00							

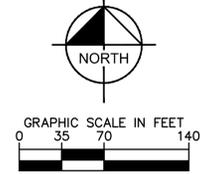
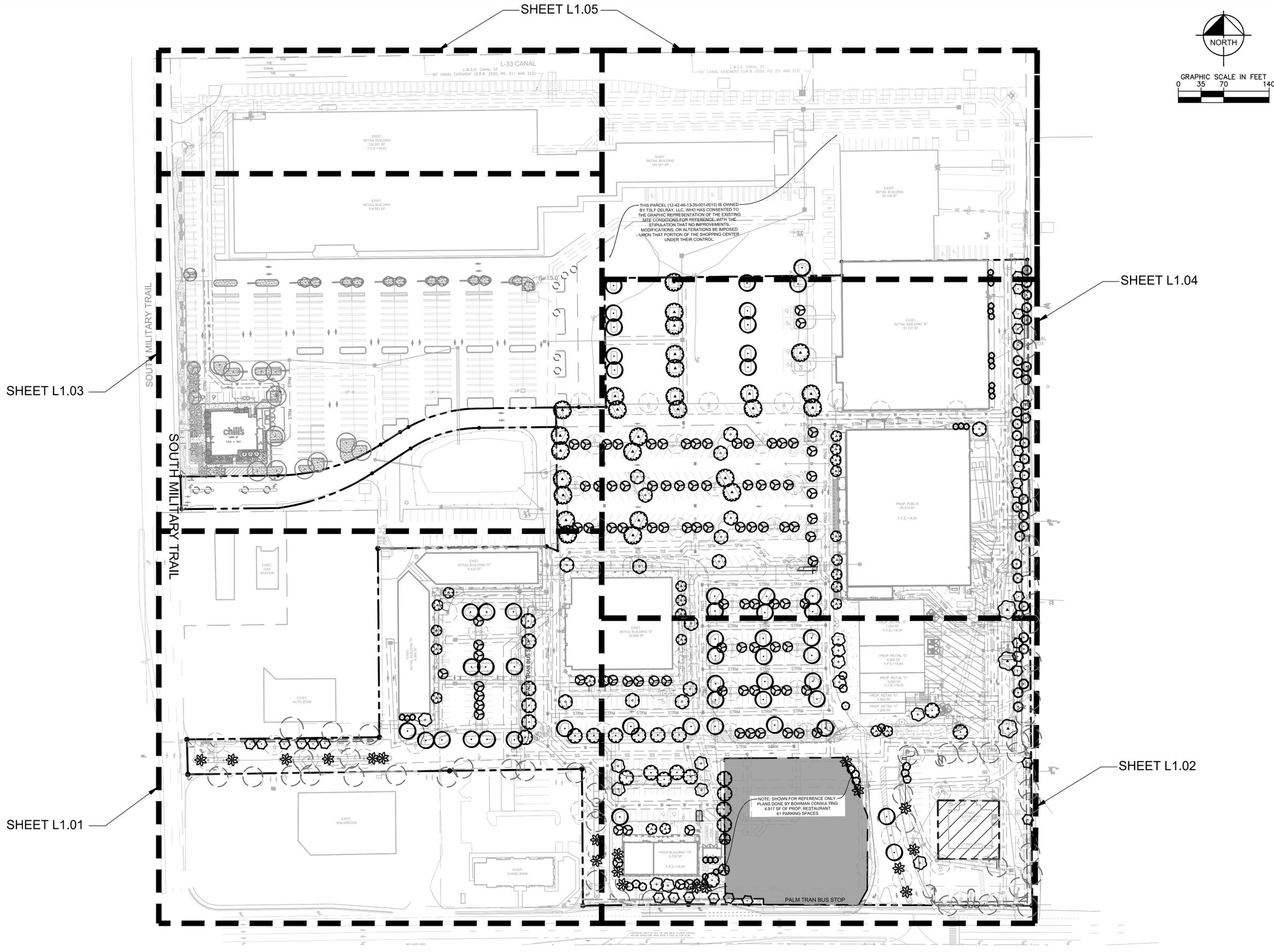
Plotted By: Hoizer, Jeffrey - Sheet Set: DELRAY SQUARE - Layout: L0.00 OVERALL TREE DISPOSITION PLAN - July 13, 2017 11:53:50am - K:\vtd_civil\144686001 - delray square\CADD\plansheets\L0.00 TREE DISPOSITION PLAN.dwg
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- ① 6" PERIMETER PLUS CONSTRUCTION FENCE BY CONNED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
 - ② 8' TALL METAL 1" POSTS OR 2" x 2" x 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.
- INSTALLATION NOTES:
- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL 1" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
 - B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
 - C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
 - D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONNED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.
- NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

KHA PROJECT 144686001		LICENSED PROFESSIONAL				No.		DATE		BY	
DATE JULY 2017		JONATHAN D. HAIGH, P.L.A.		© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 1815 S. CONGRESS AVE., SUITE 201, DELRAY BEACH, FL 33445 PHONE: 561-330-2345 FAX: 561-330-2245 WWW.KIMLEY-HORN.COM CA 00000696		No.		DATE		BY	
SCALE AS SHOWN		FLORIDA LICENSE NUMBER LA#6666795		DELRAY BEACH, FLORIDA		No.		DATE		BY	
DESIGNED BY TCR		LA#6666795		OVERALL TREE DISPOSITION PLAN		No.		DATE		BY	
DRAWN BY TCR		DATE: 07/13/2017		DELRAY SQUARE PREPARED FOR THE KEITH CORP.		No.		DATE		BY	
CHECKED BY JDH				SHEET NUMBER L0.00		No.		DATE		BY	

Plotted By: Hoizer, Jeffrey. Sheet Set: DELRAY SQUARE - Layout: L1.00 OVERALL LANDSCAPE PLAN - July 13, 2017 11:56:25am. K:\bcs\55\144696001 - delray square\CADD\plansheets\L1.00 LANDSCAPE PLAN.dwg
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SHEET L1.03

SHEET L1.01

SHEET L1.05

SHEET L1.04

SHEET L1.02

THIS PARCEL (12-42-46-13-35-01-010) IS OWNED BY TSF DELRAY, LLC, WHICH HAS CONSENTED TO THE GRAPHIC REPRESENTATION OF THE EXISTING SITE CONDITIONS FOR REFERENCE WITH THE STIPULATION THAT NO IMPROVEMENTS, MODIFICATIONS, OR ALTERATIONS BE IMPERSED UNLESS THAT PORTION OF THE SHOPPING CENTER UNDER THEIR CONTROL.

NOTE: SHOWN FOR REFERENCE ONLY. PLANS DONE BY BOWMAN CONSULTING. 4,917 SF OF PROP. RESTAURANT. 61 PARKING SPACES.

No.	REVISIONS	DATE	BY

Kimley-Horn
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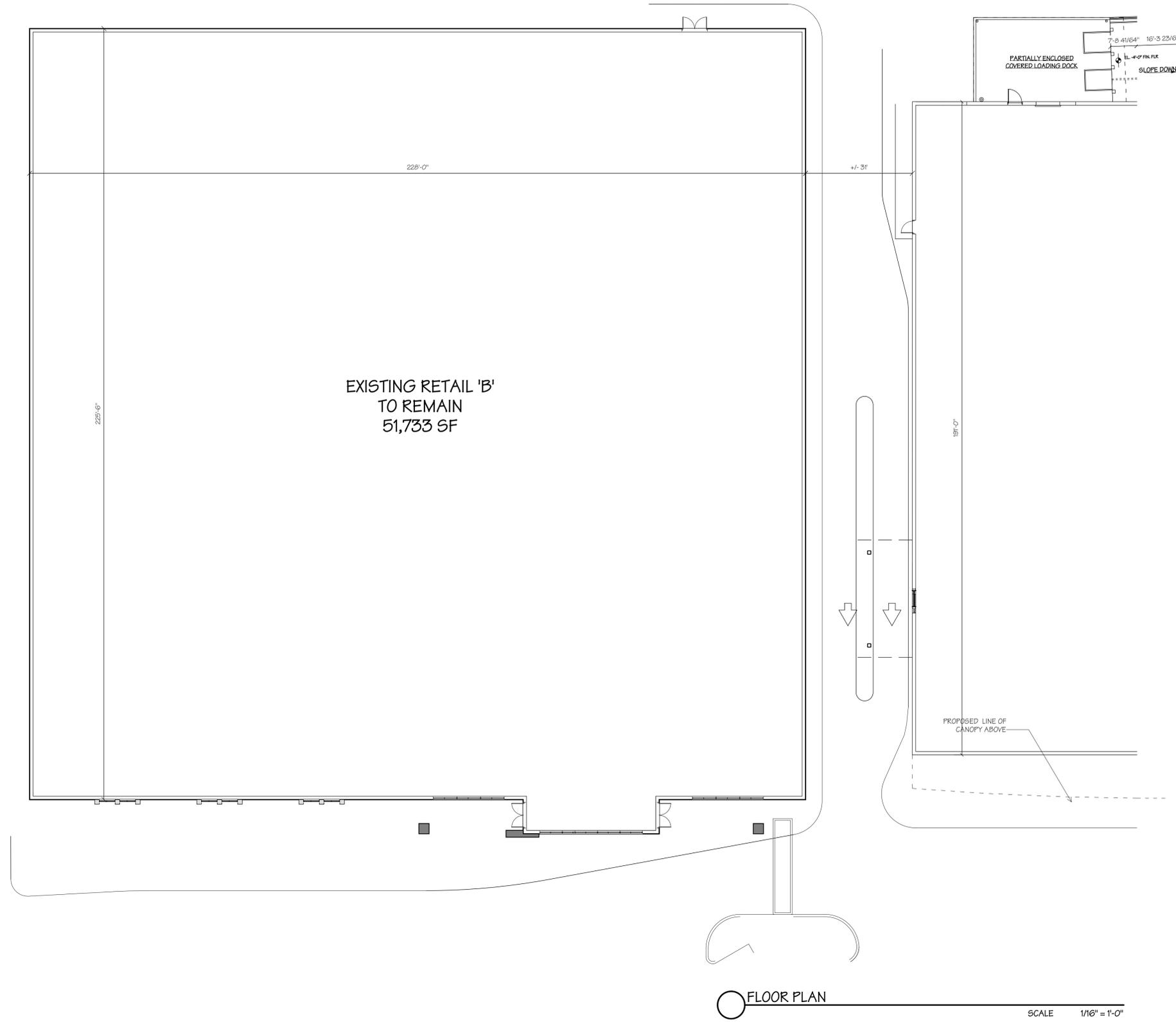
LICENSED PROFESSIONAL
 JONATHAN D. HAIGH, P.L.A.
 FLORIDA LICENSE NUMBER LA#6666795
 CHECKED BY: JDH DATE:

KHA PROJECT 144696001
 DATE JULY 2017
 SCALE AS SHOWN
 DESIGNED BY TCR
 DRAWN BY TCR
 CHECKED BY JDH DATE:

OVERALL LANDSCAPE PLAN
 DELRAY SQUARE
 PREPARED FOR THE KEITH CORP.
 DELRAY BEACH, FLORIDA

SHEET NUMBER
L1.00

14056 - A2.03.02 - 16.06.01
 PLOT : 16.06.01



FLOOR PLAN
 SCALE 1/16" = 1'-0"



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REVISION BLOCK

MARC WIENER, A.I.A.
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ARCHITECT

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 SUITE 200
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OWNER IDENTIFICATION

DELRAY SQUARE
 MODIFICATION & ADDITION

DELRAY BEACH, FLORIDA

BUILDING SHEET

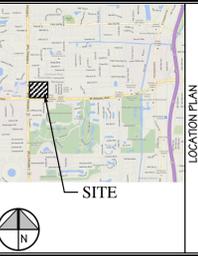
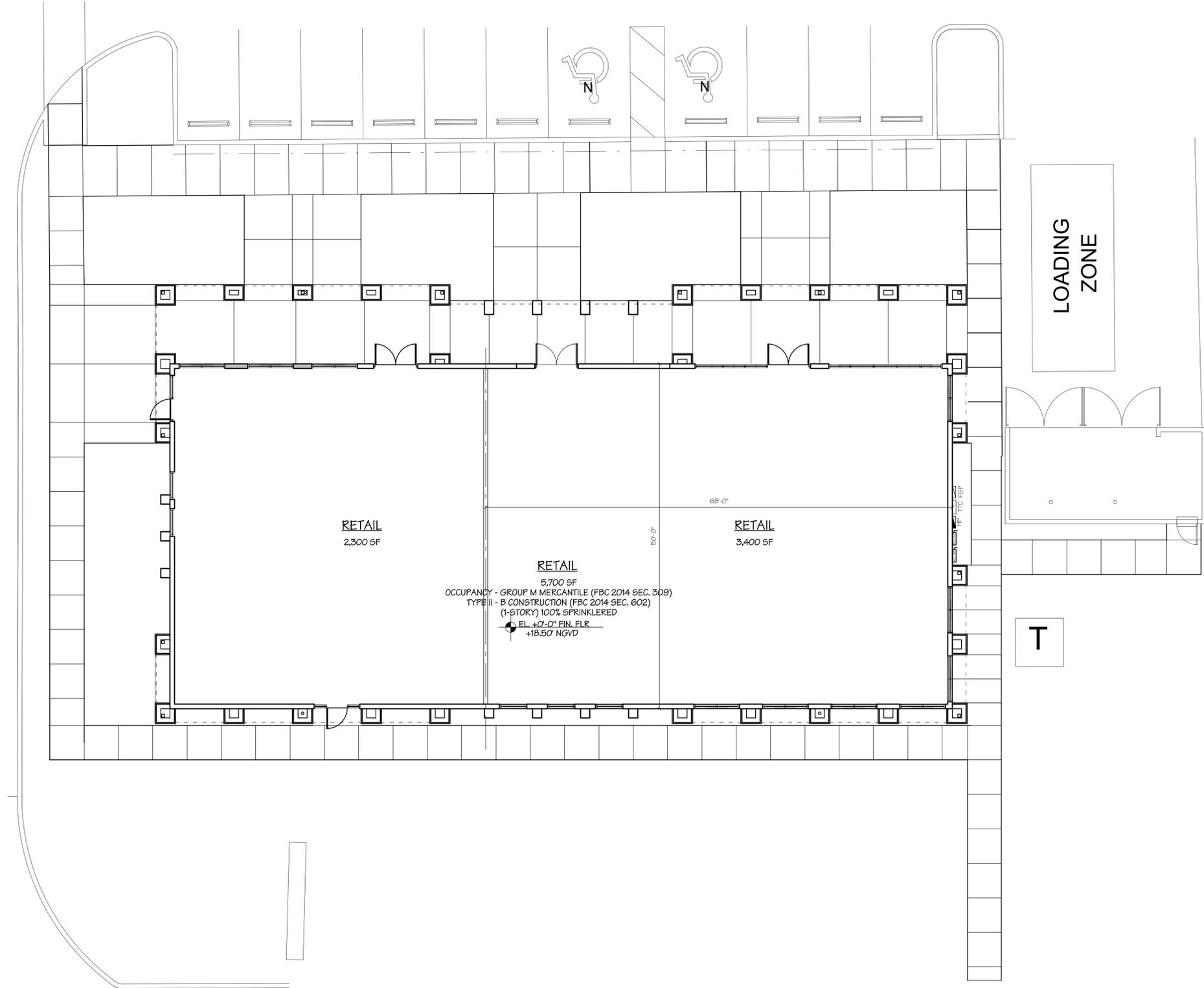
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SCALE	AS NOTED
ISSUE DATE	17.06.29
PROJECT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A2.03

SHEET

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**DELRAY SQUARE
 MODIFICATION & ADDITION**

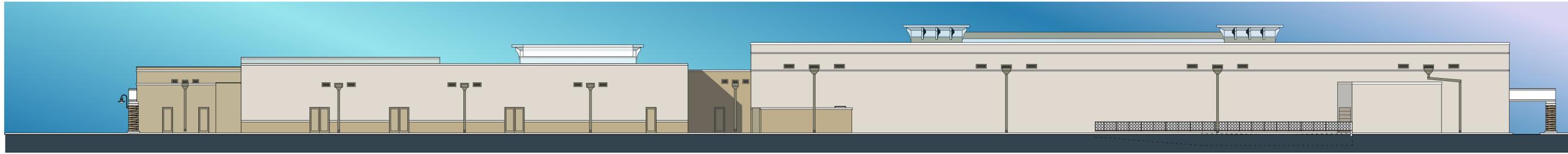
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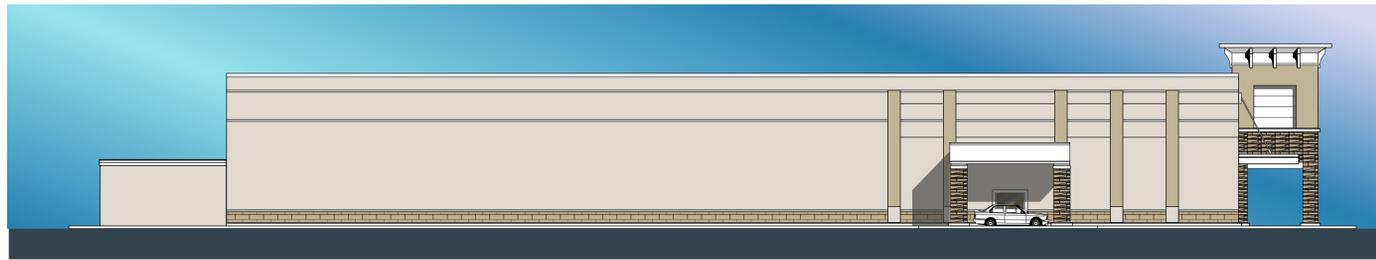
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CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A2.04



(A) WEST ELEVATION SCALE 1/16" = 1'-0"



(K) EAST ELEVATION SCALE 1/16" = 1'-0"



(J) NORTH ELEVATION SCALE 1/16" = 1'-0"



(B) SOUTH ELEVATION SCALE 1/16" = 1'-0"

PROPOSED RETAIL BUILDINGS



(O) EAST ELEVATION SCALE 1/16" = 1'-0"



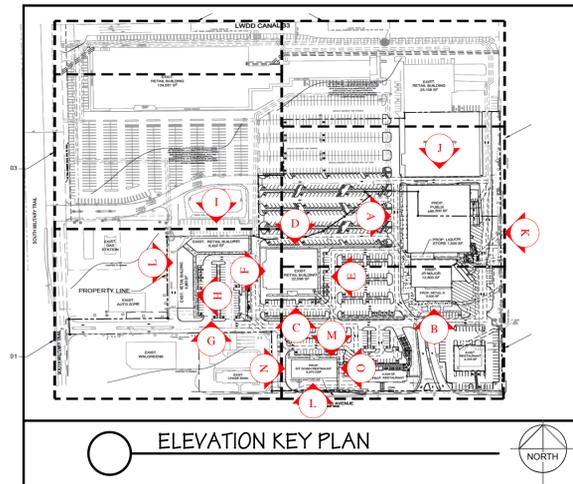
(L) SOUTH ELEVATION SCALE 1/16" = 1'-0"



(N) WEST ELEVATION SCALE 1/16" = 1'-0"

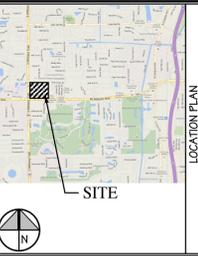


(M) NORTH ELEVATION SCALE 1/16" = 1'-0"



(O) ELEVATION KEY PLAN

PROPOSED RETAIL OUTBUILDING



MARK	DESCRIPTION	DATE
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6/29/2017

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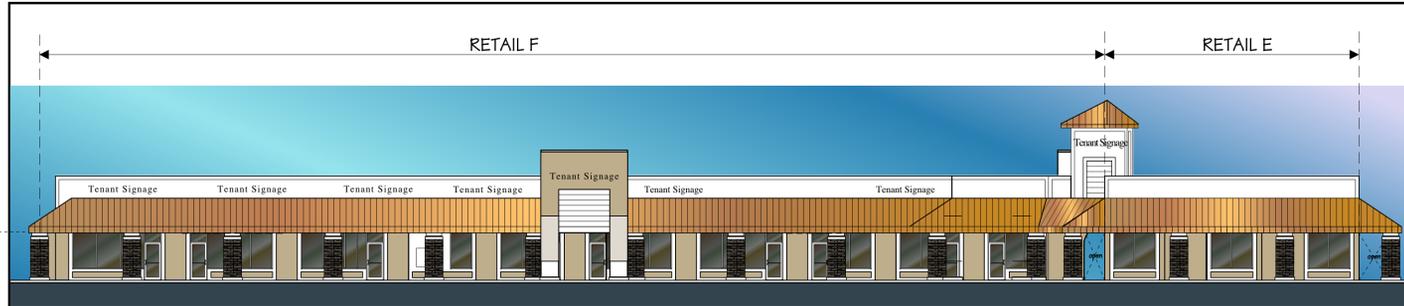
DELRAY SQUARE
 MODIFICATION & ADDITION
 DELRAY BEACH, FLORIDA

JOB NUMBER	14056
SCALE	AS NOTED
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PROJECT DATE	
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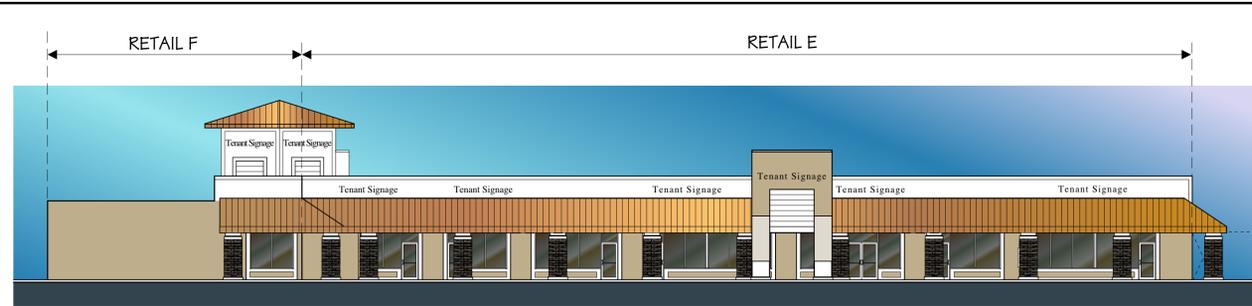
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DISCIPLINE	ARCHITECTURE
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14056 - AC3.01.09 - 17.06.29
 PLOT : 17.06.29

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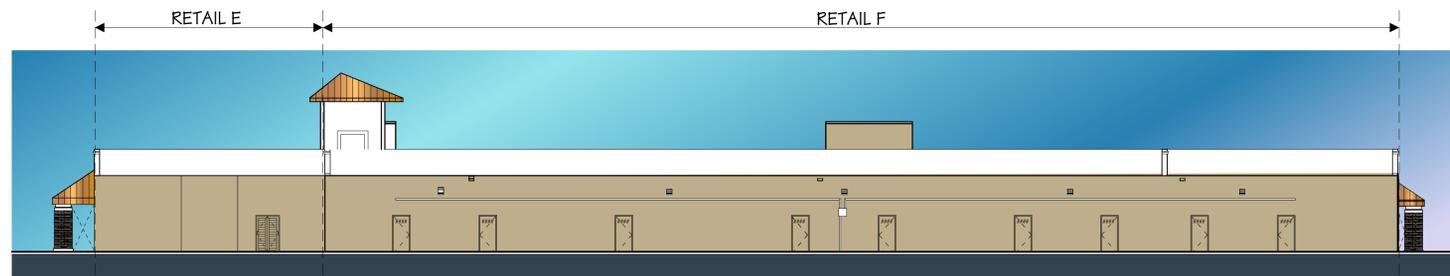
H PROPOSED ELEVATION MODIFICATION - EAST FACADE



G PROPOSED ELEVATION MODIFICATION - SOUTH FACADE
SCALE 1/16" = 1'-0"



I PROPOSED ELEVATION MODIFICATION - NORTH FACADE
SCALE 1/16" = 1'-0"



L PROPOSED ELEVATION MODIFICATION - WEST FACADE
SCALE 1/16" = 1'-0"



F PROPOSED ELEVATION MODIFICATION - WEST FACADE
RETAIL D SCALE 1/16" = 1'-0"



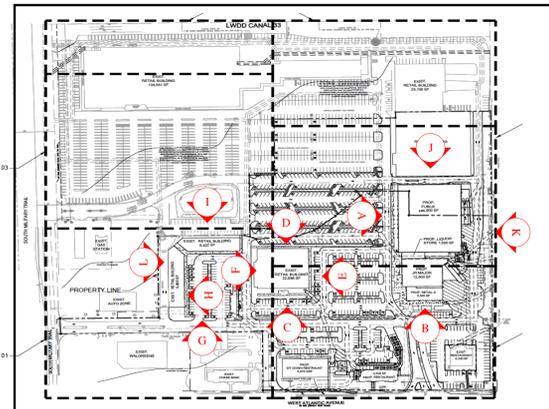
C PROPOSED ELEVATION MODIFICATION - SOUTH FACADE
RETAIL D SCALE 1/16" = 1'-0"



E PROPOSED ELEVATION MODIFICATION - EAST FACADE
RETAIL D SCALE 1/16" = 1'-0"



D PROPOSED ELEVATION MODIFICATION - NORTH FACADE
RETAIL D SCALE 1/16" = 1'-0"



ELEVATION KEY PLAN



MARK	DESCRIPTION	DATE

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DELRAY SQUARE
MODIFICATION & ADDITION
DELRAY BEACH, FLORIDA

JOB NUMBER	14056
SCALE	AS NOTED
ISSUE DATE	17.06.29
PROJECT DATE	
BID DATE	

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DISCIPLINE	ARCHITECTURE
PLAN TYPE	
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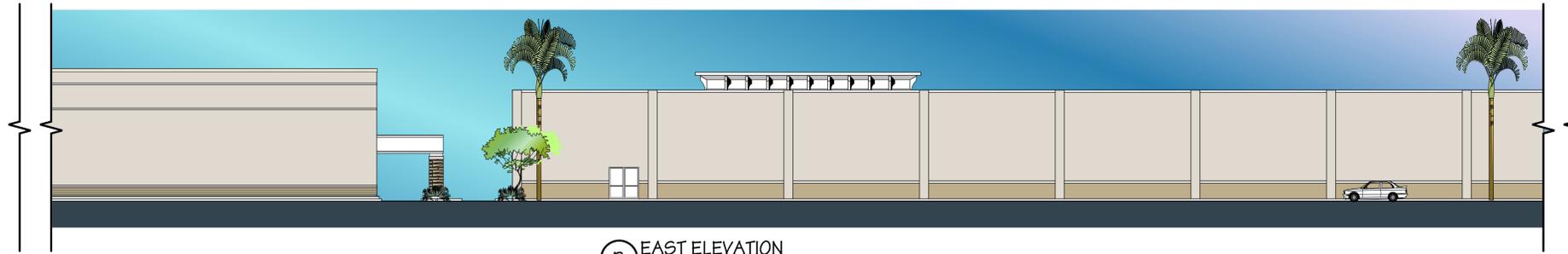
14056 - AC3.02.06 - 17.06.29
PLOT : 17.06.29

EXISTING RETAIL BUILDINGS FACADE MODIFICATION



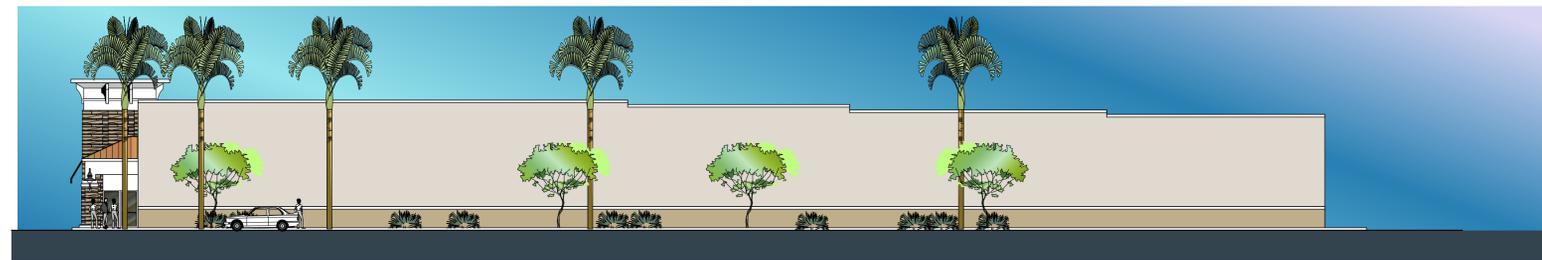
P WEST ELEVATION

SCALE 1/16" = 1'-0"



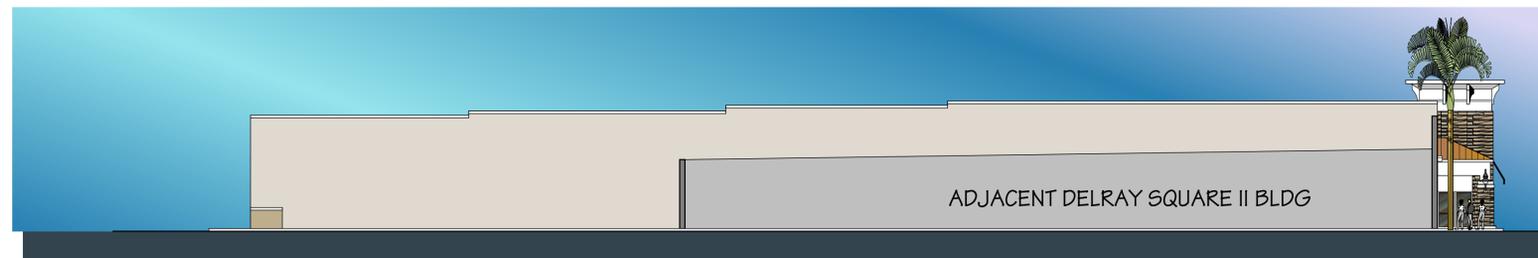
R EAST ELEVATION

SCALE 1/16" = 1'-0"



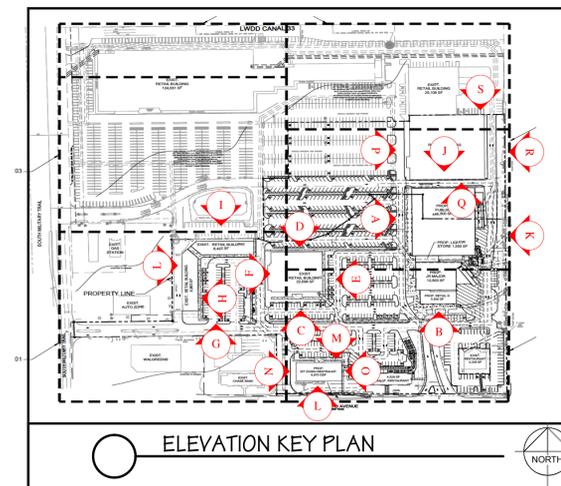
Q SOUTH ELEVATION

SCALE 1/16" = 1'-0"

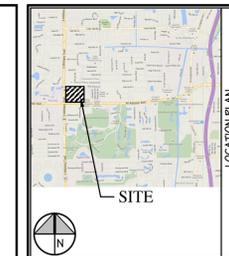


S NORTH ELEVATION

SCALE 1/16" = 1'-0"



ELEVATION KEY PLAN



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DELRAY SQUARE
 MODIFICATION & ADDITION
 DELRAY BEACH, FLORIDA

JOB NUMBER	14056
SCALE	AS NOTED
ISSUE DATE	17.06.29
PROJECT DATE	
BID DATE	

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CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	AC3.03

14056 - AC3.03.02 - 17.06.29
 PLOT : 17.06.29

EXISTING NORTHERN RETAIL BUILDING FACADE MODIFICATION