



Planning & Zoning Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Patio Beach Delray
Project Location: 303 Gleason Street
Request: Class III Site Plan Modification
Board: Site Plan Review and Appearance Board (SPRAB)
Meeting Date: March 23, 2016

Board Action:

Approved 6-0 = Site Plan
Approved 6-0 = Landscape Plan
Approved 6-0 = Architectural Elevations

Project Description-noting staff concerns:

The property measures 23,152 sq. ft. (0.53 acre) and is located at the southeast corner of Bay Street and Gleason Street. It currently contains an existing 10-unit 1-story condominium development which was constructed in 1950. The applicant proposes to upgrade 4 of the existing efficiency units, each to include a 2nd story addition containing 350 sq. ft. with an additional bedroom and bathroom serving each unit.

On January 21, 2016, the Board of Adjustment (BOA) approved a variance to allow the 9.85' existing rear setback to remain, whereas a 25' rear setback is required.

On March 23, 2016, the Site Plan Review and Appearance Board (SPRAB) conditionally approved a Class III Site Plan modification proposal to construct a 2nd story building addition for four efficiency units within an existing one-story 10-unit condominium development. The development proposal included an additional bedroom and bathroom serving each unit, construction of 2 additional parking spaces for an existing 8-space parking row, architectural elevation changes for the affected 4 condominium units and landscaping upgrades for entire site.

1. The staff raised the following concerns: Replace the existing blue canvas awning with a color that matches the proposed color scheme (i.e. tan or white).

The Board considered this alternative, however, ultimately supported the applicant's request to allow the existing blue awning to remain since the owner's future plans include changing the color scheme at which time this can be addressed.

Board comments:

- A traffic study would not be deemed necessary. However, a traffic statement is appropriate.
- Relief from the landscaping requirements would require a SPRAB waiver, which was not presented for consideration.
- Relief from the sidewalk in-lieu requirements along Bay Street would require a waiver to the City Commission and is not within the authority of SPRAB.
- Existing painted block on the lower level is not visually compatible with the proposed stucco finish on the new upper level.

Appealable Item Report

- The south elevation did not demonstrate a visual transition between the upper and lower levels.
- The existing trees to be affected by the required landscape curbing and islands are either durable enough to withstand relocation or already dead and in need of removal. Thus, the upgrades can be accommodated.
- A structural engineer will be required to inspect the existing building to assure that the existing structure can withstand the second story addition. This is required prior to building permit issuance, but not for SPRAB consideration.
- Speculated regarding why only four units instead of all 10 units were being renovated and verified HOA and remaining 6 condominium owners support with staff and applicant.

Board offered additional conditions of approval as follows:

- **Site Plan** - Staff's recommended 5 conditions, with a slight change to the wording on condition #3 to specify a traffic statement requirement instead of a traffic study.
- **Landscape Plan** – Staff's recommended 5 conditions, as stated in the staff report.
- **Architectural Elevations** – Staff's recommended condition #1 only. The Board removed staff's recommended condition #2 regarding replacement of the blue awning with a color to match the proposed tan and white. The Board added a replacement condition #2 to require the lower level of the affected four units to have stucco finish over the existing painted block. The Board also added a new condition #3 to provide stucco banding to transition the upper level from the lower level on the south elevation.

Public input – noting comments and concerns:

No members of the public spoke in opposition to or in support of the development proposal.

Associated Actions: None.

Next Action: None.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

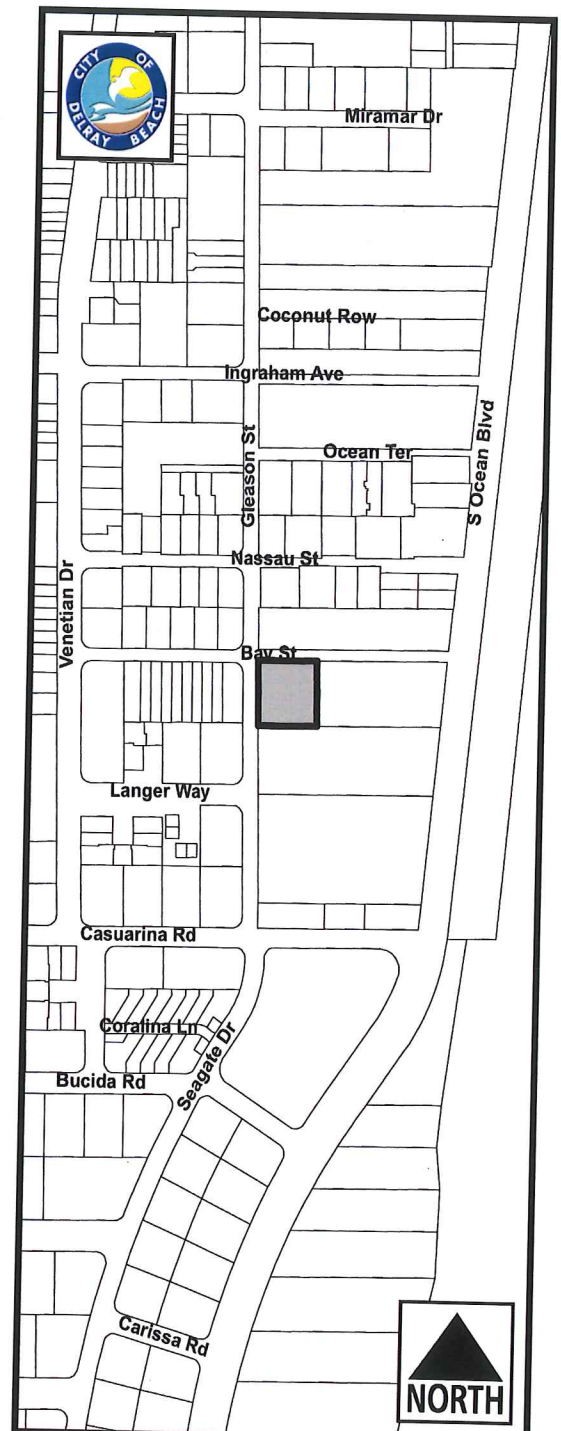
MEETING DATE: March 23, 2016

ITEM: **Patio Beach Delray** - Class III Site Plan Modification associated with construction of a 2nd story building addition for four units within an existing one-story 10-unit condominium development.

RECOMMENDATION: **Approve** the Class III Site Plan Modification, Landscape Plan and Architectural Elevations subject to the conditions identified in the attached staff report.

GENERAL DATA:

Agent.....	Steve Siebert
Applicant/Owner.....	Gary Schuler
Location.....	Southeast corner of Bay St. and Gleason St.
Property Size.....	23,152 sq. ft. (0.53 acre)
Current FLUM.....	MD (Medium Density Residential – 5 to 12 dwelling units per acre)
Current Zoning.....	RM (Multiple Family Residential – Medium Density)
Adjacent Zoning...North:	RM (Multiple Family Residential – Medium Density)
South:	RM (Multiple Family Residential – Medium Density)
East:	RM (Multiple Family Residential – Medium Density)
West:	RM (Multiple Family Residential – Medium Density)
Existing Land Use.....	Multi-family Residential
Proposed Land Use.....	No Change
Water Service.....	Existing On-Site
Sewer Service.....	Existing On-Site



ITEM BEFORE THE BOARD

The item before the Board is approval of a Class III Site Plan Modification for **Patio Beach Delray**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(c). The request involves the following elements:

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

The property is located at the southeast corner of Bay Street and Gleason Street.

BACKGROUND

The subject property measures 23,152 sq. ft. (0.53 acre) and currently contains an existing 10-unit 1-story condominium development which was constructed in 1950. It is zoned RM (Multiple Family Residential – Medium Density), with an MD (Medium Density Residential – 5 to 12 Dwelling Units Per Acre) Future Land Use Map (FLUM) designation. The applicant proposes to upgrade 4 of the existing efficiency units, each to include a 2nd story addition containing 350 sq. ft. with an additional bedroom and bathroom serving each unit.

In 1950, the front of the property was determined to be Gleason Street and the existing setbacks were constructed according to the City Ordinance. With the adoption of the City of Delray Beach Land Development Regulations on October 1, 1990, the site was subject to RM Zoning District standards.

On November 3, 1998, the City Commission adopted Ordinance 43-98, which established the legal front of the property as Bay Street. This created an existing nonconformity for the subject property. It is noted that the applicant requested relief from the development standards in effect at the time that the site was constructed (i.e. 15' side setback).

On January 21, 2016, the Board of Adjustment (BOA) approved a variance to allow the 9.85' existing rear setback to remain, whereas a 25' rear setback is required.

Now before the Board is a Class III Site Plan modification proposal to construct a 2nd story building addition for four units within an existing one-story 10-unit condominium development.

PROJECT DESCRIPTION

The development proposal consists of the following:

- Construction of a 2nd story addition for four existing efficiency units
- Upper level floor plans for additional bedroom and bathroom serving each unit
- Construct 2 additional parking spaces for an existing 8-space parking row
- Architectural elevation changes for affected 4 condominium units
- Landscaping upgrades for entire site

SITE PLAN ANALYSIS

COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:

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

LDR Section 4.3.4(K) Development Standards Matrix:

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

<u>Zoning</u> RM (Medium Density – Multiple Family Residential)	<u>Required</u> (1&2/3*)	<u>Existing</u> (1&2/3*)
Building Setbacks (min.): - Front (north)	25'/30'	23.61'
Side Interior (east)	15'/30'	9.89'
Side Street (west)	25'/30'	24.85'
Rear (south)	25'	9.85'
Maximum Lot Coverage:	40%	22.73%
Open Space:	25%	36%
Building Height (max.):	35'	22.5'
Minimum Floor Area: (8 Existing) Efficiencies	400 sq. ft.	390 sq. ft.
(2 Existing) 1BR	600 sq. ft.	590 sq. ft.
Maximum Density:	6-12 units/acre	18 units/acre
Min. Lot Size (sq. ft.)	8,000 sq. ft.	23,152 sq. ft.
Min. Lot Frontage (ft.)	60 sq. ft.	304 sq. ft.
Min. Lot Width (ft.)	60 sq. ft.	150 sq. ft.
Min. Lot Depth (ft.)	100 sq. ft.	154 sq. ft.

*1&2/3 = 1st and 2nd Story/ 3rd Story. There is an additional 5' setback for the 3rd story. (not applicable for this proposal)

The proposal includes conversion of 4 existing 390 sq. ft. efficiencies to 740 sq. ft. one-bedroom units, increasing the unit sizes above 600 sq. ft. for 1BR, to eliminate the existing nonconformity.

LDR Section 4.4.6(F)(2) – Density Allowances:

LDR Section	Lot Size	Base Density	Base Units	Max. Density	Max. Units	Actual Density	Actual Units
4.4.6(H)(1)	0.53 acre	6 du/ac	3.0	12 du/ac	6.0	18 du/ac	10.0

The existing Patio Beach Delray 10-unit condominium development is an existing nonconforming use within the RM (Multiple Family Residential – Medium Density) Zoning

District with respect to density. The current zoning allows multiple family residences up to 12 units per acre. The existing site currently contains 10 units on a 0.53 acre site which comprises 18 units per acre.

Performance standards (LDR Section 4.4.6(I)(a. thru g.) are applicable to proposed new developments pursuant to LDR Section 4.4.6(H)(1) for densities proposed over the standard 6 units per acre. Since the 10-unit condominium development exists and no new units are proposed, a review of the performance standard is not deemed necessary.

LDR Chapter 4.6 Supplementary District Regulations:

Vehicle Parking:

Pursuant to LDR Section 4.6.9(C)(2)(c), two or more bedroom dwelling units shall provide two spaces per unit and one-half a space of guest parking. There are a total of ten residential units and sixteen parking spaces exists which back out onto the adjacent rights-of-way. With the proposed improvements, the parking requirement for the site will be eighteen spaces. Eighteen parking spaces are proposed. The development proposes to restripe an existing 8-space parking row to obtain two additional parking spaces. Therefore, the parking requirement will be met.

Bicycle Parking:

LDR Section 4.6.9(C)(1)(c) and Transportation Element Policy D-2.2 of the Comprehensive Plan recommend that a bicycle parking facility be provided. New bicycle racks are proposed. Thus, this LDR requirement is met.

LDR Section 6.1.3(B) - Sidewalk Requirements:

Bay Street: At its meeting on Thursday, January 7, 2016, the Development Services Management Group (DSMG) determined that payment of in-lieu fees instead of sidewalks is necessary for the existing 150' of frontage. The estimated in-lieu cost is \$6,000 at \$8 per sq. ft. for a 5' sidewalk. This remittance is required prior to issuance of a building permit.

Gleason Street: At its meeting on Thursday, January 7, 2016, the Development Services Management Group (DSMG) determined that payment of in-lieu fees instead of sidewalks is necessary for the existing 154.4' of frontage. The estimated in-lieu cost is \$6,176 at \$8 per sq. ft. for a 5' sidewalk. This is also required prior to issuance of a building permit.

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

1. Pursuant to LDR Section 2.4.3.A.4., a vicinity map is required which clearly shows the subject property, adjacent properties, and their relationship to streets located within one-half mile radius of the property. Provide the vicinity map on a separate 24" x 36" cover sheet or as an insert on the proposed site plan (Sheet SP.1). It has been inadvertently omitted.
2. Please note that Sheet SP-1 indicates a total of 8 units. This shall be corrected prior to site plan certification.

3. Provide a traffic statement or study. A traffic concurrency determination that either satisfies the requirements of the City of Delray Beach Traffic Engineer or the Palm Beach County Traffic Division is required.

LANDSCAPE PLAN ANALYSIS

Pursuant to LDR Section 4.6.16 (C)(1)(a), prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3 (C). A proposed landscape plan has been submitted and evaluated by the City's Senior Landscape Planner and the following comments remain outstanding:

Landscape Technical Items: The following Landscape Plan items remain outstanding, and will need to be addressed prior to site plan certification.

1. Per LDR 4.6.16(D)(2)(d)(4), the provisions of the landscape code (section 4.6.16) shall apply to any modification to existing development which results in an increase of 25% in the gross floor area of the structure, or structures, situated on the site. In such cases, the entire site shall be upgraded to present landscape standards. This requirement will affect the landscape islands, installation of curbed landscape areas, tree and shrub requirements, and dumpster screening for this particular site.
2. Per LDR 4.6.16(H)(3)(i), landscape islands are required to have a minimum width of nine feet (9'), exclusive of curbing with a minimum planting area of one hundred and thirty-five square feet (135 SF). Update all applicable plans.
3. Per LDR 4.6.16(E)(3), all landscape areas shall be separated from vehicular use areas by car stops or type 'D' non-mountable curbing. All landscape islands are required to be curbed. Show and label curbing and/or car stops on all applicable plans.
4. Per LDR 4.6.16(H)(3)(h), All landscape islands are required to contain a minimum of seventy-five (75 SF) square feet of shrubs and groundcovers. Shrubs shall be placed at the back of the island with low groundcovers in the nose to eliminate sight visibility issues.
5. Show applicable sight triangles on landscape plans.

Based upon these findings, the proposed development can be found in compliance with applicable requirements of LDR section 4.6.16, with the above Landscaping Technical items attached as conditions of approval.

ARCHITECTURAL ELEVATIONS ANALYSIS

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

- 1) The plan or the proposed structure is in conformity with good taste, good design, and in general, contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.

- 2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
- 3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The development includes 10 existing one-story condominium units. Only 4 of the 5 existing units will be affected with the current proposal to construct a 2nd story addition for existing efficiency units fronting along Gleason Street. No architectural changes are proposed for the units along Bay Street.

The existing building is lacking architectural character and is mostly shielded from view by an existing enclosed, covered walkway made of white vinyl fencing with a blue canvas awning. The existing blue canvas awning is inconsistent with the proposed color scheme which is "Pure White" and "Cean Stone". The proposed white standing seam metal roof covering the second story addition is architecturally compatible with the existing site. There appears to be a pattern on the upper level of the proposed west elevation, indicating a material or texture change. However, no change is noted. Staff recommends either incorporating the pattern in all four elevations or removing it from the west elevation. If retained, notations shall provide clarification of the proposed differentiation in texture or material. Staff also recommends replacing the existing blue canvas awning with a color that matches the proposed color scheme (i.e. tan or white). The proposed architectural elevations will contribute to the image of the City as a place of beauty, harmony, taste and high quality, once the conditions of approval have been met. It will not cause the nature of the local environment or evolving environment to materially depreciate in appearance and value. Based on the above, positive findings with respect to LDR Section 4.6.18(E) can be made, with the staff recommended conditions of approval.

REQUIRED FINDINGS

Pursuant to LDR Section 3.1.1, prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following areas:

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

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

LDR Section 3.1.1(B) - Concurrency:

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

LDR Section 3.1.1(C) - Consistency:

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

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

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

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

	<i>Adjacent Zoning</i>	<i>Adjacent Land Use</i>
<i>North</i>	RM (Multiple Family Residential - Medium Density)	50-unit Condominium Development
<i>South</i>	RM (Multiple Family Residential - Medium Density)	41-unit Condominium Development
<i>East</i>	RM (Multiple Family Residential - Medium Density)	55-unit Condominium Development
<i>West</i>	RM (Multiple Family Residential - Medium Density)	10-unit Townhome Development

To the west is an existing 10-unit townhome development. To the south is an existing 41-unit condominium development. To the north is an existing 50-unit condominium development. To the east is an existing 55-unit condominium development. The proposed 10-unit multi-story townhome development will complement the existing fabric of the adjacent developments and significantly improve the aesthetic and property value of the existing site. Thus, the proposed change will not pose any adverse effect on the surrounding properties. Based upon the above, a positive finding can be made with regard to LDR Section 2.4.5(F)(5) that the site plan will be compatible and harmonious with adjacent and nearby properties.

Comprehensive Plan Policies:

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

Future Land Use Element Objective A-1 - Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil,

topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.

The proposed addition to the existing multi-story 10-unit condominium development is appropriate and consistent with the surrounding area. There are existing multi-family residential developments on the adjacent properties to the north, south, east and west. Thus, the proposed addition to the existing Patio Beach Delray development can be deemed a compatible and appropriate use for this site.

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

The proposed 2nd floor addition to 4 out of 10 units in an existing condominium development should have a stabilizing effect by providing a quality residential development in an urban environment. Nuisances such as noise, odors, and dust will not be a factor to the adjacent residential uses. The traffic volumes will be minimal and can be accommodated by the surrounding road network. Thus, the proposal will not result in a degradation of, but will enhance adjacent neighborhoods.

REVIEW BY OTHERS

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

Courtesy Notices:

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

- Delray Citizens Coalition
- Beach Property Owners Assoc. Inc.
- Mary Renaud

Public Notice:

Formal public notice is not required. Any letters of objection and/or support for this site plan modification will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

ASSESSMENT AND CONCLUSION

The subject property is a 21,152 sq. ft. (0.53 acre) parcel containing an existing 10-unit condominium building (Patio Beach Delray) constructed in 1950. The development proposal includes construction of a 2nd story building addition for four of the existing efficiency units

fronting on Gleason Street. This will decrease existing nonconformities relative to unit size. No changes are proposed to the units fronting on Bay Street. One existing one bedroom on Gleason Street will remain one story. The proposed architectural changes only affect the 4 units with the 2nd story addition. There are some discrepancies in the pattern on the drawings for the upper level of the west elevation which must be clarified. Similarly, the existing blue canvas awning must be replaced with a color matching the new color scheme (i.e. tan and white). These are staff recommended conditions of approval. The increase in gross floor area (i.e. more than 25%) requires the entire site to be upgraded to meet current code requirements with respect to landscaping. A landscape plan has been provided. However, it does not appear to meet the current landscape island widths (i.e. 9' or 135 sq. ft.) for the terminating end of the two existing parking rows. This shall be remedied in plans provided prior to site plan certification. Any other landscaping upgrades deemed necessary are still pending confirmation from the City Senior Landscape Planner. There is no increase in the number of units. Thus, traffic patterns are anticipated to remain the same. However, no traffic statement or study was provided to indicate the impact of current traffic patterns for the development. As such, a positive currency determination from either the City Traffic Engineer or Palm Beach County Traffic Division is deemed necessary prior to site plan certification. Additionally, since the parking rows prohibit provision of a minimum 5' sidewalk, payment of fees in-lieu of sidewalk construction is required prior to building permit issuance and this is a condition of site plan approval. With the aforementioned conditions of approval addressed, the project will be in compliance with the LDRs and comprehensive plan.

ALTERNATIVE ACTIONS

- A. Move **postponement** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for *Patio Beach Delray*, by electing to continue with direction.
- B. Move **approval** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for *Patio Beach Delray*, by adopting the findings of fact and law contained in the staff report, and finding that the request is *consistent* with and meets criteria set forth in LDR Sections 2.4.5(G)(1)(c), 3.1.1 (Required Findings), 4.6.16 (Landscaping) and 4.6.18 (Elevations), subject to conditions.
- C. Move **denial** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for *Patio Beach Delray*, by adopting the findings of fact and law contained in the staff report, and finding that the request is *inconsistent* with and does not meet criteria set forth in LDR Sections 2.4.5(G)(1)(c), 3.1.1 (Required Findings), 4.6.16 (Landscaping) and 4.6.18 (Elevations).

STAFF RECOMMENDATION

By Separate Motions:

Site Plan:

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

1. Pursuant to LDR Section 2.4.3.A.4., a vicinity map is required which clearly shows the subject property, adjacent properties, and their relationship to streets located within one-half mile radius of the property. Provide the vicinity map on a separate 24" x 36" cover sheet or as an insert on the proposed site plan (Sheet SP.1). It has been inadvertently omitted.
2. Please note that Sheet SP-1 indicates a total of 8 units. This shall be corrected prior to site plan certification.
3. Provide a traffic statement or study. A traffic concurrency determination that either satisfies the requirements of the City of Delray Beach Traffic Engineer or the Palm Beach County Traffic Division is required.
4. Payment of in-lieu fees instead of sidewalks is necessary for the existing 150' of frontage along Bay Street. The estimated in-lieu cost is \$6,000 at \$8 per sq. ft. for a 5' sidewalk. This is required prior to issuance of a building permit.
5. Payment of in-lieu fees instead of sidewalks is necessary for the existing 154.4' of frontage along Gleason Street. The estimated in-lieu cost is \$6,176 at \$8 per sq. ft. for a 5' sidewalk. This is required prior to issuance of a building permit.

Landscape Plan:

Move **approval** of the Landscape Plan for *Patio Beach Delray*, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.16 of the Land Development Regulations, subject to the following conditions:

1. Per LDR 4.6.16(D)(2)(d)(4), the provisions of the landscape code (section 4.6.16) shall apply to any modification to existing development which results in an increase of 25% in the gross floor area of the structure, or structures, situated on the site. In such cases, the entire site shall be upgraded to present landscape standards. This requirement will affect the landscape islands, installation of curbed landscape areas, tree and shrub requirements, and dumpster screening for this particular site.
2. Per LDR 4.6.16(H)(3)(i), landscape islands are required to have a minimum width of nine feet (9'), exclusive of curbing with a minimum planting area of one hundred and thirty-five square feet (135 SF). Update all applicable plans.
3. Per LDR 4.6.16(E)(3), all landscape areas shall be separated from vehicular use areas by car stops or type 'D' non-mountable curbing. All landscape islands are required to be curbed. Show and label curbing and/or car stops on all applicable plans.
4. Per LDR 4.6.16(H)(3)(h), All landscape islands are required to contain a minimum of seventy-five (75 SF) square feet of shrubs and groundcovers. Shrubs shall be placed at the back of the island with low groundcovers in the nose to eliminate sight visibility issues.
5. Show applicable sight triangles on landscape plans.

Architectural Elevations:

Move **approval** of the Architectural Elevations for *Patio Beach Delray*, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations, subject to the following conditions:

1. There appears to be pattern on the upper level of the proposed west elevation, indicating a material or texture change. However, no change is noted. Either incorporate the pattern in all four elevations or remove it from the west elevation. If retained, notations shall provide clarification of the proposed differentiation in texture or material.
2. Replace the existing blue canvas awning with a color that matches the proposed color scheme (i.e. tan or white).

Staff Report Prepared By: Candi N. Jefferson, Senior Planner
Attachments: Appendix A, Appendix B, Project Plans, Alternate Landscape Plan, Staff Comments on Alternate Landscape Plan

APPENDIX "A" CONCURRENCY FINDINGS

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

Water and Sewer:

- Water service is existing on site
- Sewer service is existing on site

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

Streets and Traffic:

A traffic statement or study has been not provided which indicates that the 10-unit condominium development meets traffic concurrency requirements. A positive finding of concurrency from the either the City Traffic Engineer or the Palm Beach County Traffic Division is required. Receipt of a favorable traffic concurrency determination letter from Palm Beach County is required prior to site plan certification. This is attached as a condition of approval.

Parks and Recreation Facilities:

Pursuant to LDR Section 5.3.2, a park impact fee of \$500.00 per each new dwelling unit is required to be collected prior to issuance of a building permit. Since all 10 units, including the 4 affected units already exists, this fee is not applicable. It should have already been paid with prior building permit issuance for construction of the existing development.

Solid Waste:

The existing 10-unit condominium residential use generates 5.2 tons of solid waste per year. Since the unit count has not changed, there will be no increase in solid waste per year. Further, the Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2047.

Schools:

The Palm Beach County School District has previously approved the development proposal for compliance with the adopted Level of Service for School Concurrency. No additional written verification from the Palm Beach County School District is required.

Drainage:

Drainage is already accommodated on-site. There appears to be no existing draining problems and the proposed changes will not have a negative impact on existing conditions. Based upon the above, positive findings with respect to this level of service standard can be made.

APPENDIX "B"
STANDARDS FOR SITE PLAN ACTIONS

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

Not applicable _____

Meets intent of standard _____

X

Does not meet intent _____

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

Not applicable _____

Meets intent of standard _____

X

Does not meet intent _____

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

Not applicable _____

X

Meets intent of standard _____

Does not meet intent _____

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

Not applicable _____

Meets intent of standard _____

X – subject to PBC traffic concurrency determination

Does not meet intent _____

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

Not applicable _____

X

Meets intent of standard _____

Does not meet intent _____

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

Not applicable _____

Meets intent of standard _____

X

Does not meet intent _____

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

Not applicable _____

Meets intent of standard X

Does not meet intent _____

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

Not applicable _____

Meets intent of standard X

Does not meet intent _____

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

Not applicable _____

Meets intent of standard X- subject to PBC traffic concurrency determination

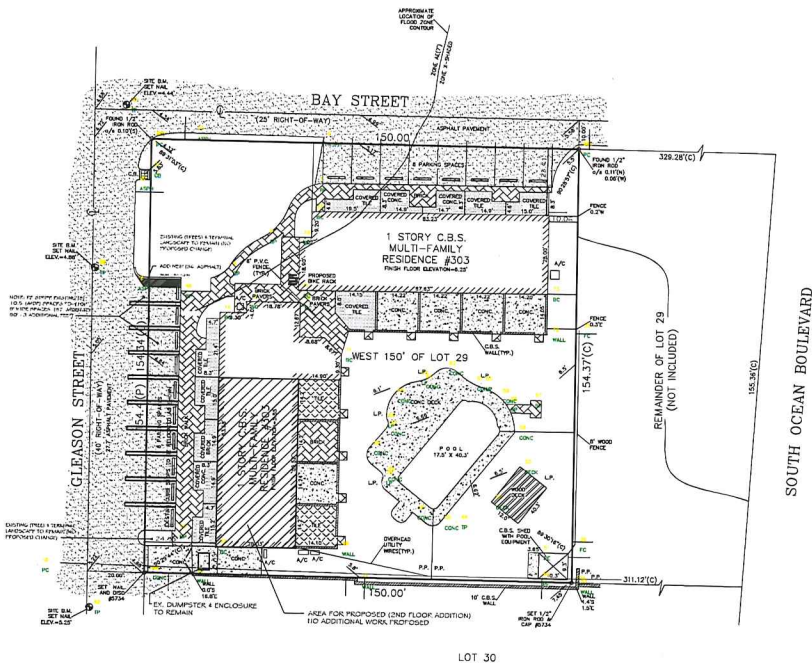
Does not meet intent _____

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

Not applicable X

Meets intent of standard _____

Does not meet intent _____



ARCHITECTURAL SITE PLAN
1"=20'-0" (TO MATCH ORIGINAL SURVEY)

LOT 30

GENERAL NOTES:

1. APPLICATION IS FOR SECOND FLOOR ADDITION TO (4) OF (10 UNITS).
2. EXISTING DUMPSTER & DUMPSTER ENCLOSURE TO REMAIN (NO DETAIL PROVIDED)
3. EXISTING PARKING IS SINGLE LINE STRIPE (STRIPING SHALL BE UP-DATED TO NEW DOUBLE LINE STANDARDS PER DELRAY PARKING DETAIL - 4.1 & 4.2.

PROJECT DATA

TOTAL SITE AREA: 23,152.72 SQFT (0.53AC) 100% OF SITE AREA
 GROUND FLOOR AREA: 5,263.6 SF
 SECOND FLOOR AREA: 1,655.3 SF
 TOTAL FLOOR AREA: 6,948.9 SF
 PARKING/ PAVED AREA: 2,149.5 SF
 SIDEWALK PATIO AREA: 6,481.5 SF
 POOL AREA (WATER): 675.0 SF
 OPEN SPACE AREA: 8,383.1 SF

DWELLING UNITS PER ACRE - LDR 4.4.6(H)(1) (MAX DENSITY: 120UA x .53A = 64)
 ACTUAL # RESIDENTIAL DWELLING UNITS: 10 (NON-CONFORMING)
 ACTUAL DWELLING UNITS PER ACRE 18 (NON-CONFORMING)

PARKING SPACES REQUIRED PER LDR SECTION 4.6.9 4(C)
 EFFICIENCY-UNIT (4) X 1.0 SFC + 1 BR-UNIT (6) X 1.5 SFC + GUEST (10) X .5 = 4 + 9 + 5 = 18

PARKING SPACES PROVIDED:

STANDARD (10' X 16') 8
 STANDARD (9' X 17') 10
 HANDICAP 0
 TOTAL PROVIDED: 18 (COMPLIES)

DEVELOPMENT STANDARDS LDR SECTION 4.3.4

ZONE	MIN. LOT SIZE (SF)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MAX. LOT COVER (%)	MIN. OPEN SPACE (%)	(NORTH) MIN. FRONT SETBACK (FT)	(EAST) MIN. SIDE SETBACK (FT)	(WEST) MIN. SIDE INTR. (FT)	(SOUTH) MIN. REAR SETBACK (FT)	MAX. BUILDING HEIGHT (FT)
REQUIRED:	8,000	60	100	40	25	25/30	15/30	25/30	25	35
EXISTING:	23,152	150.0'	154.0'	22.7%	36.2%	23.6'	9.89'	24.85'	9.85'	22.5' proposed (west bldg) 12.5' existing (north bldg)

NO PROPOSED CHANGES TO DEVELOPMENT STANDARDS (EXCEPT BUILDING HEIGHT)

REQUEST IS MADE TO EXTEND THE SECOND-FLOOR ADDITION OVER UNIT #10 (INSIDE THE EXISTING GROUND-FLOOR "FOOT-PRINT" - REAR YARD ENCROACHMENT - VARIANCE GRANTED)

THE ABUTTING RIGHTS OF WAY (GLEASON & BAY STREETS) DO NOT MEET THE REQUIRED 60' FOR STREETS WITHOUT CURB & GUTTER. (LDR 5.3.1 D 2)

PER LDR 6.1.3 (B) THE 5' SIDEWALKS REQUIRED FOR GLEASON STREET HAVE BEEN WAIVED BY DEVELOPMENT SERVICES GROUP (DSMG) - ON 1/7/2016 A PAY IN-LIEU FEE WAS GRANTED.

THE 5' SIDEWALK ON BAY STREET IS NOT IMPACTED BY DEVELOPMENT AND/OR PARKING LOT EXPANSION - WE ARE HERE-BY REQUESTING THE IN-LIEU FEE FOR THIS SECTION TO BE WAIVED.

PROPOSED (POST DEVELOPMENT) UNIT MIX:

UNIT TYPE:	MIN. STANDARD	MIN. PROVIDED	UNIT COUNT	100% TOTAL
EFFICIENCY	400 SF	390 SF	4	40%
1 BEDROOM (EX)	600 SF	746 SF	2	20%
1 BEDROOM (NEW)	600 SF	780 SF	4	40%
2 BEDROOM	900 SF	900 SF	0	0%
TOT. FOR ALL:			8	100% TOTAL



Steven W Siebert
AR0017834

STEVE SIEBERT
ARCHITECTURE

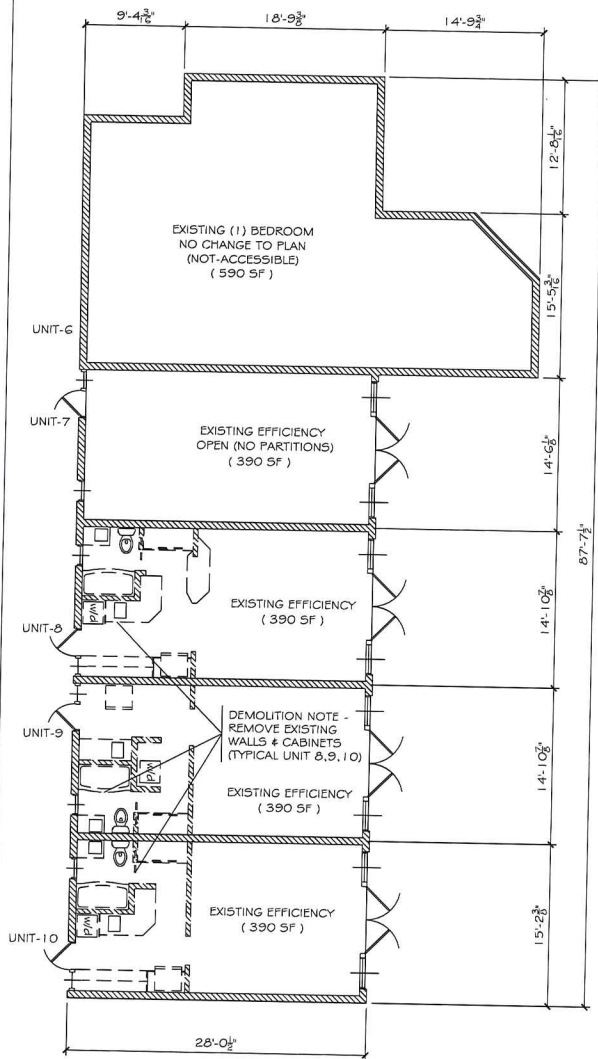
STEVE SIEBERT
ARCHITECTURE
110 SE 4th Avenue, Suite 105
DELRAY BEACH, FL 33483
PH: 561.888.7894
steve@stevsiebert.com

Second Floor Addition for:
PATIO BEACH DELRAY
303 GLEASON STREET
DELRAY BEACH, FLORIDA 33483

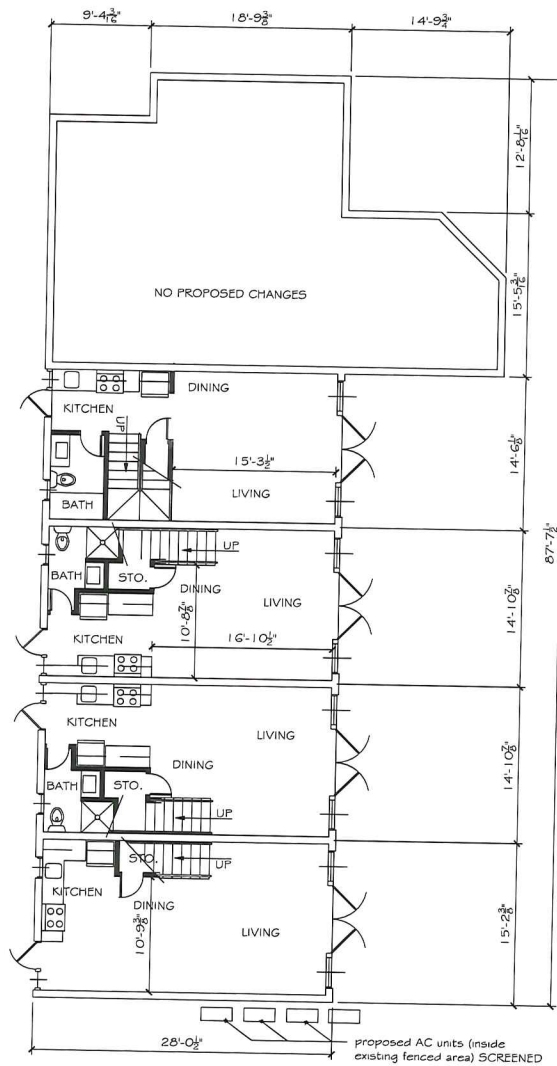
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PROJECT NO.: 15.074
DATE: 11.6.15
DRAWN BY: B.K.
CHECKED BY: S.W.S.
REVISIONS:
CLASS-III APPLICATION

ARCHITECTURAL SITE
SP.1
SHEET NO.

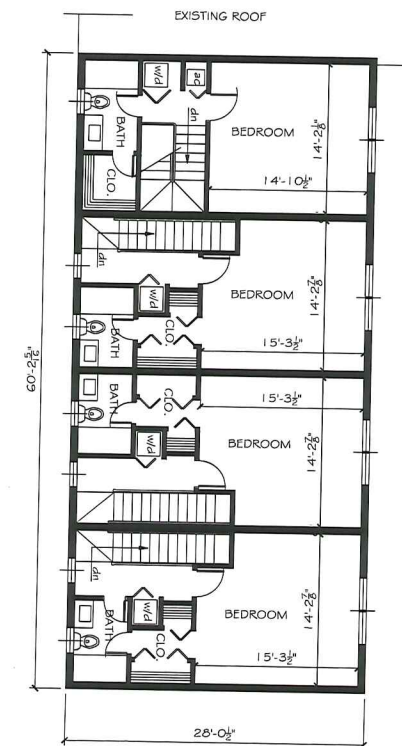


EXISTING FIRST FLOOR & demolition
1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

NOTE: EXISTING INTERIOR PLANS ARE APPROXIMATE
PROPOSED INTERIOR PLANS MAY VARY IN DIMENSIONS
AND LOCATIONS ON FINAL CONSTRUCTION DOCUMENTS
BUT NUMBERS OF ROOMS, AND GROSS SQUARE FOOT
WILL NOT CHANGE AS PROPOSED



PROPOSED SECOND FLOOR
1/4" = 1'-0"



Steven W Siebert
AR0017834

**STEVE SIEBERT
ARCHITECTURE**

**STEVE SIEBERT
ARCHITECTURE**
118 SE 4th Avenue, Suite 106
DELRAY BEACH, FL 33483
PH: 561.880.7894
steve@stevsiebert.com

Second Floor Addition for:
PATIO BEACH DELRAY
303 GLEASON STREET
DELRAY BEACH, FLORIDA 33483

WRITTEN PERMISSION ON THESE
DRAWINGS SHALL HAVE PRECEDENCE
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PROJECT NO.: 15.074
DATE: 11.6.15
DRAWN BY: B.K.
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REVISIONS:
CLASS-III APPLICATION

FLOOR PLAN(S)

A.1
SHEET NO.

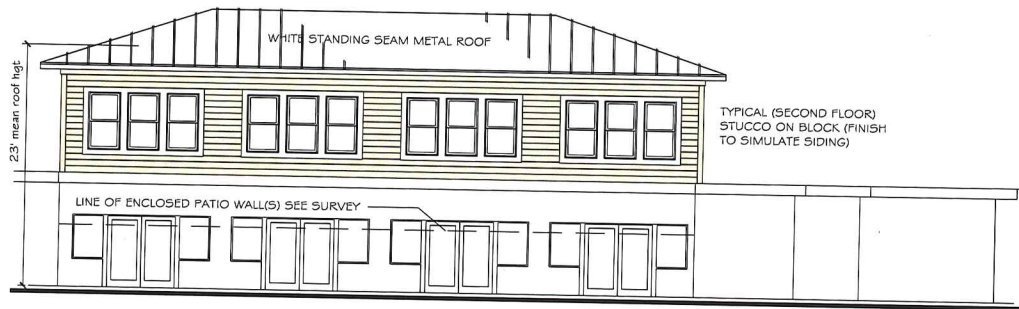


PHOTO - EXISTING EAST ELEVATION
NOT TO SCALE

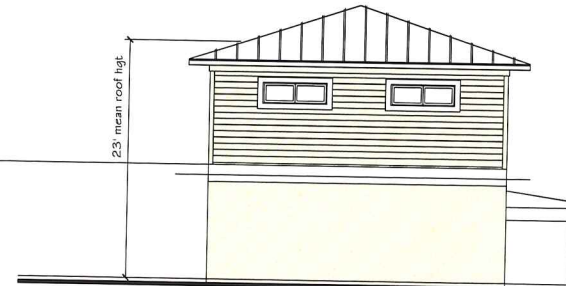


REQUIRED REAR-YARD SET-BACK IS 25'
EXISTING STRUCTURE 9.85'

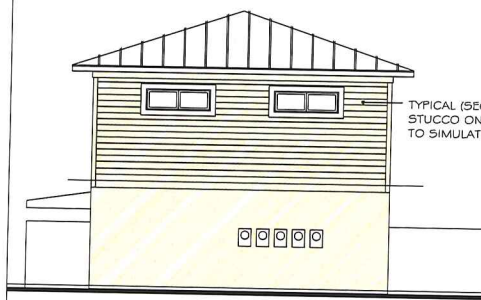
RELIEF REQUESTED FOR SECOND FLOOR ADDITION FOR THE FOLLOWING CONDITIONS:
VARIANCE GRANTED 1-21-2016 FOR THE EXISTING CONDITION TO REMAIN, AND
ALLOW THE SECOND FLOOR TO ALIGN WITH THE FIRST



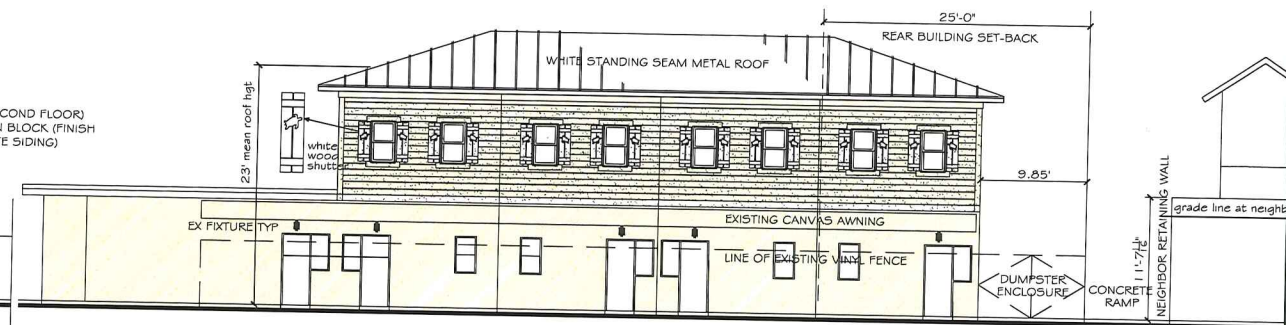
PROPOSED (EAST) BACK ELEVATION
1/4" = 1'-0"



PROPOSED (NORTH) ELEVATION
1/4" = 1'-0"



PROPOSED (SOUTH) ELEVATION
1/4" = 1'-0"



PROPOSED (WEST) FRONT ELEVATION
1/4" = 1'-0"

SEAL

Steven W Siebert
AR0017834

STEVE SIEBERT
ARCHITECTURE

STEVE SIEBERT
ARCHITECTURE
118 SE 4th Avenue, Suite 106
DELRAY BEACH, FL 33483
PH: 561.885.7894
steve@stevsiebert.com

Second Floor Addition for:
PATIO BEACH DELRAY
303 GLEASON STREET
DELRAY BEACH, FLORIDA 33483

WRITTEN DIMENSIONS ON THESE
DRAWINGS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS AND THE
CONTRACTOR SHALL VERIFY AND BE
RESPONSIBLE FOR ALL CONSTRUCTION
AND CONDITIONS ON THE SITE, AND
THIS OFFICE SHALL BE NOTIFIED OF
ANY VIOLATION FROM THE
CONTRACTOR.

PROJECT NO.: 15.074
DATE: 11.6.15
DRAWN BY: B.K.
CHECKED BY: S.W.S.
REVISIONS:
CLASS-III APPLICATION

ELEVATIONS

A.2
SHEET NO.

GENERAL PLANTING REQUIREMENTS

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, the Notification Center. For City of Fort Lauderdale utilities call 1-264-628-8000. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying of underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bare inclusion, topped branches, and co-dominant trunks will not be accepted. Trees with girdling, cirding and/or plunging roots will be rejected.

All planting beds shall be free of all rocks 3/4" or larger, sticks, and objectionable material including weeds, weed seeds. All liners shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean lagoon and in good condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be used into the existing soil after the existing soil has been cleared of all rocks, invasives and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5"-2" topsoil comes furnished.

All burp, string, cords, wire baskets, plastic or metal containers shall be removed from the materials before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tags.

All trees/palms shall be planted as the top of the root ball, root flare or slightly above with the surrounding grade. It is the sole responsibility of the landscape contractor to ensure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to suppress natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black staking, or other synthetic material shall be used. Nailing site lines and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rain shutoff.

No fertilizers are required.

All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free landscape mulch to a minimum depth of three inches (3") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4" diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may require a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

All open areas not covered by trees, palms, shrubs, vines or ground covers shall receive Stenotaphrum secundatum, St. Augustine "Primula" and, whether labeled on the plans or not, unless a different species is indicated on the planting plan, all noted s.f. shall be appropriate. It is the contractor's responsibility to do his or her best to off and sod all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing and which may be damaged during construction.

Please refer to the planting details for a graphic representation of the above notes.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of the Thomas White, ASA-GA.

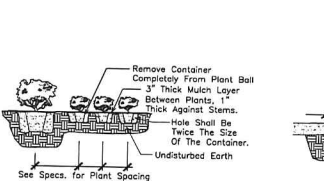
All plant material as included herein shall be warranted by the landscape contractor for a minimum period to follow: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous plantings materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

C: 18" for all 1 gal., 30" for all 3 gal. or greater, vines not included

A: 14" for all 1 gal., 24" for all 3 gal. or greater.

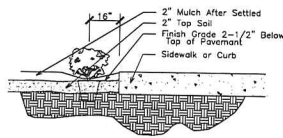
TYPICAL PLANT SPACING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS



SHRUB INSTALLATION DETAIL

NTS



Front Travelers Tree



NE Corner ECE



Pool Area Looking NE



Wood Pool Deck Looking SE



Pool Area Looking SW



Pool Area Looking NW

EXISTING SHRUB & GROUND COVER AREA

EXISTING NATIVE SHRUB & GROUND COVER AREA

EXISTING SHRUB & GROUND COVER AREA

EXISTING NATIVE SHRUB & GROUND COVER AREA

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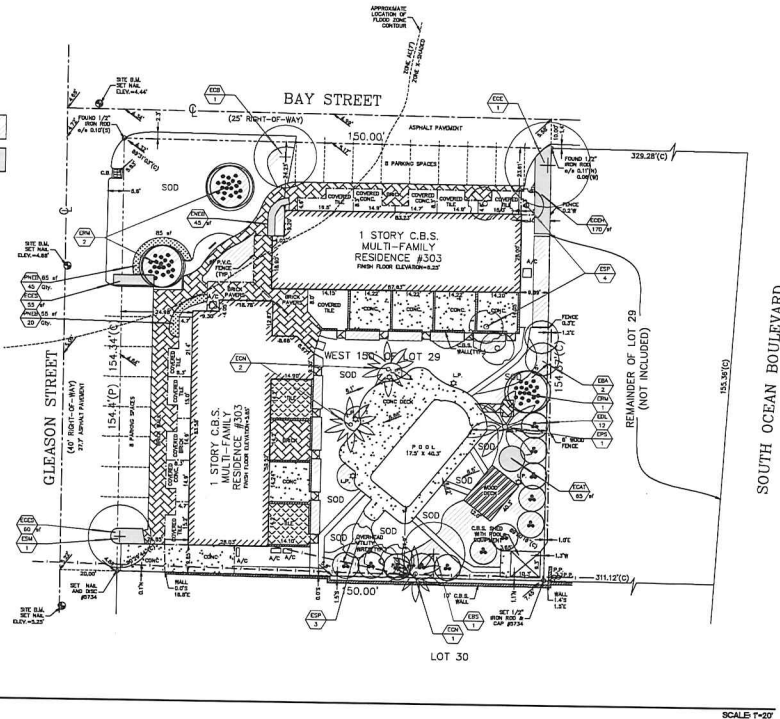
EXISTING SHRUB & GROUND COVER AREA

EXISTING NATIVE SHRUB & GROUND COVER AREA

EXISTING SHRUB & GROUND COVER AREA

EXISTING NATIVE SHRUB & GROUND COVER AREA

LANDSCAPE PLAN



PLANT LIST

Code	Drought	QTY.	Botanical Name / Common Name	Specifications 1ft. & Sp. (Cal. Feet)
EXISTING:				
TREES / PALMS				
IBB	(N)	1	Bursera simarubra / Gumbo Limbo	16" / Sp. - Cal. DBH
ICB	(N)	1	Cordia alliodora / Alligator Tree	20' 20" 12"
ICL	(N)	1	Cordia alliodora / Alligator Tree	25' 20" 14"
ICN	(N)	1	Cordia alliodora / Alligator Tree	30' 20" 20"
ICP	(N)	1	Cordia alliodora / Alligator Tree	35' 20" 25"
ICR	(N)	1	Cordia alliodora / Alligator Tree	40' 20" 30"
ICD	(N)	1	Cordia alliodora / Alligator Tree	45' 20" 35"
ICF	(N)	1	Cordia alliodora / Alligator Tree	50' 20" 40"
ICG	(N)	1	Cordia alliodora / Alligator Tree	55' 20" 45"
ICH	(N)	1	Cordia alliodora / Alligator Tree	60' 20" 50"
ICI	(N)	1	Cordia alliodora / Alligator Tree	65' 20" 55"
ICJ	(N)	1	Cordia alliodora / Alligator Tree	70' 20" 60"
ICK	(N)	1	Cordia alliodora / Alligator Tree	75' 20" 65"
ICL	(N)	1	Cordia alliodora / Alligator Tree	80' 20" 70"
ICM	(N)	1	Cordia alliodora / Alligator Tree	85' 20" 75"
ICN	(N)	1	Cordia alliodora / Alligator Tree	90' 20" 80"
ICO	(N)	1	Cordia alliodora / Alligator Tree	95' 20" 85"
ICP	(N)	1	Cordia alliodora / Alligator Tree	100' 20" 90"
ICQ	(N)	1	Cordia alliodora / Alligator Tree	105' 20" 95"
ICR	(N)	1	Cordia alliodora / Alligator Tree	110' 20" 100"
ICS	(N)	1	Cordia alliodora / Alligator Tree	115' 20" 105"
ICT	(N)	1	Cordia alliodora / Alligator Tree	120' 20" 110"
ICU	(N)	1	Cordia alliodora / Alligator Tree	125' 20" 115"
ICV	(N)	1	Cordia alliodora / Alligator Tree	130' 20" 120"
ICW	(N)	1	Cordia alliodora / Alligator Tree	135' 20" 125"
ICX	(N)	1	Cordia alliodora / Alligator Tree	140' 20" 130"
ICY	(N)	1	Cordia alliodora / Alligator Tree	145' 20" 135"
ICZ	(N)	1	Cordia alliodora / Alligator Tree	150' 20" 140"
ICA	(N)	1	Cordia alliodora / Alligator Tree	155' 20" 145"
ICB	(N)	1	Cordia alliodora / Alligator Tree	160' 20" 150"
ICC	(N)	1	Cordia alliodora / Alligator Tree	165' 20" 155"
ICD	(N)	1	Cordia alliodora / Alligator Tree	170' 20" 160"
ICE	(N)	1	Cordia alliodora / Alligator Tree	175' 20" 165"
ICF	(N)	1	Cordia alliodora / Alligator Tree	180' 20" 170"
ICG	(N)	1	Cordia alliodora / Alligator Tree	185' 20" 175"
ICH	(N)	1	Cordia alliodora / Alligator Tree	190' 20" 180"
ICI	(N)	1	Cordia alliodora / Alligator Tree	195' 20" 185"
ICJ	(N)	1	Cordia alliodora / Alligator Tree	200' 20" 190"
ICK	(N)	1	Cordia alliodora / Alligator Tree	205' 20" 195"
ICL	(N)	1	Cordia alliodora / Alligator Tree	210' 20" 200"
ICM	(N)	1	Cordia alliodora / Alligator Tree	215' 20" 205"
ICN	(N)	1	Cordia alliodora / Alligator Tree	220' 20" 210"
ICO	(N)	1	Cordia alliodora / Alligator Tree	225' 20" 215"
ICP	(N)	1	Cordia alliodora / Alligator Tree	230' 20" 220"
ICQ	(N)	1	Cordia alliodora / Alligator Tree	235' 20" 225"
ICR	(N)	1	Cordia alliodora / Alligator Tree	240' 20" 230"
ICS	(N)	1	Cordia alliodora / Alligator Tree	245' 20" 235"
ICT	(N)	1	Cordia alliodora / Alligator Tree	250' 20" 240"
ICU	(N)	1	Cordia alliodora / Alligator Tree	255' 20" 245"
ICV	(N)	1	Cordia alliodora / Alligator Tree	260' 20" 250"
ICW	(N)	1	Cordia alliodora / Alligator Tree	265' 20" 255"
ICX	(N)	1	Cordia alliodora / Alligator Tree	270' 20" 260"
ICY	(N)	1	Cordia alliodora / Alligator Tree	275' 20" 265"
ICZ	(N)	1	Cordia alliodora / Alligator Tree	280' 20" 270"
ICA	(N)	1	Cordia alliodora / Alligator Tree	285' 20" 275"
ICB	(N)	1	Cordia alliodora / Alligator Tree	290' 20" 280"
ICC	(N)	1	Cordia alliodora / Alligator Tree	295' 20" 285"
ICD	(N)	1	Cordia alliodora / Alligator Tree	300' 20" 290"
ICE	(N)	1	Cordia alliodora / Alligator Tree	305' 20" 295"
ICF	(N)	1	Cordia alliodora / Alligator Tree	310' 20" 300"
ICG	(N)	1	Cordia alliodora / Alligator Tree	315' 20" 305"
ICH	(N)	1	Cordia alliodora / Alligator Tree	320' 20" 310"
ICI	(N)	1	Cordia alliodora / Alligator Tree	325' 20" 315"
ICJ	(N)	1	Cordia alliodora / Alligator Tree	330' 20" 320"
ICK	(N)	1	Cordia alliodora / Alligator Tree	335' 20" 325"
ICL	(N)	1	Cordia alliodora / Alligator Tree	340' 20" 330"
ICM	(N)	1	Cordia alliodora / Alligator Tree	345' 20" 335"
ICN	(N)	1	Cordia alliodora / Alligator Tree	350' 20" 340"
ICO	(N)	1	Cordia alliodora / Alligator Tree	355' 20" 345"
ICP	(N)	1	Cordia alliodora / Alligator Tree	360' 20" 350"
ICQ	(N)	1	Cordia alliodora / Alligator Tree	365' 20" 355"
ICR	(N)	1	Cordia alliodora / Alligator Tree	370' 20" 360"
ICS	(N)	1	Cordia alliodora / Alligator Tree	375' 20" 365"
ICT	(N)	1	Cordia alliodora / Alligator Tree	380' 20" 370"
ICU	(N)	1	Cordia alliodora / Alligator Tree	385' 20" 375"
ICV	(N)	1	Cordia alliodora / Alligator Tree	390' 20" 380"
ICW	(N)	1	Cordia alliodora / Alligator Tree	395' 20" 385"
ICX	(N)	1	Cordia alliodora / Alligator Tree	400' 20" 390"
ICY	(N)	1	Cordia alliodora / Alligator Tree	405' 20" 395"
ICZ	(N)	1	Cordia alliodora / Alligator Tree	410' 20" 400"
ICA	(N)	1	Cordia alliodora / Alligator Tree	415' 20" 405"
ICB	(N)	1	Cordia alliodora / Alligator Tree	420' 20" 410"
ICC	(N)	1	Cordia alliodora / Alligator Tree	425' 20" 415"
ICD	(N)	1	Cordia alliodora / Alligator Tree	430' 20" 420"
ICE	(N)	1	Cordia alliodora / Alligator Tree	435' 20" 425"
ICF	(N)	1	Cordia alliodora / Alligator Tree	440' 20" 430"
ICG	(N)	1	Cordia alliodora / Alligator Tree	445' 20" 435"
ICH	(N)	1	Cordia alliodora / Alligator Tree	450' 20" 440"
ICI	(N)	1	Cordia alliodora / Alligator Tree	455' 20" 445"
ICJ	(N)	1	Cordia alliodora / Alligator Tree	460' 20" 450"
ICK	(N)	1	Cordia alliodora / Alligator Tree	465' 20" 455"
ICL	(N)	1	Cordia alliodora / Alligator Tree	470' 20" 460"
ICM	(N)	1	Cordia alliodora / Alligator Tree	475' 20" 465"
ICN	(N)	1	Cordia alliodora / Alligator Tree	480' 20" 470"
ICO	(N)	1	Cordia alliodora / Alligator Tree	485' 20" 475"
ICP	(N)	1	Cordia alliodora / Alligator Tree	490' 20" 480"
ICQ	(N)	1	Cordia alliodora / Alligator Tree	495' 20" 485"
ICR	(N)	1	Cordia alliodora / Alligator Tree	500' 20" 490"
ICS	(N)	1	Cordia alliodora / Alligator Tree	505' 20" 495"
ICT	(N)	1	Cordia alliodora / Alligator Tree	510' 20" 500"
ICU	(N)	1	Cordia alliodora / Alligator Tree	515' 20" 505"
ICV	(N)	1	Cordia alliodora / Alligator Tree	520' 20" 510"
ICW	(N)	1	Cordia alliodora / Alligator Tree	525' 20" 515"
ICX	(N)	1	Cordia alliodora / Alligator Tree	530' 20" 520"
ICY	(N)	1	Cordia alliodora / Alligator Tree	535' 20" 525"
ICZ	(N)	1	Cordia alliodora / Alligator Tree	540' 20" 530"
ICA	(N)	1	Cordia alliodora / Alligator Tree	545' 20" 535"
ICB	(N)	1	Cordia alliodora / Alligator Tree	550' 20" 540"
ICC	(N)	1	Cordia alliodora / Alligator Tree	555' 20" 545"
ICD	(N)	1	Cordia alliodora / Alligator Tree	560' 20" 550"
ICE	(N)	1	Cordia alliodora / Alligator Tree	565' 20" 555"
ICF	(N)	1	Cordia alliodora / Alligator Tree	570' 20" 560"
ICG	(N)	1	Cordia alliodora / Alligator Tree	575' 20" 565"
ICH	(N)	1	Cordia alliodora / Alligator Tree	580' 20" 570"
ICI	(N)	1	Cordia alliodora / Alligator Tree	585' 20" 575"
ICJ	(N)	1	Cordia alliodora / Alligator Tree	590' 20" 580"
ICK	(N)	1	Cordia alliodora / Alligator Tree	595' 20" 585"
ICL	(N)	1	Cordia alliodora / Alligator Tree	600' 20" 590"
ICM	(N)	1	Cordia alliodora / Alligator Tree	605' 20" 595"
ICN	(N)	1	Cordia alliodora / Alligator Tree	610' 20" 600"
ICO	(N)	1	Cordia alliodora / Alligator Tree	615' 20" 605"
ICP	(N)	1	Cordia alliodora / Alligator Tree	620' 20" 610"
ICQ	(N)	1	Cordia alliodora / Alligator Tree	625' 20" 615"
ICR	(N)	1	Cordia alliodora / Alligator Tree	630' 20" 620"
ICS	(N)	1	Cordia alliodora / Alligator Tree	635' 20" 625"
ICT	(N)	1	Cordia alliodora / Alligator Tree	640' 20" 630"
ICU	(N)	1	Cordia alliodora / Alligator Tree	645' 20" 635"
ICV	(N)	1	Cordia alliodora / Alligator Tree	650' 20" 640"
ICW	(N)	1	Cordia alliodora / Alligator Tree	655' 20" 645"
ICX	(N)	1	Cordia alliodora / Alligator Tree	660' 20" 650"
ICY	(N)	1	Cordia alliodora / Alligator Tree	665' 20" 655"
ICZ	(N)	1	Cordia alliodora / Alligator Tree	670' 20" 660"
ICA	(N)	1	Cordia alliodora / Alligator Tree	675' 20" 665"
ICB	(N)	1	Cordia alliodora / Alligator Tree	680' 20" 670"
ICC	(N)	1	Cordia alliodora / Alligator Tree	685' 20" 675"
ICD	(N)	1	Cordia alliodora / Alligator Tree	690' 20" 680"
ICE	(N)	1	Cordia alliodora / Alligator Tree	695' 20" 685"
ICF	(N)	1	Cordia alliodora / Alligator Tree	700' 20" 690"
ICG	(N)	1	Cordia alliodora / Alligator Tree	705' 20" 695"
ICH	(N)	1	Cordia alliodora / Alligator Tree	710' 20" 700"
ICI	(N)	1	Cordia alliodora / Alligator Tree	715' 20" 705"
ICJ	(N)	1	Cordia alliodora / Alligator Tree	720' 20" 710"
ICK	(N)	1	Cordia alliodora / Alligator Tree	725' 20" 715"
ICL	(N)	1	Cordia alliodora / Alligator Tree	730' 20" 720"
ICM	(N)	1	Cordia alliodora / Alligator Tree	735' 20" 725"
ICN	(N)	1	Cordia alliodora / Alligator Tree	740' 20" 730"
ICO	(N)	1	Cordia alliodora / Alligator Tree	745' 20" 735"
ICP	(N)	1	Cordia alliodora / Alligator Tree	750' 20" 740"
ICQ	(N)	1	Cordia alliodora / Alligator Tree	755' 20" 745"
ICR	(N)	1	Cordia alliodora / Alligator Tree	760' 20" 750"
ICS	(N)	1	Cordia alliodora / Alligator Tree	765' 20" 755"
ICT	(N)	1	Cordia alliodora / Alligator Tree	770' 20" 760"
ICU	(N)	1	Cordia alliodora / Alligator Tree	775' 20" 765"
ICV	(N)	1	Cordia alliodora / Alligator Tree	780' 20" 770"
ICW	(N)	1	Cordia alliodora / Alligator Tree	785' 20" 775"
ICX	(N)	1	Cordia alliodora / Alligator Tree	790' 20" 780"
ICY	(N)	1	Cordia alliodora / Alligator Tree	795' 20" 785"
ICZ	(N)	1	Cordia alliodora / Alligator Tree	800' 20" 790"
ICA	(N)	1	Cordia alliodora / Alligator Tree	805' 20" 795"
ICB	(N)	1	Cordia alliodora / Alligator Tree	810' 20" 800"
ICC	(N)	1	Cordia alliodora / Alligator Tree	815' 20" 805"
ICD	(N)	1	Cordia alliodora / Alligator Tree	820' 20" 810"
ICE	(N)	1	Cordia alliodora / Alligator Tree	825' 20" 815"
ICF	(N)	1	Cordia alliodora / Alligator Tree	830' 20" 820"
ICG	(N)	1	Cordia alliodora / Alligator Tree	835' 20" 825"
ICH	(N)	1	Cordia alliodora / Alligator Tree	840' 20" 830"
ICI	(N)	1	Cordia alliodora / Alligator Tree	845' 20" 835"
ICJ	(N)	1	Cordia alliodora / Alligator Tree	850' 20" 840"
ICK	(N)	1	Cordia alliodora / Alligator Tree	855' 20" 845"
ICL	(N)	1	Cordia alliodora / Alligator Tree	860' 20" 850"
ICM	(N)	1	Cordia alliodora / Alligator Tree	865' 20" 855"
ICN	(N)	1	Cordia alliodora / Alligator Tree	870' 20" 860"
ICO	(N)	1	Cordia alliodora / Alligator Tree	875' 20" 865"
ICP	(N)	1	Cordia alliodora / Alligator Tree	880' 20" 870"
ICQ	(N)	1	Cordia alliodora / Alligator Tree	885' 20" 875"
ICR	(N)	1	Cordia alliodora / Alligator Tree	890' 20" 880"
ICS	(N)	1	Cordia alliodora / Alligator Tree	895' 20" 885"
ICT	(N)	1	Cordia alliodora / Alligator Tree	900' 20" 890"
ICU	(N)	1	Cordia alliodora / Alligator Tree	905' 20" 895"
ICV	(N)	1	Cordia alliodora / Alligator Tree	910' 20" 900"
ICW	(N)	1	Cordia alliodora / Alligator Tree	915' 20" 905"
ICX	(N)	1	Cordia alliodora / Alligator Tree	920' 20" 910"
ICY	(N)	1	Cordia alliodora / Alligator Tree	925' 20" 915"
ICZ	(N)	1	Cordia alliodora / Alligator Tree	930' 20" 920"
ICA	(N)	1	Cordia alliodora / Alligator Tree	935' 20" 925"
ICB	(N)	1	Cordia alliodora / Alligator Tree	940' 20" 930"
ICC	(N)	1	Cordia alliodora / Alligator Tree	945' 20" 935"
ICD	(N)	1	Cordia alliodora / Alligator Tree	950' 20" 940"
ICE	(N)	1	Cordia alliodora / Alligator Tree	955' 20" 945"
ICF	(N)	1	Cordia alliodora / Alligator Tree	960' 20" 950"
ICG	(N)	1	Cordia alliodora / Alligator Tree	965' 20" 955"
ICH	(N)	1	Cordia alliodora / Alligator Tree	970' 20" 960"
ICI	(N)	1	Cordia alliodora / Alligator Tree	975' 20" 965"
ICJ	(N)	1	Cordia alliodora / Alligator Tree	980' 20" 970"
ICK	(N)	1	Cordia alliodora / Alligator Tree	985' 20" 975"
ICL	(N)	1	Cordia alliodora / Alligator Tree	990' 20" 980"
ICM	(N)	1	Cordia alliodora / Alligator Tree	995' 20" 985"
ICN	(N)	1	Cordia alliodora / Alligator Tree	1000' 20" 990"
ICO	(N)	1	Cordia alliodora / Alligator Tree	1005' 20" 995"
ICP	(N)	1	Cordia alliodora / Alligator Tree	1010' 20" 1000"
ICQ	(N)	1	Cordia alliodora / Alligator Tree	1015' 20" 1005"
ICR	(N)	1	Cordia alliodora / Alligator Tree	1020' 20" 1010"
ICS	(N)	1	Cordia alliodora / Alligator Tree	1025' 20" 1015"
ICT	(N)	1	Cordia alliodora / Alligator Tree	1030' 20" 1020"
ICU	(N)	1	Cordia alliodora / Alligator Tree	1035' 20" 1025"
ICV	(N)	1	Cordia alliodora / Alligator Tree	1040' 20" 1030"
ICW	(N)	1	Cordia alliodora / Alligator Tree	1045' 20" 1035"
ICX	(N)	1	Cordia alliodora / Alligator Tree	1050' 20" 1040"
ICY	(N)	1	Cordia alliodora / Alligator Tree	1055' 20" 1045"
ICZ	(N)	1	Cordia alliodora / Alligator Tree	1060' 20" 1050"
ICA	(N)	1	Cordia alliodora / Alligator Tree	1065' 20" 1055"
ICB	(N)	1	Cordia alliodora / Alligator Tree	1070' 20" 1060"
ICC	(N)	1	Cordia alliodora / Alligator Tree	1075' 20" 1065"
ICD	(N)	1	Cordia alliodora / Alligator Tree	1080' 20" 1070"
ICE	(N)	1	Cordia alliodora / Alligator Tree	1085' 20" 1075"
ICF	(N)	1	Cordia alliodora / Alligator Tree	1090' 20" 1080"
ICG	(N)	1	Cordia alliodora / Alligator Tree	1095' 20" 1085"
ICH	(N)	1	Cordia alliodora / Alligator Tree	1100' 20" 1090"
ICI	(N)	1	Cordia alliodora / Alligator Tree	1105' 20" 1095"
ICJ	(N)	1	Cordia alliodora / Alligator Tree	1110' 20" 1100"
ICK	(N)	1	Cordia alliodora / Alligator Tree	1115' 20" 1105"
ICL	(N)	1	Cordia alliodora / Alligator Tree	1120' 20" 1110"
ICM	(N)	1	Cordia alliodora / Alligator Tree	1125' 20" 1115"
ICN	(N)	1	Cordia alliodora / Alligator Tree	1130' 20" 1120"
ICO	(N)	1	Cordia alliodora / Alligator Tree	1135' 20" 1125"
ICP	(N)	1	Cordia alliodora / Alligator Tree	1140' 20" 1130"
ICQ	(N)	1	Cordia alliodora / Alligator Tree	1145' 20" 1135"
ICR	(N)	1	Cordia alliodora / Alligator Tree	1150' 20" 1140"
ICS	(N)	1	Cordia alliodora / Alligator Tree	1155' 20" 1145"
ICT	(N)	1	Cordia alliodora / Alligator Tree	1160' 20" 1150"
ICU	(N)	1	Cordia alliodora / Alligator Tree	1165' 20" 1155"
ICV	(N)	1	Cordia alliodora / Alligator Tree	1170' 20" 1160"
ICW	(N)	1	Cordia alliodora / Alligator Tree	1175'



Memorandum

Community Improvement

Peter Anuar, Senior Landscape Planner



TO: Candi Jefferson, Senior Planner

FROM: Peter Anuar

RE: **PATIO DELRAY**
303 GLEASON STREET
CLASS III SPM (addition of 2nd story for 4 units)

DATE: March 14, 2016

I have reviewed the revised **LANDSCAPE PLAN** for the above-referenced project. Previous comments from my review on 2-29-2016 (**RED**) as well as today's comments (**PURPLE**) are listed below:

- 1) Per LDR 4.6.16(D)(2)(d)(4), the provisions of the landscape code (section 4.6.16) shall apply to any modification to existing development which results in an increase of 25% in the gross floor area of the structure, or structures, situated on the site. In such cases, the entire site shall be upgraded to present landscape standards. This requirement will affect the landscape islands, installation of curbed landscape areas, tree and shrub requirements, and dumpster screening for this particular site.

2-29-2016: This comment has NOT been addressed. This site needs to comply with the current landscape regulations. See comments below that address the site deficiencies that are applicable.

3-14-2016: This comment has NOT been addressed. See response to comment #2 below for explanation.

- 2) Per LDR 4.6.16(H)(3)(i), landscape islands are required to have a minimum width of nine feet (9'), exclusive of curbing with a minimum planting area of one hundred and thirty-five square feet (135 SF). Update all applicable plans.

3-14-2016: This comment has NOT been addressed. Per Steve Siebert's letter dated 3/11/2016, he is contesting the requirement to enlarge the islands in an effort to preserve the existing Traveler's Tree at the NW corner of the site. Per Tim's email dated 3/11/2016, he recommends to let SPRAB make the decision on this.

- 3) Per LDR 4.6.16(E)(3), all landscape areas shall be separated from vehicular use areas by car stops or type 'D' non-mountable curbing. All landscape islands are required to be curbed. Show and label curbing and/or car stops on all applicable plans.

3-14-2016: This comment has been addressed.

- 4) Per LDR 4.6.16(H)(3)(h), All landscape islands are required to contain a minimum of seventy-five (75 SF) square feet of shrubs and groundcovers. Shrubs shall be placed at the back of the island with low groundcovers in the nose to eliminate sight visibility issues.

3-14-2016: This comment has been addressed.

- 5) Show applicable sight triangles on landscape plans.

3-14-2016: This comment has been addressed.

Cc: Scott Pape

GENERAL PLANTING REQUIREMENTS

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. For City of Fort Lauderdale Utilities call 1-354-423-5000. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plan are to be considered approximate and should be verified by the contractor prior to the start of work operations.

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, ligned branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks 3" or larger, sticks, and objectionable material including weeds, weed seeds. All limonack shall be removed/cleaned down to the native sub. Planting soil 50/50 sand/loam mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. The soil can be filled into the existing soil after the existing soil has been cleared of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Soil 1.5-2" loam/loam comes furnished.

All hards, stings, cords, wire baskets, plastic or metal containers shall be removed from the materials before planting. Remove all bamboo and metal nursery stickers. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flare is slightly above grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and anti-inhibitor.

No fertilizers are required.

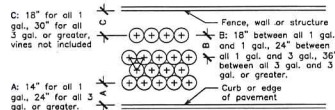
All landscape areas shall be covered with Pine Straw, Pine Bark, Cocoyuz or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Spread mulch to 1" thickness 3" away from the trunk/stems of all plant material. All trees in dotted areas shall have a clean cut 4" diameter mulch ring. The 5-6" height wire ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

All open areas not covered by trees, palms, shrubs, vines or ground covers shall receive Stenandrium secundatum, St. Augustine 'Palmetto' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. All noted s.f. shall be approximate; it is the contractor's responsibility to do his or her best to fill and set all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.

Please refer to the planting details for a graphic representation of the above notes.

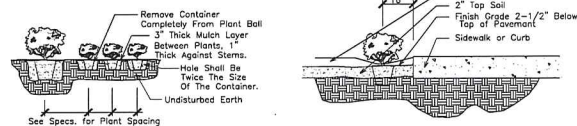
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of the Thomas White, AGA-ISA.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.



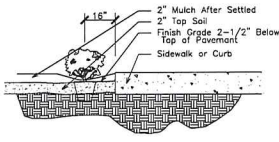
TYPICAL PLANT SPACING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS



SHRUB INSTALLATION DETAIL

NTS



Front Travelers Tree



NE Corner ECE



Pool Area Looking NE



Wood Pool Deck Looking SE



Pool Area Looking SW



Pool Area Looking NW

EXISTING SHRUB & GROUND COVER AREA

EXISTING NATIVE SHRUB & GROUND COVER AREA

EXISTING SHRUB & GROUND COVER AREA

EXISTING NATIVE SHRUB & GROUND COVER AREA

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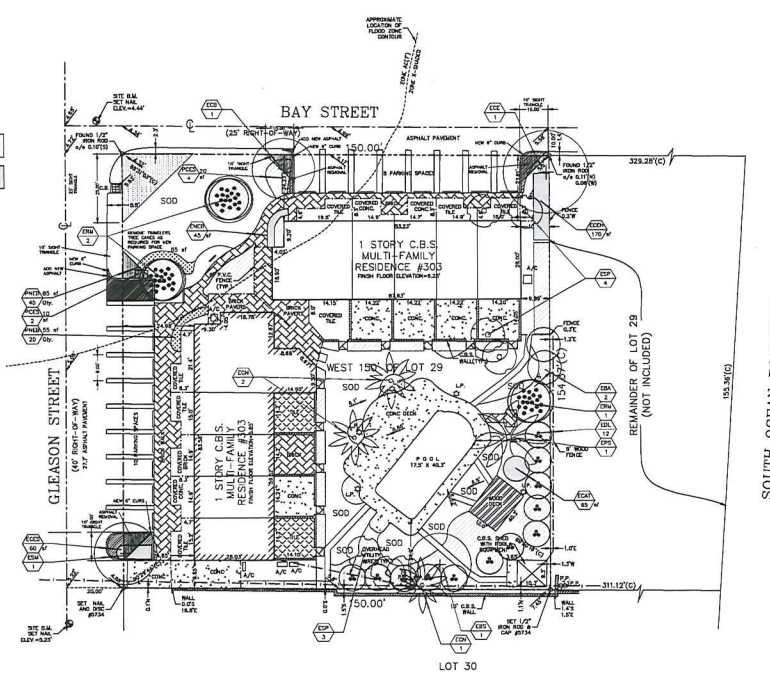
EXISTING NATIVE SHRUB & GROUND COVER AREA

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EXISTING NATIVE SHRUB & GROUND COVER AREA

EXISTING SHRUB & GROUND COVER AREA

EXISTING NATIVE SHRUB & GROUND COVER AREA



LANDSCAPE PLAN

SCALE 1"=20'

PLANT LIST

Code	Drought	QTY.	Botanical Name / Common Name	Specifications Ht. & Sp. (In Feet)
EXISTING:				
TREES / PALMS				
BBB	(N)	1	Banana samanensis / Gumbo Limbo	30' / 20' 12"
ECB	(N)	1	Calophyllum thymocaryum / Brazilian Bayberry	25' / 30' 14"
ECB	(N)	1	Conocarpus erectus / Sea Buttonwood	30' / 30' 20"
ECB	(N)	3	Coccothrinax / Coconut Palm	20-30' OA Ht.
ECB	(N)	1	Phoenix aquilifera / Coconut Date palm	20' OA Ht.
ECB	(N)	3	Ravennia madagascariensis / Tamarind Tree	30' OA Ht.
ECB	(N)	1	Scaevola taccada / Sea Purslane	25' / 18' 12"
ECB	(N)	1	Scaevola taccada / Sea Purslane	30-35' OA Ht.
ECB	(N)	13	Total Trees / Palms (SP Counted = 1 Tree)	
ECB	(N)	5	Native Tree / Palm	
ECB	(N)	48%	Native Tree / Palm	
ACCENTS / SHRUBS				
ECB	(N)	2	Banana species / Bamboo	12' OA
ECB	(N)	12	Dysoxylum / Avocado Palm	12-15' OA Ht.
NATIVE SHRUBS / GROUND COVERS				
ECB	(N)	65	Citrus latifolia / Citrus Lily	6-7' Ht.
ECB	(N)	178	Conocarpus erectus / Green Buttonwood Hedge	12-20' OA Ht.
ECB	(N)	60	Conocarpus erectus var. / Silver Buttonwood Hedge	30' OA Ht.
ECB	(N)	45	Nephrolepis exaltata / Boston Fern	12" OA
ECB	(N)	TOTAL		248
PROPOSED:				
ECB	(N)	65	Nephrolepis exaltata / Boston Fern	1 Gal. 12" OA. 15" OC
ECB	(N)	6	Conocarpus erectus var. / Silver Buttonwood Hedge	240" 2" OC
ECB	(N)	178		
ECB	(N)	610	TOTAL	
ECB	(N)		Florida Native Plant Species	
ECB	(N)		Very Drought Tolerant	

LANDSCAPE CALCULATION FORM MULTIPLE FAMILY, COMMERCIAL & INDUSTRIAL

CITY OF DEBAY BEACH
(561) 243-7200

A	TOTAL LOT AREA	23,152.7	S.F.	
B	STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC.	16,294.8	S.F.	
C	TOTAL PERVIOUS LOT AREA C = (A - B)	6,857.9	S.F.	C = (A - B)
D	AREA OF SHRUBS AND GROUND COVERS REQUIRED	2,009.5	S.F.	D = (C X .30)
E	AREA OF SHRUBS AND GROUND COVERS PROVIDED	3,120.0	S.F.	
F	NATIVE VEGETATION REQUIRED	517.3	S.F.	F = (D X .25)
G	NATIVE VEGETATION PROVIDED	555.0	S.F.	
H	TOTAL PAVED VEHICULAR USE AREA	2,140.5	S.F.	
I	TOTAL INTERIOR LANDSCAPE AREA REQUIRED	215.0	S.F.	I = (H X .10)
J	TOTAL INTERIOR LANDSCAPE AREA PROVIDED	700.0	S.F.	
K	TOTAL INTERIOR SHADE TREES REQUIRED	1.7	TREES	K = (I / 125 S.F.)
L	TOTAL INTERIOR SHADE TREES PROVIDED	1	TREES	
M	TOTAL LINEAR FEET SURROUNDING PARKING OR VEHICULAR USE AREA	167.0	LF	
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED	5.6	TREES	N = (M / 30)
O	TOTAL NUMBER OF PERIMETER TREES PROVIDED	6	TREES	
P	TOTAL NUMBER OF EXISTING TREES TO BE SAVED ON SITE		13 TREES	
Q	TOTAL NUMBER OF NATIVE TREES REQUIRED	3.6	TREES	Q = [(K + N) X .50]
R	TOTAL NUMBER OF NATIVE TREES PROVIDED	5	TREES	
S	TOTAL NUMBER OF TREES ON PLAN PROVIDED	5	TREES	SP Counted 3 to 1



SCALE: As Shown

Existing / Proposed Landscape Plan
Patio Beach Delray
303 Gleason Street
Delray Beach, Florida

Sheet Description
Existing / Proposed
Landscape Plan

Release Date
11-5-2015

Project Number

Drawing Number

Sheet 1 Of 1

THOMAS WHITE, RLA
LANDSCAPE ARCHITECT
2600 NE 27TH AVENUE
FORT LAUDERDALE, FLORIDA 33306
954-568-0989

Scale

Revision Date