



Planning, Zoning, and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Chili's at Delray Square (2017 -208)
Project Location: 14530 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 14530 South Military Trail, The existing Delray Square Plaza is located at the Northeast corner of the intersection between West Atlantic Avenue and South Military Trail. The project lies within Section 13, Township 46S, Range 42 East in the City of Delray Beach, Palm Beach County, Florida.

The subject proposal is for the new construction of a 4,950 square foot, one-story outbuilding for a new restaurant adjacent to South Military Trail. The site improvements include the removal of existing parking spaces to accommodate the new building, provision of new parking spaces adjacent to the building, landscaping, lighting, a loading zone, and refuse area.

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 **Chili's at Delray Square** located at **14530 South Military Trail**, 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.

In August 2017, 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. This MDP approval also included two waivers which reduced the required landscape buffer and front setback along South Military Trail from 30' to 2'. The waiver requests took into consideration of the applicant's present abandonment request to Palm Beach County for 40' of right of way along South Military Trail. As a result of the abandonment, the landscape buffer and front setback will be compliant.

PROJECT DESCRIPTION

The subject proposal is for the new construction of a 4,950 square foot, one-story outbuilding for a new restaurant adjacent to South Military Trail. The site improvements include the removal of existing parking spaces to accommodate the new building, provision of new parking spaces adjacent to the building, landscaping, lighting, a loading zone, and refuse area.

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):	4,000	N/A	4,950

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 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 consists of under canopy fixtures, wall fixtures, and freestanding poles adjacent to the building. The proposed values are within the permitted minimum and maximum ranges, which 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, for a total of 1,304 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 refuse area is located interior to the property, facing away from the public right of way, but

adjacent to the main drive aisle and parking area. The area will be screened by a split face concrete wall and accessed by wood gates.

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. The proposed landscaping is primarily located adjacent to the new building and contains an array of ground covers, shrubs, palms, and shade trees; additional modifications are proposed within the landscape islands throughout the adjacent parking area of the parcel. The proposed landscape islands contains either Foxtail Palms or Southern Live Oak trees. The Landscape Planner, however, has noted that other "street and parking island trees" such as Gumbo Limbo, Green Buttonwood, Dahoon Holly, East Palatka Holly or Magnolia should be included. This revision in the tree types is listed as a recommended condition of approval.

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 elevations are typical of the well-known and easily identifiable chain restaurant which are not contrary to the intent of the applicable criteria above. The exterior finishes consist of a stone, tile, and brick veneer which accent the painted stucco. The color scheme is generally earthy with red and green accents.

The elevations are generally in good taste and will not materially depreciate the surrounding environment. Additionally, they are not inconsistent with the shopping center, and will be harmonious with both the existing development and proposed improvements for the site. Therefore, positive findings can be made with regard to the criteria listed in LDR Section 4.6.18(E). In addition to the criteria noted above, the Four Corners Overlay District requires that any free-standing non-residential structure be architecturally consistent with other structures in the master development plan. The architectural consistency is evidenced in the low-scale building which demonstrates typical suburban design.

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, a positive 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:

	Adjacent Zoning	Adjacent Land Use
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, the proposed site improvements were found to be consistent with the PC Zoning district uses which allow all retail uses (inclusive of restaurant) 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 proposed new outbuilding is consistent with the existing Delray Square Shopping Center, as well as the proposed improvements, all of which are typical of suburban development in this area of the western portion of the city. The addition of a new restaurant will provide new dining opportunities for the residents in adjacent neighborhoods, and continue to increase the economic value of this significant intersection. The proposal is consistent with the policies of the Comprehensive Plan and can be found consistent with the Land Development Regulations.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Class IV Site Plan Modification (2017-208) for Chili's at Delray Square located at 14530 South Military Trail, 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 (2017-208) for Chili's at Delray Square located at 14530 South Military Trail, 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 (2017-208) for Chili's at Delray Square located at 14530 South Military Trail, 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 (2017-208) for Chili's at Delray Square located at 14530 South Military Trail, 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, subject to the condition that other "street and parking island trees" such as Gumbo Limbo, Green Buttonwood, Dahoon Holly, East Palatka Holly or Magnolia should be provided within the landscape islands throughout the parking area.

Architectural Elevations

Approve the Architectural Elevations (2017-208) for Chili's at Delray Square located at 14530 South Military Trail, 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).

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 **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**
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 – pending concurrency determination by Palm Beach County

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

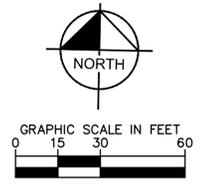
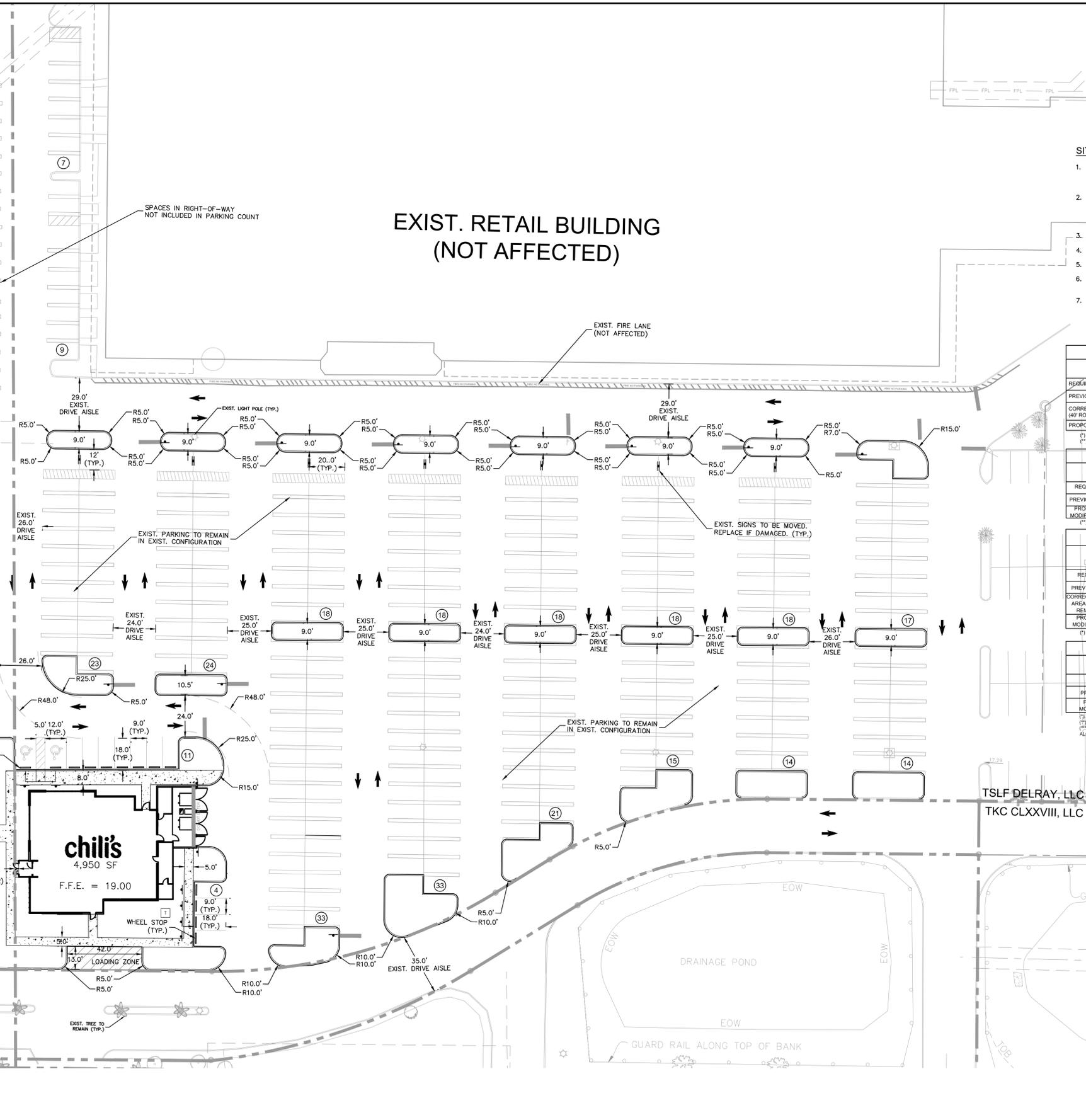
Meets intent of standard

Does not meet intent

Plotted By: Burks, Joke - Street Set: DELRAY SQUARE CHILI'S - Layout: C1.00 CLASS IV SITE PLAN - July 21, 2017 10:14:37am - K:\delray\chili\144816002 - delray square chili's - class iv site plan - class iv site plan.dwg
 This document, together with the concept and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Use of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SOUTH MILITARY TRAIL

RIGHT-OF-WAY SUBJECT OF ABANDONMENT APPLICATION



- SITE PLAN NOTES**
- ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT FOR TYPE "F" CURB AND GUTTER, FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB UNLESS OTHERWISE NOTED.
 - 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.
 - ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
 - REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
 - ALL PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
 - DISTANCE BETWEEN STOP BAR AND CROSSWALK SHALL BE A MINIMUM OF 4 FEET.
 - PARKING LAYOUT AND DOUBLE STRIPING SHALL FOLLOW CITY OF DELRAY BEACH CURRENT STANDARDS. SEE DETAILS ON SHEET C2.10 - PAVING, GRADING, AND DRAINAGE DETAILS.

PROJECT DATA

PC	MIN. LOT SIZE (SF)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MIN. FRONT SETBACK (FT)	MIN. SIDE STREET SETBACK (FT) - W	MIN. SIDE INTERIOR SETBACK (FT) - E	MIN. REAR SETBACK (FT) - N	MIN. OPEN SPACE (%)	MIN. FLOOR AREA (SF)
REQUIRED	10,000	50	100	50	25	25	10	NA**	NA**
PREVIOUS MDP	1,483,728	1,301	1,309	1,301	17.66*	4.917			
CORRECTED LAND AREA (42' ROW REMOVED)	1,451,188	1,301	1,309	1,301	16.64	4.917			
PROPOSED MODIFICATION	1,451,188	1,301	1,309	1,301	16.67	4.917			

PC ZONING DISTRICTS

PC	MIN. FRONT SETBACK (FT) - S	MIN. SIDE STREET SETBACK (FT) - W	MIN. SIDE INTERIOR SETBACK (FT) - E	MIN. REAR SETBACK (FT) - N	MAX. BLDG. HEIGHT (FT)
REQUIRED	NA**	NA**	0	10	NA**
PREVIOUS MDP	-	-	50	85.5	-
PROPOSED MODIFICATION	-	-	60.7	85.5	-

FOUR CORNERS OVERLAY DISTRICT

PC	MIN. SITE AREA (AC)	MAX. LOT COVERAGE (%)	PERIMETER FRONTAGE LANDSCAPE BUFFER (ATLANTIC AVE.)	PERIMETER FRONTAGE LANDSCAPE BUFFER (MILITARY TRAIL)	PERIMETER NON-FRONTAGE LANDSCAPE BUFFER
REQUIRED	4	75	30	30	25
PREVIOUS MDP	33.65	82.34	30	13	0
CORRECTED LAND AREA (42' ROW REMOVED)	33.31	83.36	30	0	0
PROPOSED MODIFICATION	33.31	83.33	30	2*	0

FOUR CORNERS OVERLAY DISTRICT

PC	MIN. INTERIOR PARCEL SETBACK (FT)	MIN. FRONT SETBACK (FT)	MIN. NON-RESIDENTIAL FLOOR AREA (SF)	MAX. BLDG. HEIGHT (FT)**
REQUIRED	25	30	4,000	60
PREVIOUS MDP	0	35.3	4,917	41.5
PROPOSED MODIFICATION	0	2*	4,335	20***

VEHICLE PARKING

USE	PARKING RATIO	REQUIRED PARKING
SHOPPING CENTER EXCLUDING SHOP (321,751 SF)	4 SPACES/ 1,000 SF	1,287 SPACES
SHOP (NOT INCLUDED IN CENTER) (4,335 SF)	4 SPACES/ 1,000 SF	17 SPACES
PROVIDED PARKING:		1,358 SPACES
REGULAR SPACES:		0 SPACES
COMPACT SPACES:		74 SPACES
ACCESSIBLE SPACES:		1,432 SPACES
TOTAL SPACES:		1,432 SPACES

EXISTING WAIVERS

CODE SECTION	REQUIRED	PROVIDED
4.4.9(F)(1)(2) INTERNAL PARCEL LINE SETBACKS	25'	0'
4.4.9(F)(3)(4) INTERNAL PARCEL LINE LANDSCAPE BUFFERS	10% OF AVERAGE DEPTH, MINIMUM OF 10'	0'
SECTION 4.4.9(G)(3)(a) 1 LOT COVERAGE AND OPEN SPACE	25%	17.6%

PROPOSED WAIVERS

CODE SECTION	REQUIRED	PROVIDED
4.4.9(F)(1) BUILDING SETBACKS	BETWEEN 30' AND 42'	2'
4.3.4 (H)(5)(b) 8 LANDSCAPE BUFFER	30'	2'

No.	REVISIONS	DATE	BY

Kimley»Horn
 © 2017 KIMLEY-HORN AND ASSOCIATES, INC.
 1615 S. DELRAY BEACH BLVD., SUITE 2134
 DELRAY BEACH, FL 33445
 PHONE: 561-350-2134 FAX: 561-863-9175
 WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
 OSISHA D. HORNING, P.E.
 DATE: JULY 2017
 SCALE: AS SHOWN
 DESIGNED BY: JDH
 DRAWN BY: JPB
 CHECKED BY: JDH
 FL LICENSE NUMBER: 67505

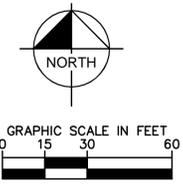
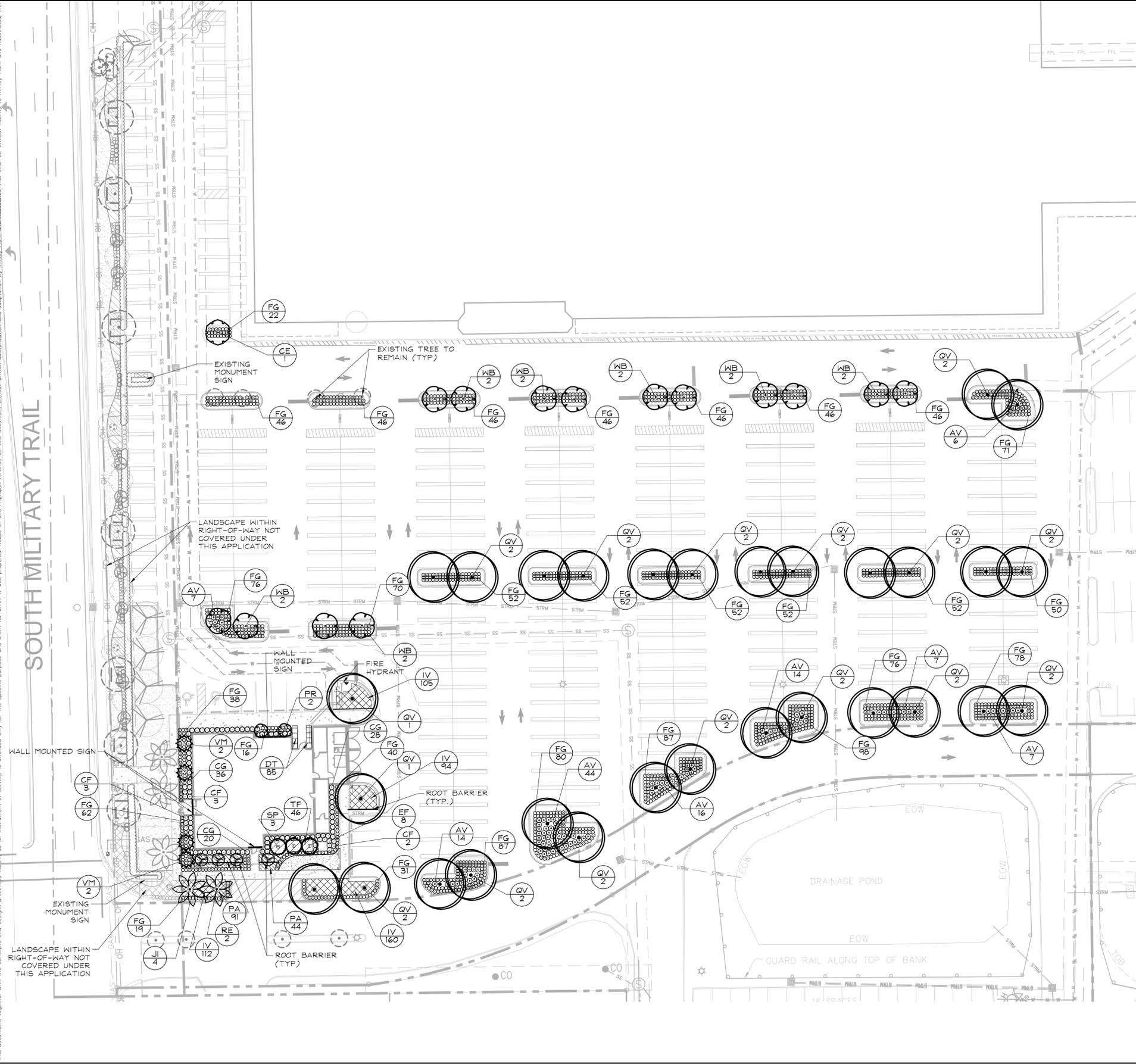
CLASS IV SITE PLAN

DELRAY SQUARE CHILI'S
 PREPARED FOR
TSLF DELRAY, LLC
 DELRAY BEACH, FL

CALL 2 WORKING DAYS BEFORE YOU DIG
 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SHEET NUMBER
C1.00

Project: By: Feccia, Stephen; Sheets: S01-DELRAY SQUARE CHILI'S; Layout: L1.00; Landscape Plan; July 21, 2017; 07:56:13am; K:\WEB_USERS\144816002 - Delray Square II Chilis (P\VCAD)\P\Delray Square II Chilis Landscape Plan (L1.00).dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Fees of any improper reliance on this document without written authorization and acceptance by the client shall be without liability for Kimley-Horn and Associates, Inc.



PLANT SCHEDULE

TREES	COMMON NAME
CE	Silver Buttonwood
JI	Jatropha
QV	Southern Live Oak
PALM TREES	COMMON NAME
PR	Pygmy Date Palm
RE	Florida Royal Palm
SP	Sabal Palm
VM	Florida Thatch Palm
WB	Foxtail Palm
SHRUBS	COMMON NAME
AV	Variegated Shell Ginger
CF	Auntie Lou Ti Plant
CG	Small-Leaf Clusia
EF	Spanish Stopper
FG	Green Island Ficus
SHRUB AREAS	COMMON NAME
PA	Plumbago
TF	Dwarf Fakahatchee Grass
GROUND COVERS	COMMON NAME
DT	Blueberry Flax Lily
IV	Dwarf Yaupon Holly
SOD	Floratum St. Augustine

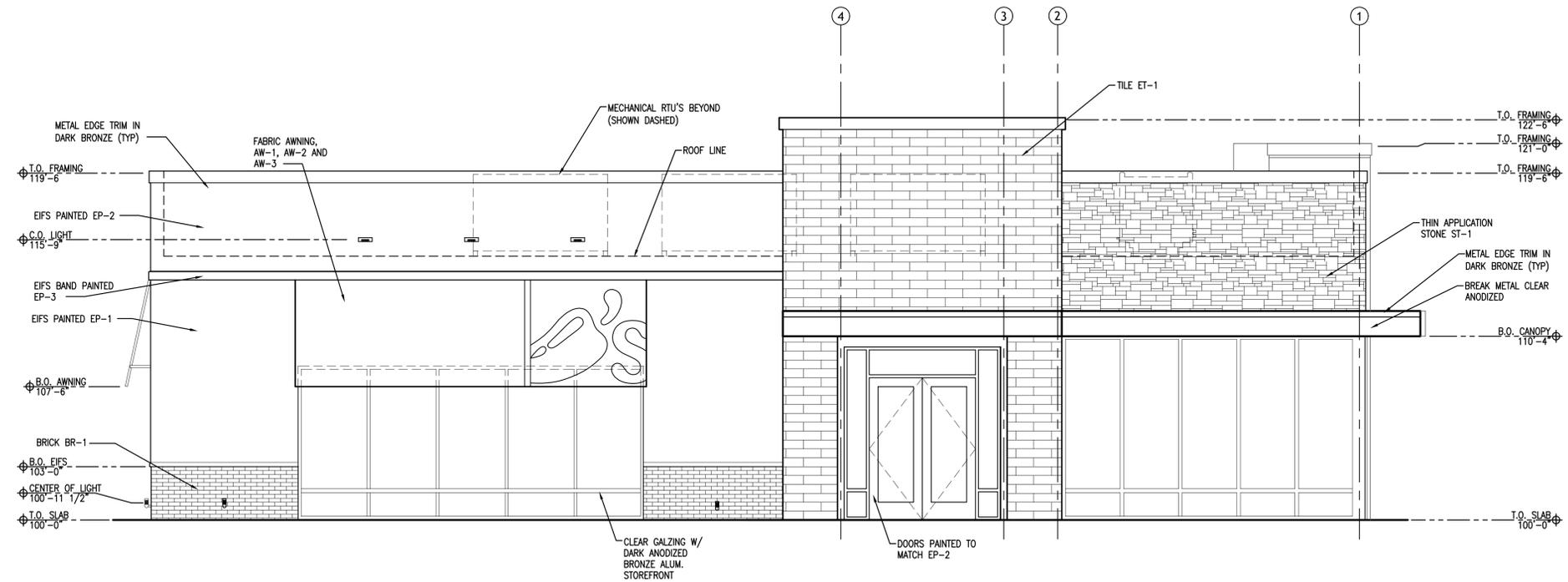
SEE FULL PLANT SCHEDULE ON L1.01

PLANTING NOTES:

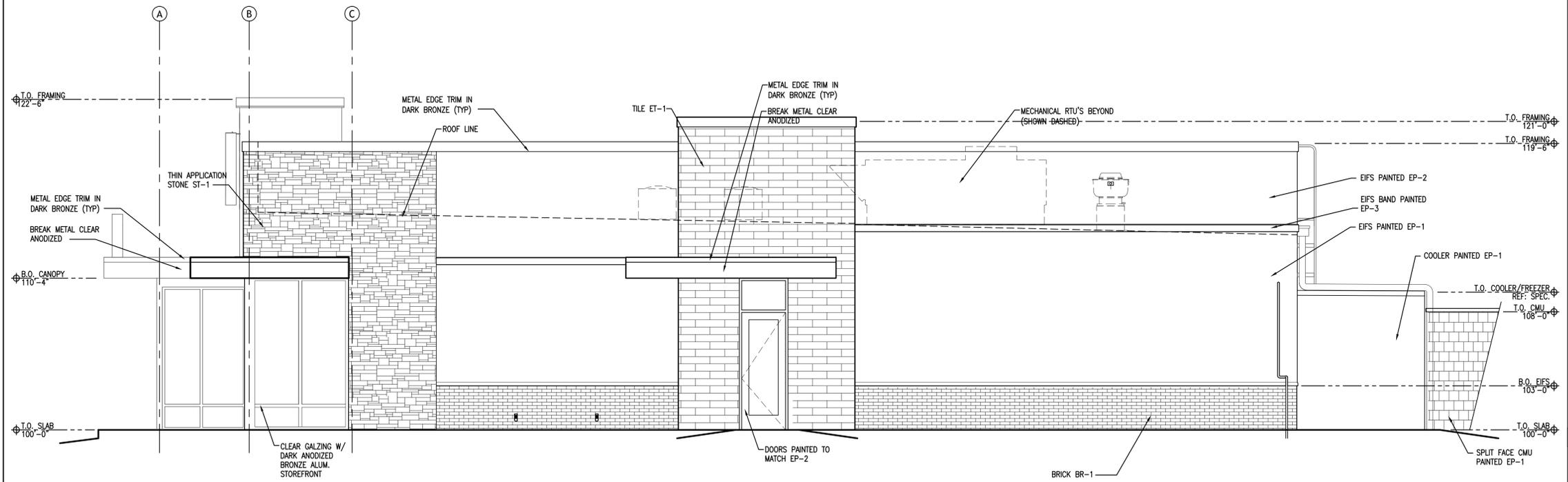
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
- PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
- PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
- ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
- CONTRACTOR SHALL FAMILIARIZE HIM/HIMSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
- ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

CALL 2 WORKING DAYS BEFORE YOU DIG
811
 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Kimley»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 1615 S CONGRESS AVE., SUITE 201, DELRAY BEACH, FL 33445 PHONE: 561-330-2345 FAX: 561-863-8175 WWW.KIMLEY-HORN.COM CA 00000696	LICENSED PROFESSIONAL STEPHEN M. FECCIA, PLA FL LICENSE NUMBER LA 6667289 DATE: 7/21/2017
	KHA PROJECT 144816002 DATE JULY 2017 SCALE AS SHOWN DESIGNED BY SMF DRAWN BY JH CHECKED BY JDH DATE: 7/21/2017
LANDSCAPE PLAN	
DELRAY SQUARE CHILI'S PREPARED FOR TSLF DELRAY, LLC DELRAY BEACH, FL	SHEET NUMBER L1.00

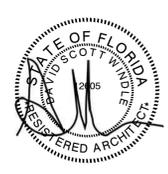


FRONT ELEVATION
1/4"=1'-0" 1



RIGHT ELEVATION
1/4"=1'-0" 2

EIFS FINE SAND FLOAT

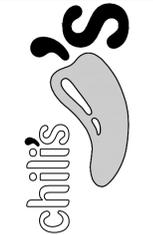


07/13/17

RESTAURANT #CH17033
PROTOTYPE #50.3S

CHILI'S DELRAY SQUARE
MID BLOCK - S. MILITARY TRAIL
DELRAY BEACH, FL

CLIENT: BRINKER FLORIDA, INC.



DATE	DESCRIPTION

PROJECT NUMBER:
CHI17033

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201



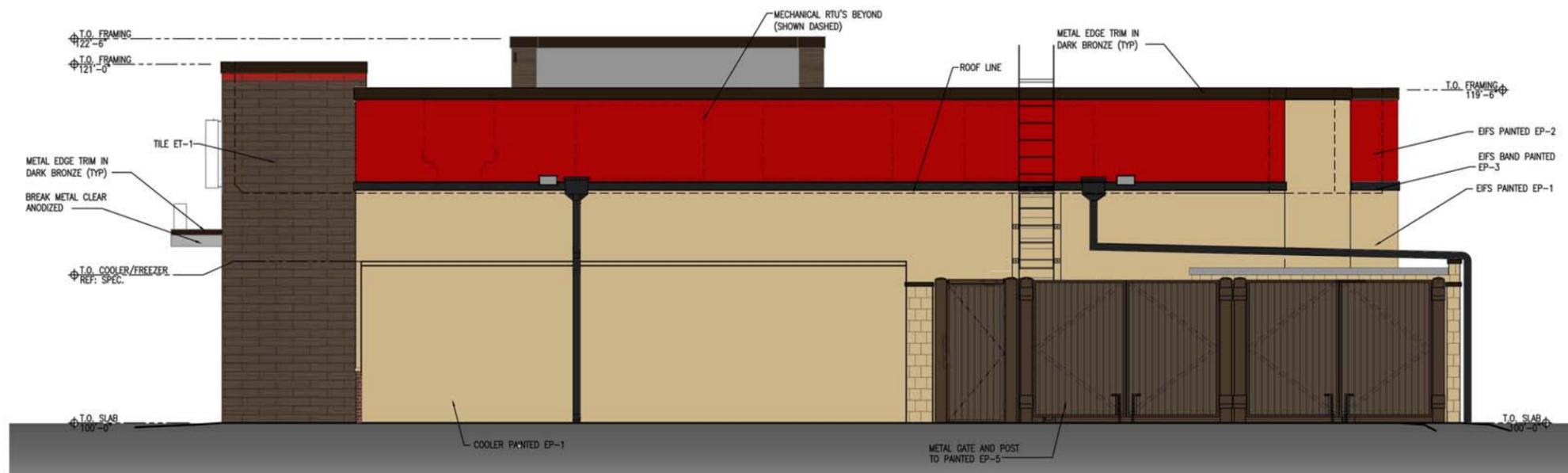
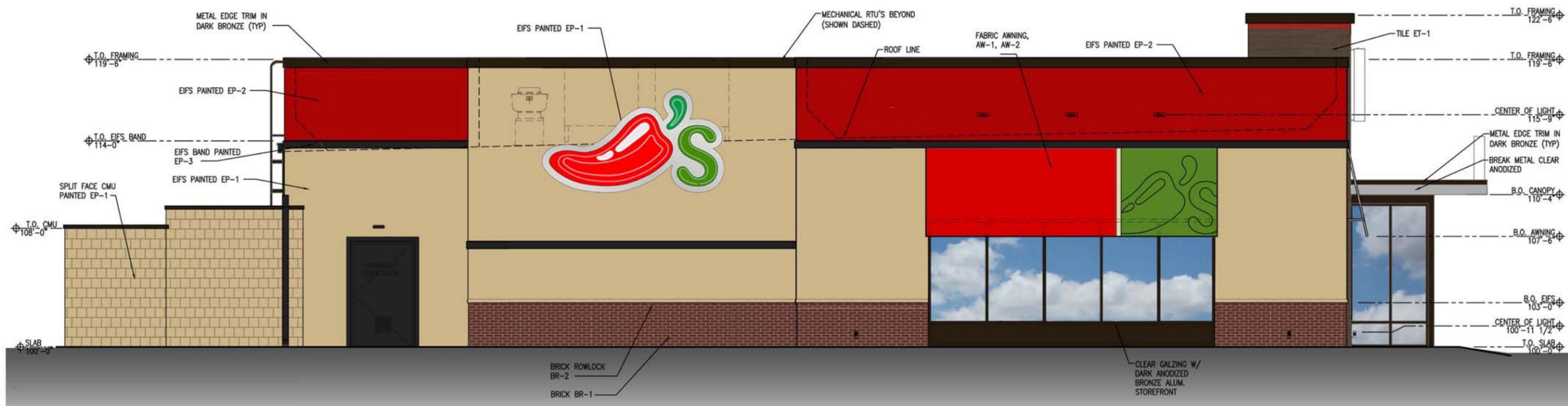
2017.07.13



Front and Side Elevations

Delray Beach, FL





2017.07.13



Back and Side Elevations

Delray Beach, FL

