

## VARIANCE NARRATIVE

Verizon Wireless (“Verizon”) is proposing to locate a wireless communication equipment shelter on property in the City of Delray Beach (“City”) located at 1207 S. Swinton Avenue and identified by Parcel ID #12-43-46-20-13-003-0010 (the “Property”). The Property is owned by 1207 S. Swinton LLC and is zoned Industrial. The Property is approximately .53 acres and is developed with an office/warehouse building that will remain unchanged. Verizon is leasing a small unused portion of the Property on which the equipment shelter will be located, all as depicted on the site plan included with this application. The equipment shelter will be unmanned, and there will be no communication tower or wireless communication antennas located on the Property. Instead, the equipment shelter will be a hub containing Verizon’s wireless communication equipment for certain off-site macro towers and small cell facilities located both inside and outside the City boundaries.

Pursuant to the Development Standards Matrix table in Section 4.3.4 of the City’s Code of Ordinances (“Code”), the Industrial zoning district requires a front yard setback of 30’ and a rear yard setback of 10’. Based on the Property’s unique size and configuration, applicant is requesting a variance from the Code’s Industrial zoning district setbacks to permit a front yard setback of 10’ – 7” and a rear yard setback of 7’ – 7”.

The proposed location of the wireless communication equipment shelter with reduced front and rear yard setbacks meets the variance criteria contained in Section 2.4.11.(5) of the Code as follows:

- 1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings subject to the same zoning.**

The Property is bordered by Swinton Avenue on the west and a railroad right-of-way on the east and tapers to a point on the north end between the road and railroad rights-of-way. This unique configuration of the Property makes it impossible to locate the equipment shelter on the vacant portion of the Property and meet the 30’ front yard and 10’ rear yard setbacks. The Property’s configuration is peculiar to this lot and the same situation is not generally applicable to other Industrial zoned lots in the City.

- 2. That literal interpretation of the regulations would deprive the applicant of rights commonly enjoyed by other properties subject to the same zoning.**

Verizon has a need to locate the proposed wireless communications equipment shelter in this area in order to provide support to the wireless communication towers and small cell wireless facilities in the area. Moreover, Verizon is attempting to locate the equipment shelter on Industrial zoned property that is already developed with an office/warehouse building. This is a compatible use with the Property’s zoning and development and is where such facilities should be located. However, based on the Property’s unique configuration a literal interpretation of the front and rear setback requirements would result in Verizon not being able to locate its wireless communication infrastructure where it is needed.

**3. That the special conditions and circumstances have not resulted from actions of the applicant.**

The special conditions and circumstances outlined above did not result from the actions of Verizon. Instead, the Property's unique configuration and Verizon's need to locate its equipment shelter in this general area creates the need for the front and rear yard setback variances.

**4. That granting the variance will not confer onto the applicant any special privilege that is denied to other lands, structures, and buildings under the same zoning.**

Granting the variance will not confer a special privilege on Verizon because similar structures can be located on other Industrial zoned properties in the City without the need for a variance. Instead, similar structures on other Industrial zoned properties in the City would only require site plan review.

**5. That the reasons established in the variance petition justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

As outlined in greater detail above, Verizon believes that it has met the City's criteria for the granting of the front and rear yard setback variances. Moreover, Verizon is proposing to locate the equipment shelter on a vacant area of the Property that maximizes the front and rear yard setbacks while avoiding any interference with the Property's existing facilities. This location on the Property results in the minimum variances that will make possible the reasonable use of the land.

**6. That the granting of the variance will be in harmony with the general purpose and intent of existing regulations, and will not be injurious to the neighborhood, or be otherwise detrimental to the public welfare.**

Granting the variance request will be in harmony with the intent and purpose of the Code by allowing the location of the wireless communication equipment shelter on Industrial zoned property where such structures and uses are intended to be located. Additionally, because the equipment shelter is an unmanned facility that requires limited maintenance visits, the proposed equipment shelter will not generate significant traffic or otherwise be injurious to the neighborhood. Moreover, the reduced rear yard setback is from a railroad right-of-way, and the impacts of the reduced front yard setback on the surrounding neighborhood will be mitigated by Code required landscaping and an existing fence and landscaping along the Property's border. Finally, the proposed equipment shelter will not be detrimental to the public welfare as it will support Verizon's wireless communication facilities in the area that serve as a benefit to the neighborhood. Since approximately 80% of all 911 calls are now made from wireless devices, improving the wireless communication facilities in the area to provide more reliable wireless services will help to improve the health, safety, and welfare of the residents in the neighborhood.

# Verizon

## DELRAY HUB

VERIZON SITE LOCATION CODE: 5000979129

MARKET: FLORIDA

CELL ID: N/A

TOWER OWNER NAME: N/A

TOWER OWNER SITE NUMBER: N/A

COUNTY: PALM BEACH COUNTY

1207 S SWINTON AVE

DELRAY BEACH, FL 33444

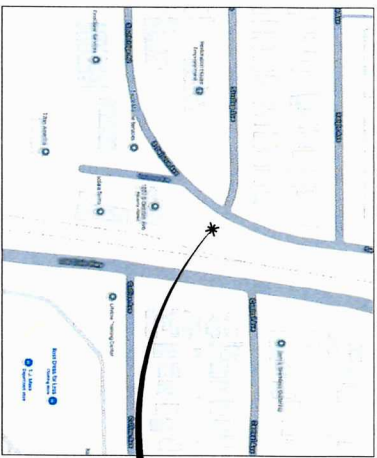
LATITUDE / LONGITUDE: 26° 26' 39.5" N, 80° 04' 23.9" W NAD 83

26.444317°, -80.073306°

CITY OF DELRAY BEACH SETBACK VARIANCE

AND LEVEL 4 SITE PLAN REVIEW

FEBRUARY 17, 2026



LOCATION MAP

SITE LOCATION



SITE LOCATION

VICINITY MAP

PLANNING DEPARTMENT  
CITY OF DELRAY BEACH  
BUILDING & PLANNING DEPARTMENT  
100 NW 14 AVE, DELRAY BEACH, FL 33444  
PHONE: (239) 321-7000

ELECTRIC COMPANY  
FLORIDA POWER & LIGHT  
PHONE: (954) 321-2238

FIBER COMPANY  
CONTRACT WITH VERIZON  
FOR FIBER COMPANIES

ARCHITECTURAL & ENGINEERING FIRM CONTACT  
STANTEC  
800 FAIRWAY DRIVE, SUITE 195  
DEERFIELD BEACH, FL 33441  
PHONE: (754) 577-4655  
CONTACT: ALEXANDRA VASSIAR, PM

ARCHITECTURAL FIRM  
STANTEC  
800 FAIRWAY DRIVE, SUITE 195  
DEERFIELD BEACH, FL 33441  
PHONE: (954) 577-4655  
CONTACT: ROBERT J. UKRA, AIA

ELECTRICAL ENGINEERING FIRM  
STANTEC  
800 FAIRWAY DRIVE, SUITE 195  
DEERFIELD BEACH, FL 33441  
PHONE: (754) 577-4655  
CONTACT: JASON DESJUA, PE

MECHANICAL ENGINEERING FIRM  
STANTEC  
1455 LINCOLN PARKWAY, SUITE 900  
ALANTA, GA 30304  
PHONE: (770) 392-8500  
CONTACT: DAN DAHL, PE

STRUCTURAL ENGINEERING FIRM  
STANTEC  
800 FAIRWAY DRIVE, SUITE 195  
DEERFIELD BEACH, FL 33441  
PHONE: (954) 577-4655  
CONTACT: TAN WANG, PE

PROPERTY OWNER  
1207 SWINTON LLC  
2538 AVENUE AUL SOLEIL  
DELRAY BEACH, FL 33483

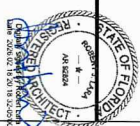
VERIZON NETWORK COMPLIANCE  
VERIZON WIRELESS  
400 CORPORATE CENTER DRIVE, BLDG D  
WARREN, NJ 07059  
PHONE: (908) 295-7010  
CONTACT: NICK SAPIA

VERIZON NETWORK COMPLIANCE  
VERIZON WIRELESS  
145 CHUBB WAY  
BRANCHBURG, NJ 08876  
PHONE: (908) 295-5799  
CONTACT: ANDRIJ KALINIC

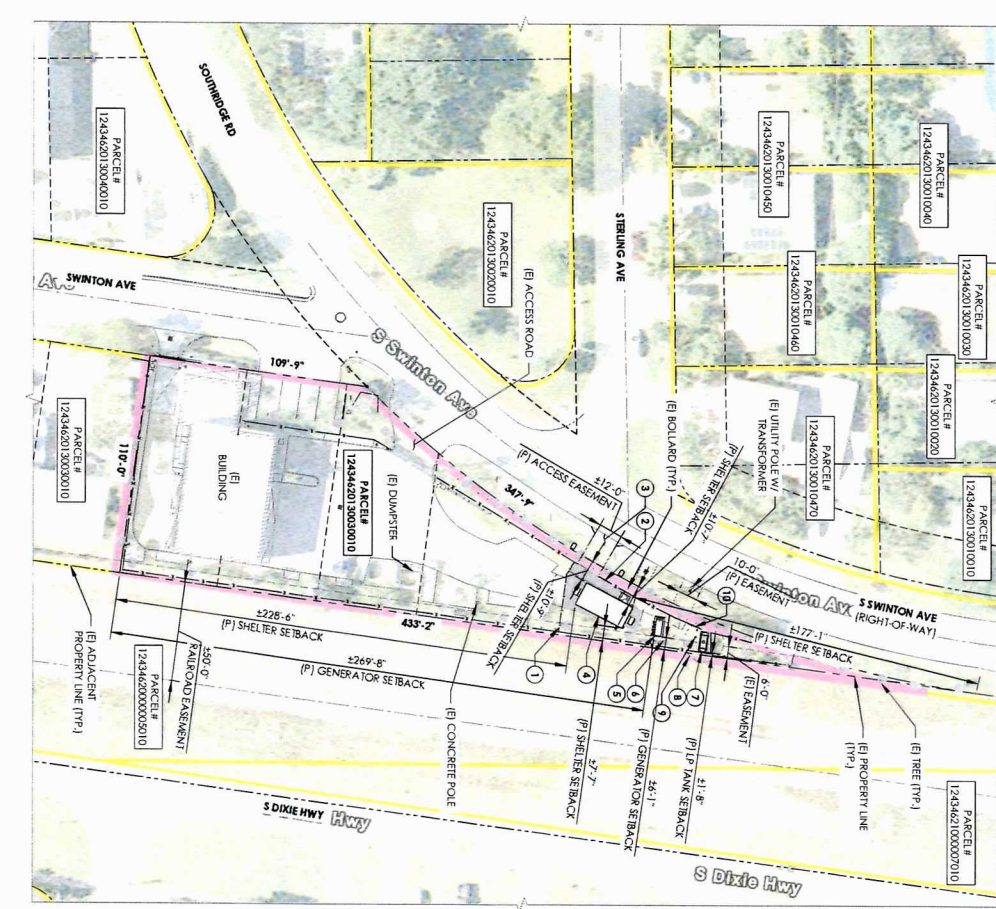
VERIZON NETWORK COMPLIANCE  
VERIZON WIRELESS  
PHONE: (352) 504-2909  
CONTACT: CLINT CORNELLUSSEN  
EMAIL: clint.cornellussen@verizonwireless.com

### DRAWINGS LIST

- C111 SITE PLAN
- C112 FOUNDED CONDENSER UNIT PLAN
- C113 FOUNDATION PLAN
- A301 ELEVATIONS & SECTIONS
- A302 EXTERIOR ELEVATIONS
- A305 FENCE & GATE DETAILS
- C306 ARCHITECTURAL DETAILS
- C310 CIVIL/PAVEMENT DEMONSTRATION PLAN



PROPOSED SITE PLAN  
 27' x 34' SCALE: 1" = 30'-0"  
 11' x 17' SCALE: 1" = 60'-0"



**Sunshine**  
 Call 811 or visit sunshine1.com for full business days before dig to have buried facilities located and marked. Check positive response codes before you dig.

- SCALE: 1" = 30'-0"
- 30 15 0 30
- 1 SITE GROUNDING SHALL COMPLY WITH VERBON WIRELESS GROUNDING STANDARDS LATEST EDITION AND COMPLY WITH VERBON VERSION WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN.
  - 2 ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
  - 3 CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.
  - 4 THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. Silt and erosion control shall be maintained on the downslope to ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
  - 5 CLEARING OF TREES AND VEGETATION ON THE SITE SHALL BE LIMITED TO THE MINIMUM NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO PROPERTY OUTSIDE THE LEASE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR.
  - 6 ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE STORED AT THE SITE IN OCCASIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.
  - 7 SEEDING AND MULCHING OF THE SITE SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER CONSTRUCTION IS COMPLETED. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING AN ADEQUATE COVER OF VEGETATION OVER THE SITE FOR A ONE YEAR PERIOD.
  - 8 THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED IN THIS DESIGN PACKAGE.

**KEY NOTES:**

- 1 (P) VERBON R-07-HIGH CHAIN-LINK FENCE WITH GREEN PVC PRIVACY SLATS. REFER TO SHEET A-505 FOR DETAILS.
- 2 (P) 12'-0" WIDE SLIDING GATE. REFER TO SHEET A-505 FOR DETAILS.
- 3 (P) APPROX. REFER TO SHEET A-509 FOR DETAILS.
- 4 (R) 12'-0" x 26'-0" EQUIPMENT SHELTER ON (P) CONCRETE FOUNDING. REFER TO SHEET FOR DETAILS.
- 5 (P) VERBON BAKW EMERGENCY STAND-BY UP SUPPORT GENERATOR WITH APPROVED SOUND ATTENUATING ENCLOSURE HOUSING ANCHORED TO (P) 5'-0" x 8'-0" CONCRETE PAD. REFER TO SHEETS A-507 FOR GENERATOR AND SHEET S-302 FOR PAD DETAILS.
- 6 BOUNDARY OF 10' GENERATOR EXHAUST RADIUS.
- 7 (P) VERBON 500 GALLON (1 P) DIESEL TANK WITH APPROVED HOUSING AND SOUNDS ATTENUATING ENCLOSURE. REFER TO SHEET A-503 FOR TANK AND SHEET S-302 FOR PAD DETAILS.
- 8 BOUNDARY OF 10' NO-SPARK SOURCE RADIUS.

PROPOSED CONDUIT LOCATIONS ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO CONSTRUCTION.

- KEY NOTES:**
- 9 (P) 4" GALVANIZED STEEL BOLLARD FILLED WITH CONCRETE PLACED PLUMB - PAINT SAFETY YELLOW. REFER TO DETAIL S/A-580.
  - 10 (P) 4" WIDE SLIDING GATE. REFER TO SHEET A-505 FOR DETAILS.

**NOES:**

- 1 SITE GROUNDING SHALL COMPLY WITH VERBON WIRELESS GROUNDING STANDARDS LATEST EDITION AND COMPLY WITH VERBON VERSION WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN.
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- 8 THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED IN THIS DESIGN PACKAGE.

**verizon**  
 DELRAY HUB  
 LOCATION CODE: 5000979129  
 1207 S SWINTON AVE  
 DELRAY BEACH, FL 33444

**Stattec**  
 800 Parkway Drive, Suite 195  
 Deerfield Beach, FL 33441  
 Tel: 954.577.4855  
 www.stattec.com

NO	DESCRIPTION	DATE
1	CITY OF DELRAY BEACH SEBACK	02/17/24
2	VARIANCE AND LEVEL SITE PLAN REVIEW	

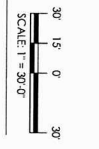
**SITE PLAN**  
**C111**

STATE OF FLORIDA  
 COUNTY OF DELAWARE  
 DEPARTMENT OF REVENUE  
 RECEIVED  
 APR 11 2024  
 12:30 PM  
 1000 N. UNIVERSITY AVENUE  
 DEERFIELD BEACH, FL 33441





1 ZONING SETBACKS STUDY  
 22' x 34' SCALE: 1" = 30'-0"  
 11' x 17' SCALE: 1" = 60'-0"



**CALCULATIONS**

EXISTING BUILDING	3,483 SQ. FT.	TOTAL OF 3,995 SQ. FT. (17% LOT COVERAGE)
(P) SHELTER BUILDING	312 SQ. FT.	
IMPERVIOUS AREA (ASPHALT & CONCRETE)	11,479 SQ. FT.	49% LOT COVERAGE
PERVIOUS AREA (OPEN SPACE)	7,920 SQ. FT.	34% LOT COVERAGE
TOTAL LOT AREA	23,994 SQ. FT.	100% LOT COVERAGE

**COLOR LEGEND**

	BUILDINGS / STRUCTURE
	IMPERVIOUS
	PERVIOUS

NO.	DESCRIPTION	DATE
0	DATE OF READY REVIEW SETBACK REVIEW	02/17/24
	VARIANCE AND LEVEL 438E PLAN REVIEW	

REVISION/COMMENTS/REMARKS	DATE

**STATE OF FLORIDA**  
 COUNTY OF DELAWARE  
 ZONING DEPARTMENT  
 1207 S SWINTON AVE  
 DELRAY BEACH, FL 33444  
 TEL: 561.321.2200  
 WWW.DELRAYBEACHFL.GOV

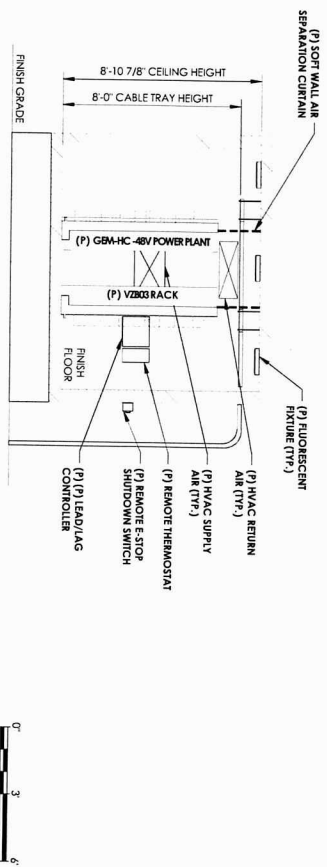
**ZONING SETBACKS STUDY**  
**C113**

**verizon**  
 DELRAY HUB  
 LOCATION CODE: 5000979129  
 1207 S SWINTON AVE  
 DELRAY BEACH, FL 33444

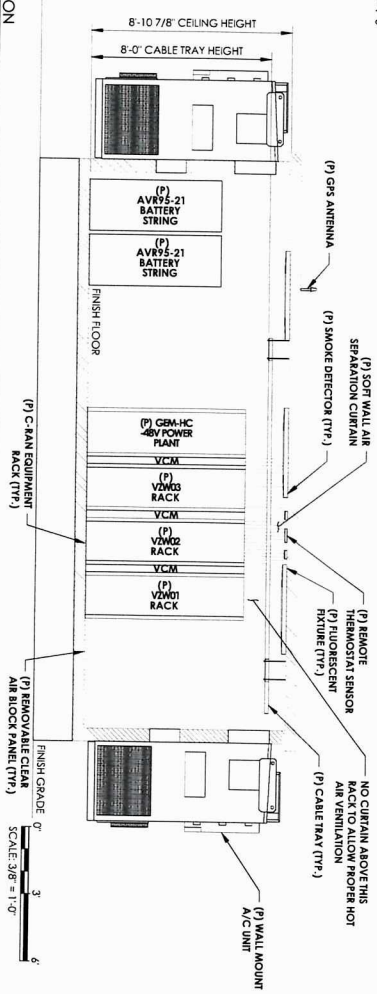
800 Farnham Drive, Suite 105  
 Deerfield Beach, FL 33441  
 Tel: 954.577.4855  
 www.stantec.com

**Stantec**

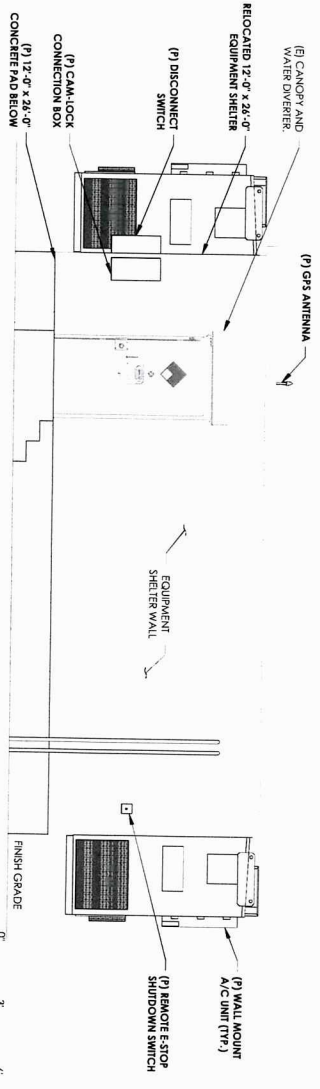
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3 BUILDING SECTION  
 22' x 34' SCALE: 3/8" = 1'-0"  
 11' x 17' SCALE: 3/16" = 1'-0"



2 BUILDING SECTION  
 22' x 34' SCALE: 3/8" = 1'-0"  
 11' x 17' SCALE: 3/16" = 1'-0"



1 EXTERIOR ELEVATION - WEST  
 22' x 34' SCALE: 3/8" = 1'-0"  
 11' x 17' SCALE: 3/16" = 1'-0"



- NOTES:
1. ALL WALL INTERIOR OR EXTERIOR OPENINGS CREATED, UNCOVERED OR ENLARGED DURING HVAC UPGRADE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION.
  2. 2'-0\"/>

NO.	DESCRIPTION	DATE
0	SET OF EXISTING RECORD, SURVEY, FINISH AND LEVEL DISTRIBUTION REVIEW	05/17/26

DATE	DESCRIPTION
	NETWORK COMPLIANCE SUBMITTALS
	LOOK SUBMISSION
	AS SUBMISSION IS REQUIRED

DATE	DESCRIPTION
	DESIGNER'S REVIEW
	OWNER'S REVIEW
	CONTRACTOR'S REVIEW
	PERMIT REVIEW

ELEVATIONS & SECTIONS  
**A301**

**verizon**  
 DELRAY HUB  
 LOCATION CODE: 5000979129  
 1207 S SWINTON AVE  
 DELRAY BEACH, FL 33444

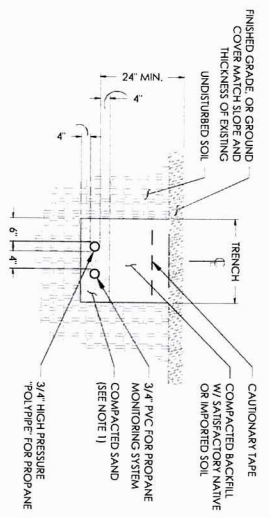
**Stantec**  
 800 Fairway Drive, Suite 195  
 Deerfield Beach, FL 33441  
 Tel: 561.391.6655  
 www.stantec.com

**verizon**  
 THIS DRAWING WAS PREPARED BY OR FOR THE DESIGNER AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRINTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

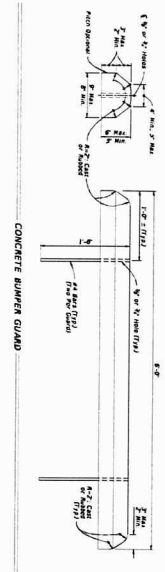




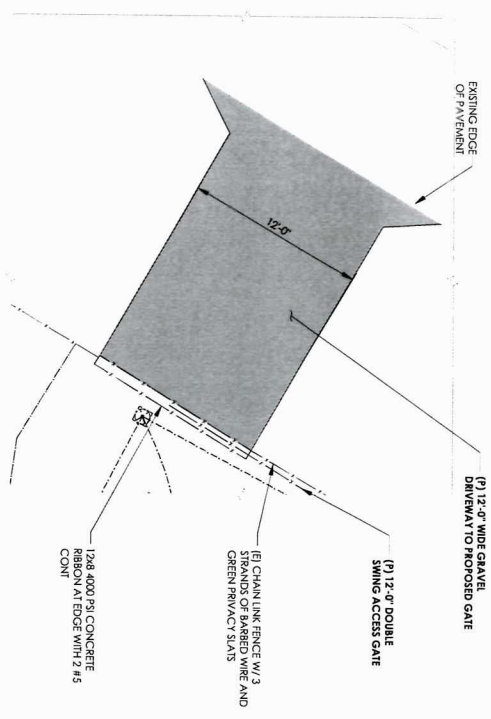
NOTE:  
1. LEAN CONCRETE, RED-COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND.



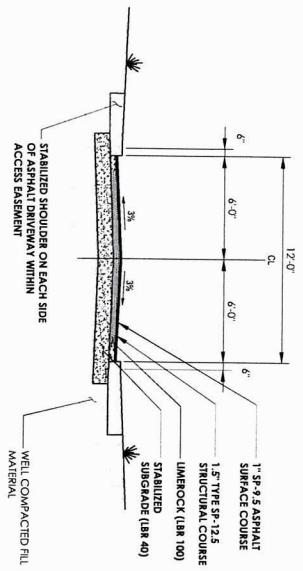
5 DIRECT BURIED PROPANE LINES  
N.T.S.



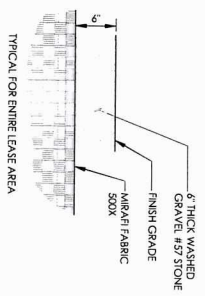
3 CURB & CONCRETE BUMPER GUARD DETAIL  
N.T.S.



4 DRIVEWAY APRON  
N.T.S.



2 ACCESS DRIVE CROSS-SECTION  
N.T.S.



1 COMPOUND GRAVEL DETAIL  
N.T.S.

NOTE:  
OVER GRANITE COMPOUND'S AND PLACE TOP OF GRAVEL AT EXISTING GRADE.

**DELRAY HUB**  
LOCATION CODE: 5000979129  
1207 S SWINTON AVE  
DELRAY BEACH, FL 33444

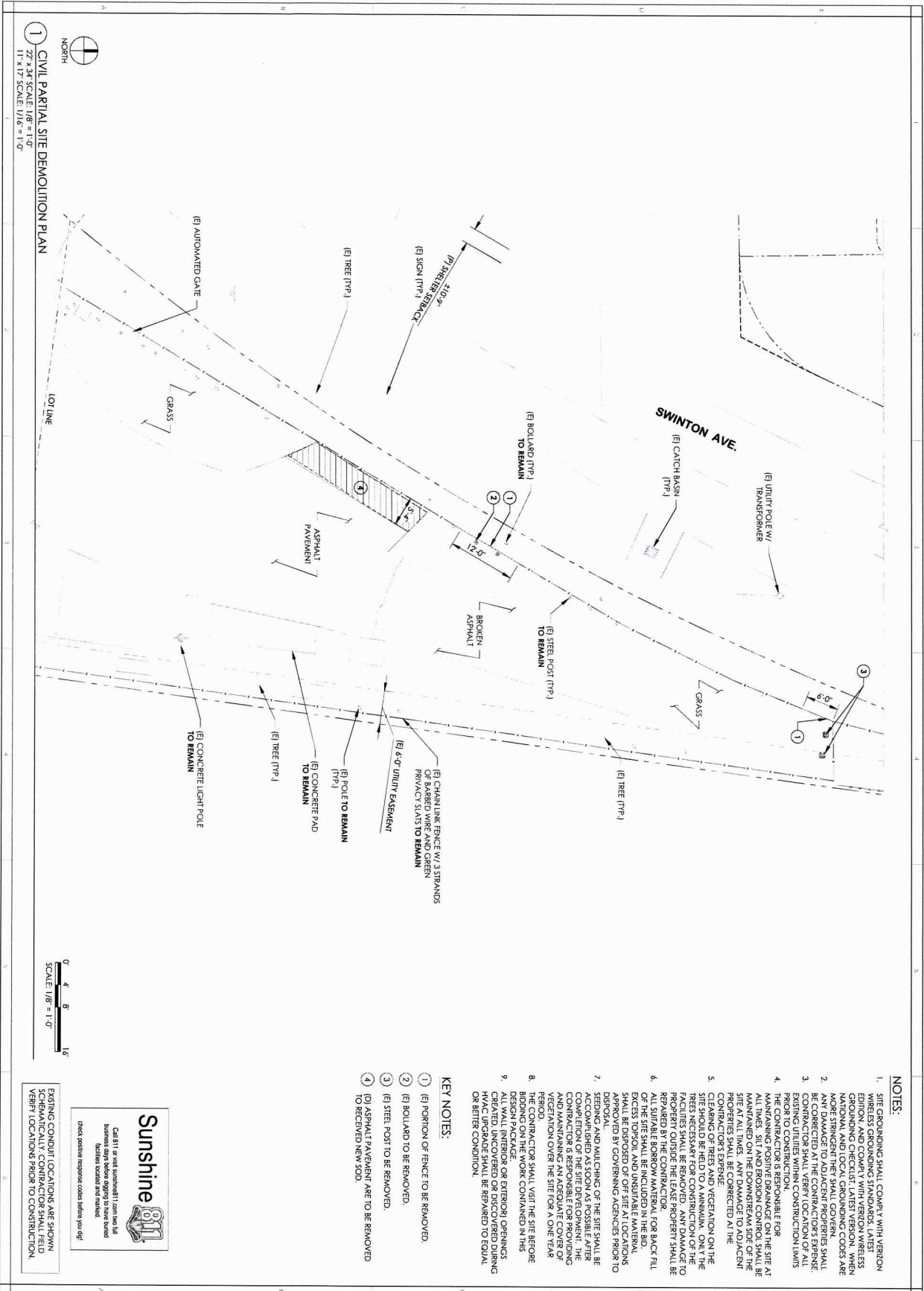
800 Fanny Drive, Suite 159  
Deerfield Beach, FL 33441  
Tel: 954.577.4655  
www.stattec.com

VERIZON COMMUNICATIONS  
1207 S SWINTON AVE  
DELRAY BEACH, FL 33441  
TEL: 954.577.4655  
WWW.VERIZON.COM

NO.	DESCRIPTION	DATE
0	CITY OF DELRAY BEACH - SBIBACK REVIEW	02/17/24
1	VARIANCE AND LEVEL 488 PLAN REVIEW	

NO.	DESCRIPTION	DATE
1	PRELIMINARY SUBMITTALS	
2	FINAL SUBMISSION	
3	NO. SUBMISSION (IF REQUIRED)	

ARCHITECTURAL DETAILS  
**A506**



1  
 22' x 34' SCALE: 1/8" = 1'-0"  
 11' x 17' SCALE: 1/16" = 1'-0"



CIVIL PARTIAL SITE DEMOLITION PLAN

0 4 8 16  
 SCALE: 1/8" = 1'-0"

EXISTING CONDUIT LOCATIONS ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO CONSTRUCTION.

**Sunshine**  
 Call 811 or visit sunshine1.com for local business days before digging to save buried utilities, water, gas, and fiber optic lines.  
 Check positive response codes before you dig!

- NOTES:**
1. SITE GROUNDING SHALL COMPLY WITH VERIZON WIRELESS GROUNDING STANDARDS. LATEST EDITIONS OF THE VERIZON WIRELESS GROUNDING CHECKLIST, LATEST VERSION, WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN.
  2. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND LOCATED BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.
  3. MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE HELD TO A MINIMUM. ONLY THE TREES NECESSARY FOR CONSTRUCTION OF THE PROJECT SHALL BE REMOVED. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGE TO ADJACENT PROPERTY OUTSIDE THE LEASE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR.
  4. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. BORROW MATERIAL SHALL BE OBTAINED FROM A SOURCE APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.
  5. REMOVAL AND MAINTENANCE OF THE SITE SHALL BE ACCORDING TO THE VERIZON WIRELESS GROUNDING STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING AN ADEQUATE COVER OF PROTECTIVE MATTER OVER THE SITE FOR A ONE YEAR PERIOD.
  6. THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED IN THIS DESIGN PACKAGE.
  7. ALL EXISTING UTILITIES OR OBSTRUCTIONS OPENINGS CREATED, UNCOVERED OR DISCOVERED DURING HVAC UPGRADE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION.
- KEY NOTES:**
1. [E] PORTION OF FENCE TO BE REMOVED.
  2. [E] ROLLARD TO BE REMOVED.
  3. [E] STEEL POST TO BE REMOVED.
  4. [E] ASPHALT PAVEMENT ARE TO BE REMOVED TO RECEIVED NEW SOD.

**DELRAY HUB**  
 LOCATION CODE: 5000979129  
 1207 S SWINTON AVE  
 DELRAY BEACH, FL 33444

800 Fairway Drive, Suite 195  
 Deerfield Beach, FL 33441  
 Tel: 954.577.4655  
 www.stantec.com

**CD101**

**CIVIL PARTIAL SITE DEMOLITION PLAN**

NO.	DESCRIPTION	DATE
1	CITY OF DELRAY BEACH SEABACK REVIEW	02/17/24
2	VARIANCE AND REEL SITE PLAN REVIEW	

PROJECT: RESIDENTIAL  
 CONTRACTOR: [Blank]  
 ARCHITECT: [Blank]  
 CREATED BY: [Blank]  
 CHECKED BY: [Blank]  
 DATE: [Blank]

DATE: [Blank]

REVISIONS: [Blank]

SCALE: 1/8" = 1'-0"