



# SWINTON SOCIAL

# Fee In lieu of Parking Request

City of Delray Beach - Historic Preservation Board



West Elevation  
(Facing S. Swinton Ave.)



South Elevation  
(Facing S.E. 1st St.)



East Elevation  
(Facing Alley)



East Elevation  
(Facing Pool-Not Visible from Street)



# Existing Site Conditions

Land Use: Historic Mixed Use ("HMU")  
Zoning: OSSHAD  
Existing Use: (A) 27 S Swinton Ave - Vacant Single Family  
(B) 104 SE 1st Ave - Vacant Land  
Proposed Use: Restaurants and Spa with 100' pool



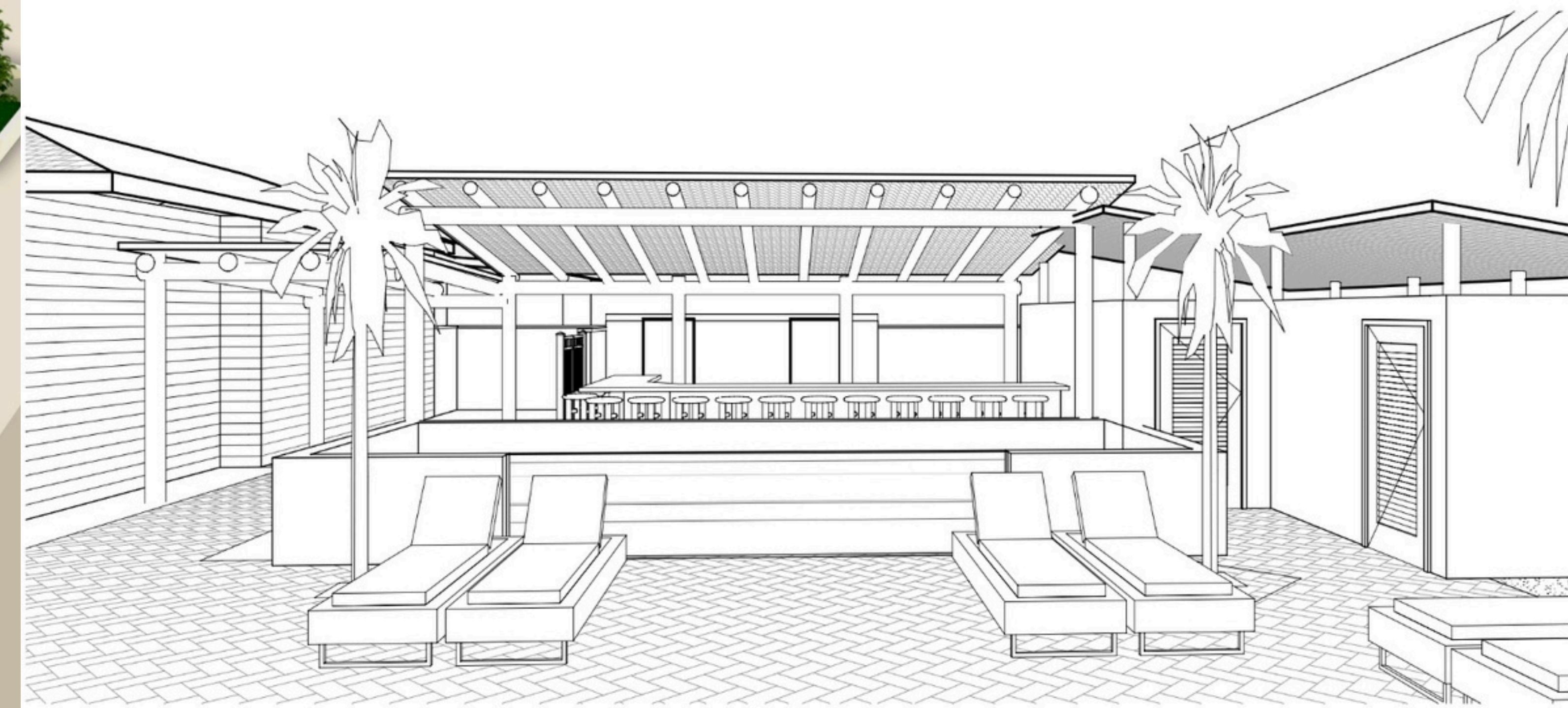


# In Lieu of Parking Request

The project was approved with a total of 53 required parking spaces. Currently the project has 33 on-site off-street parking spaces. There are 7 parking spaces on-site at 27 S Swinton Avenue consisting of 2 ADA parallel spaces, 5 standard parallel spaces and 26 on-site off-street parking spaces located at 104 SE 1st Avenue. In our attempts to meet the parking requirements we have employed multiple land use attorneys, a land planner, a landscape architecture firm, an architect, and a consultant and exhausted every option including seeking a valet agreement with multiple local land owners with there being no available parking spaces within the maximum distance allowable by the City Code. There were attempts to lease spaces from neighboring properties. The project is located in the OSSHAD district, is a locally and nationally registered historic site, and the architectural plans include a facade that uses the charm of the cottage style homes built nearly 100 years ago. The project meets all of the requirements of the Fee in Lieu of Parking program including being historic and an adaptive reuse of the existing structures. As such, we are requesting a Fee In Lieu of Parking be granted for the 20 parking spaces needed to meet the requirement of 53 total parking spaces due to all other options having been exhausted. The Fee In Lieu of Parking program is the only solution currently available to meet all of the requirements within the approvals currently in place.



# Proposed Use





Parking Type	# Spaces
Parallel (On-Site Off-Street) - 27 S Swinton	5
Parallel ADA (On-Site Off-Street) - 27 S Swinton	2
Head In (On-Site Off-Street) - 304 St 1st Ave	26
Free In Use - Proposed	20
Required Spaces	53

GROUND FLOOR AREA	SQ. FT.	%
NON-RESIDENTIAL SPA RESTAURANT (TYPE V) 42'0" x 42'0"	1,764.0	5.5%
NON-RESIDENTIAL SPA RESTAURANT (TYPE V) 42'0" x 42'0"	806.9	2.5%
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NON-RESIDENTIAL SPA RESTAURANT (TYPE V) 42'0" x 42'0"	1,764.0	5.5%
TOTAL NON-RESIDENTIAL SPA	5,921.7	18.5%
GROUND FLOOR AREA	SQ. FT.	%
RESTAURANT RESTAURANT (TYPE V) 42'0" x 42'0"	1,764.0	5.5%
RESTAURANT RESTAURANT (TYPE V) 42'0" x 42'0"	806.9	2.5%
RESTAURANT RESTAURANT (TYPE V) 42'0" x 42'0"	1,764.0	5.5%
RESTAURANT RESTAURANT (TYPE V) 42'0" x 42'0"	1,764.0	5.5%
TOTAL RESTAURANT	5,921.7	18.5%
WATER BODIES FOUNTAIN (TYPE V)	119.9	0.4%
PARKING/PAVED AREA	11,300.2	35.0%
OPEN (LANDSCAPED SPACE)	5,942.0	18.6%
TOTAL SITE	31,333.8	100%

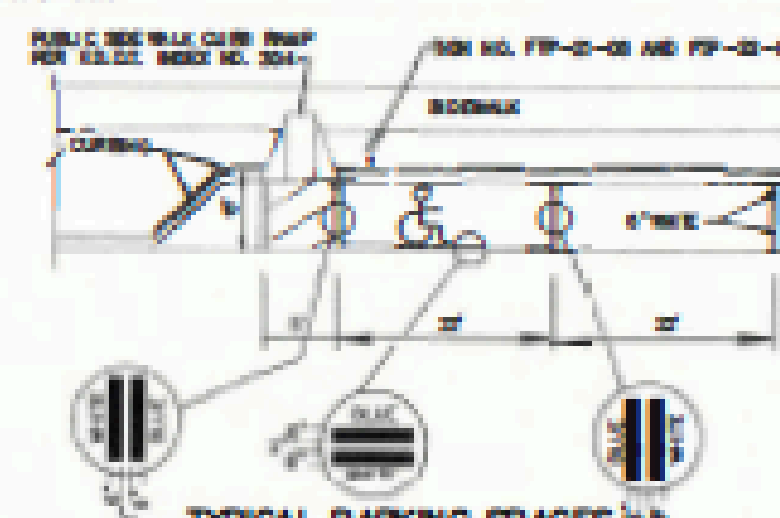
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
INTERIOR SIDE	1'-6"	1'-6"
REAR	10'-0"	10'-0"
SIDE STREET	15'-0"	15'-0"
HEIGHT	35'-0"	VARIES (35')
FLOORS	N/A	1

#### GENERAL NOTES:

1. ALL OVERHEAD BUILDING SERVICES (POWER, PHONE, CABLE) WILL BE PLACED UNDERGROUND.

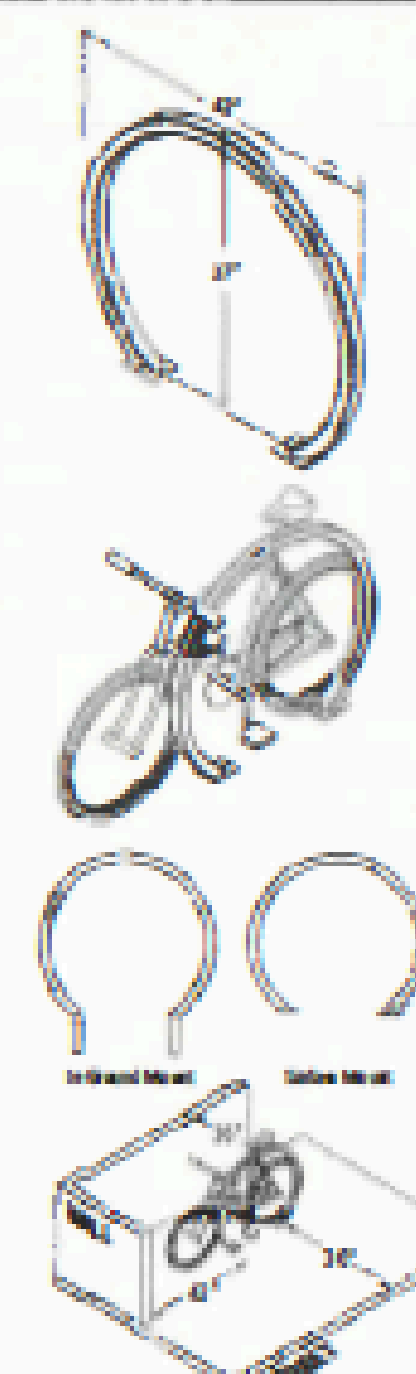
2. BUILDING CONSTRUCTION TYPE: SPA (TYPE V)-RESTAURANT (TYPE V-B)  
OCCUPANCY CLASSIFICATION: SPA (TYPE V)-RESTAURANT (TYPE V-B)

NOTE: LANDSCAPED PARKING SPACES MUST BE FIRST OR LAST PARALLEL PARKING SPACE IN THE ROW. ADJACENT TO LANDSCAPE GLAZING. IF SPACE IS AT THE FRONT OR REAR FOR ACCESS PANEL MUST BE IN FRONT OF CAR AND IF SPACE IS AT THE END OF PARKING ROW ACCESS PANEL MUST BE AT THE REAR OF CAR.

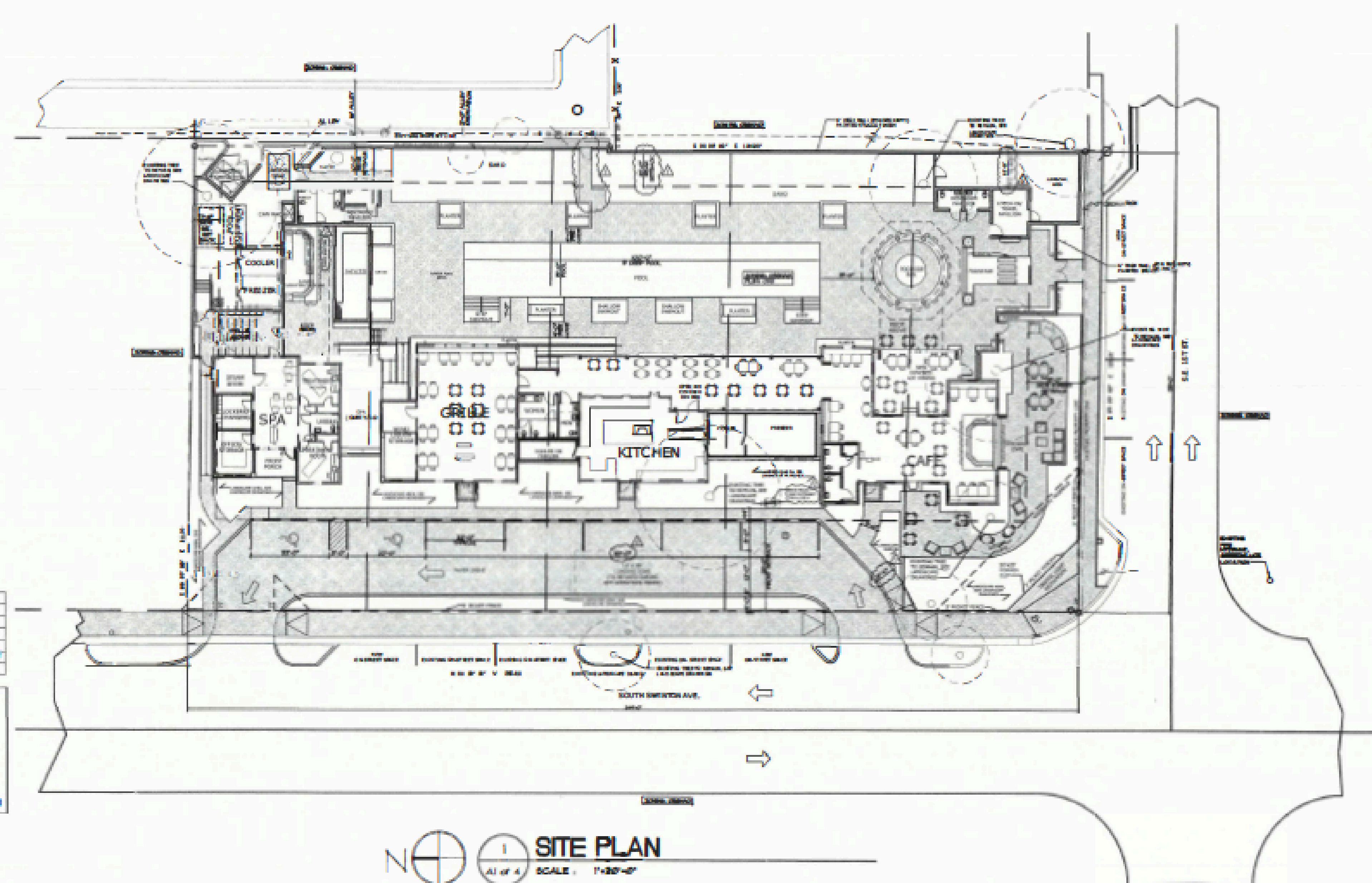


TYPICAL PARKING SPACES  
DETAIL RT 4.2c

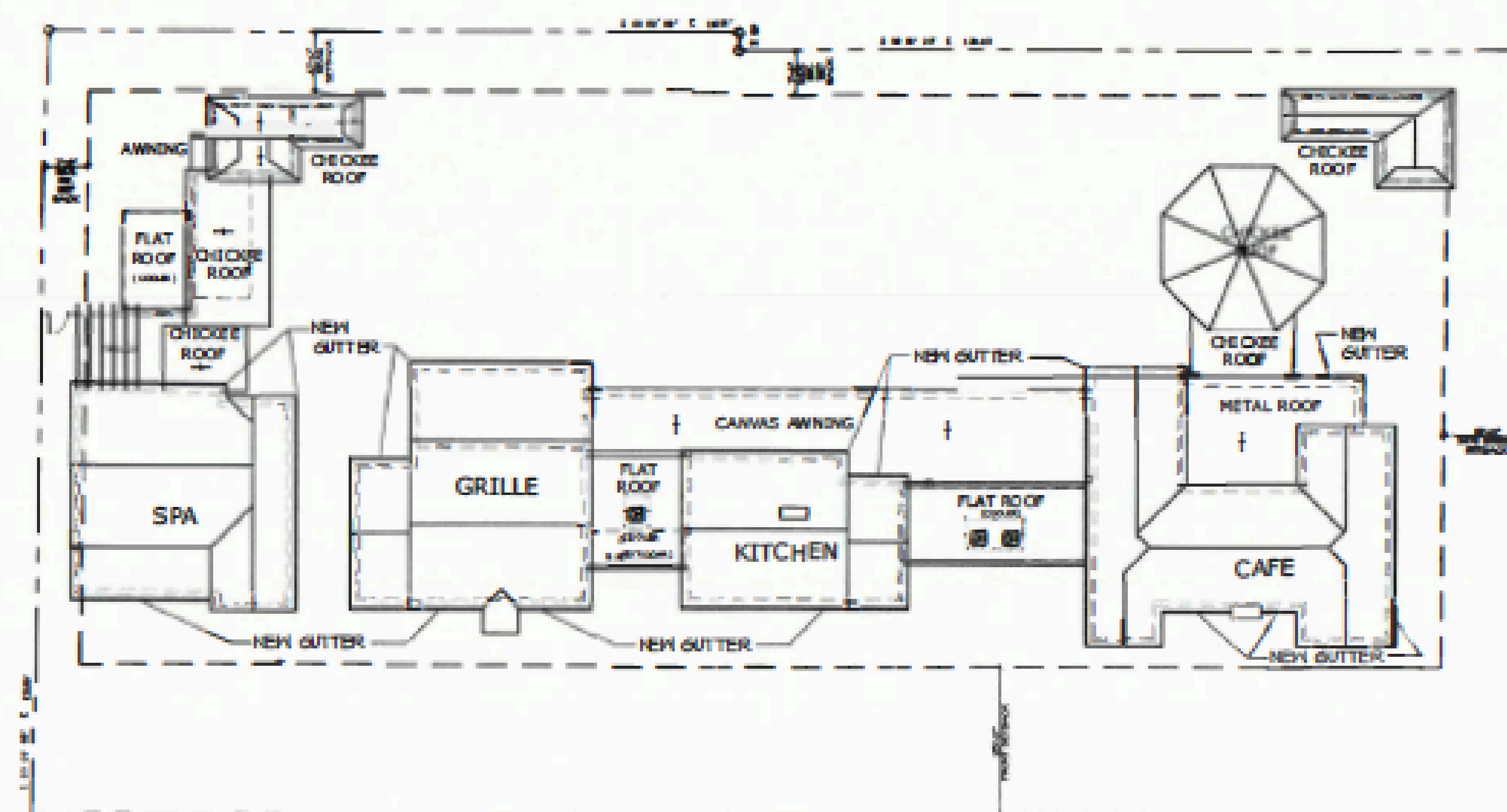
SEE SPECIFICATIONS



- Product:** See Specification for Rack Construction and See Site Plans
- Capacity:** 2 Bikes
- Material:** 2" x 2" x 1/8" square tube
- Finish:** Anodized Aluminum. Finish is a clear powder coat finish. Anodized Aluminum. Finish is a clear powder coat finish. Anodized Aluminum. Finish is a clear powder coat finish.
- Installation:** See Specification for Rack Installation. See Specification for Rack Installation. See Specification for Rack Installation.
- Space Time and Safety:** See Specification for Rack Space Time and Safety. See Specification for Rack Space Time and Safety. See Specification for Rack Space Time and Safety.
- Color:** White

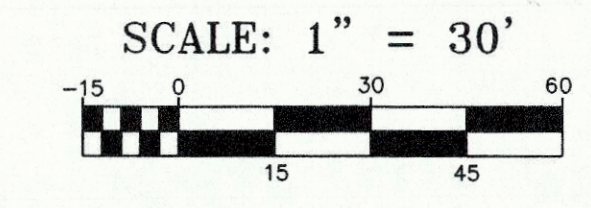
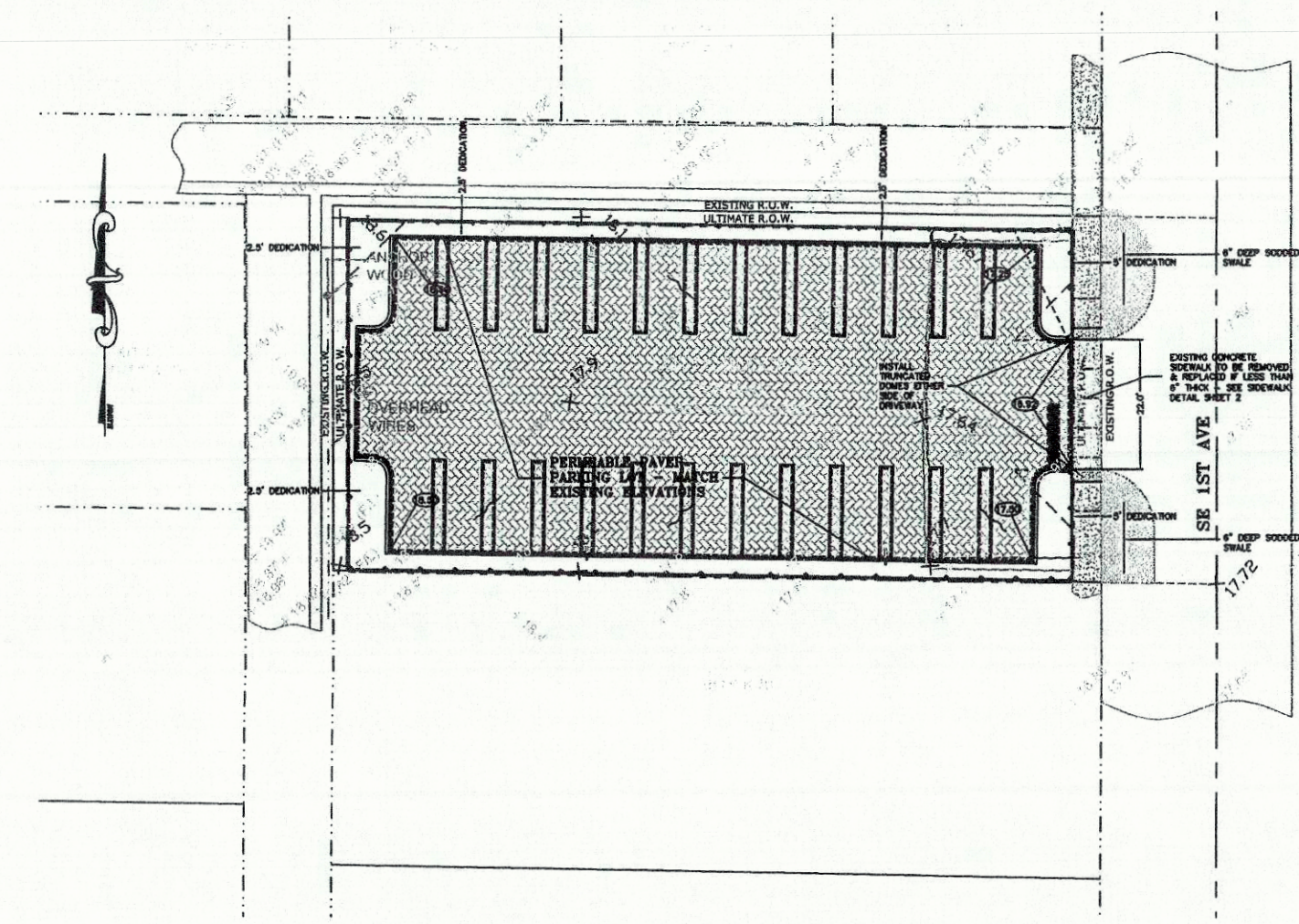
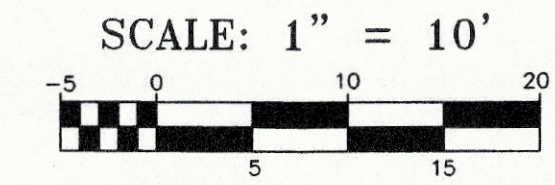
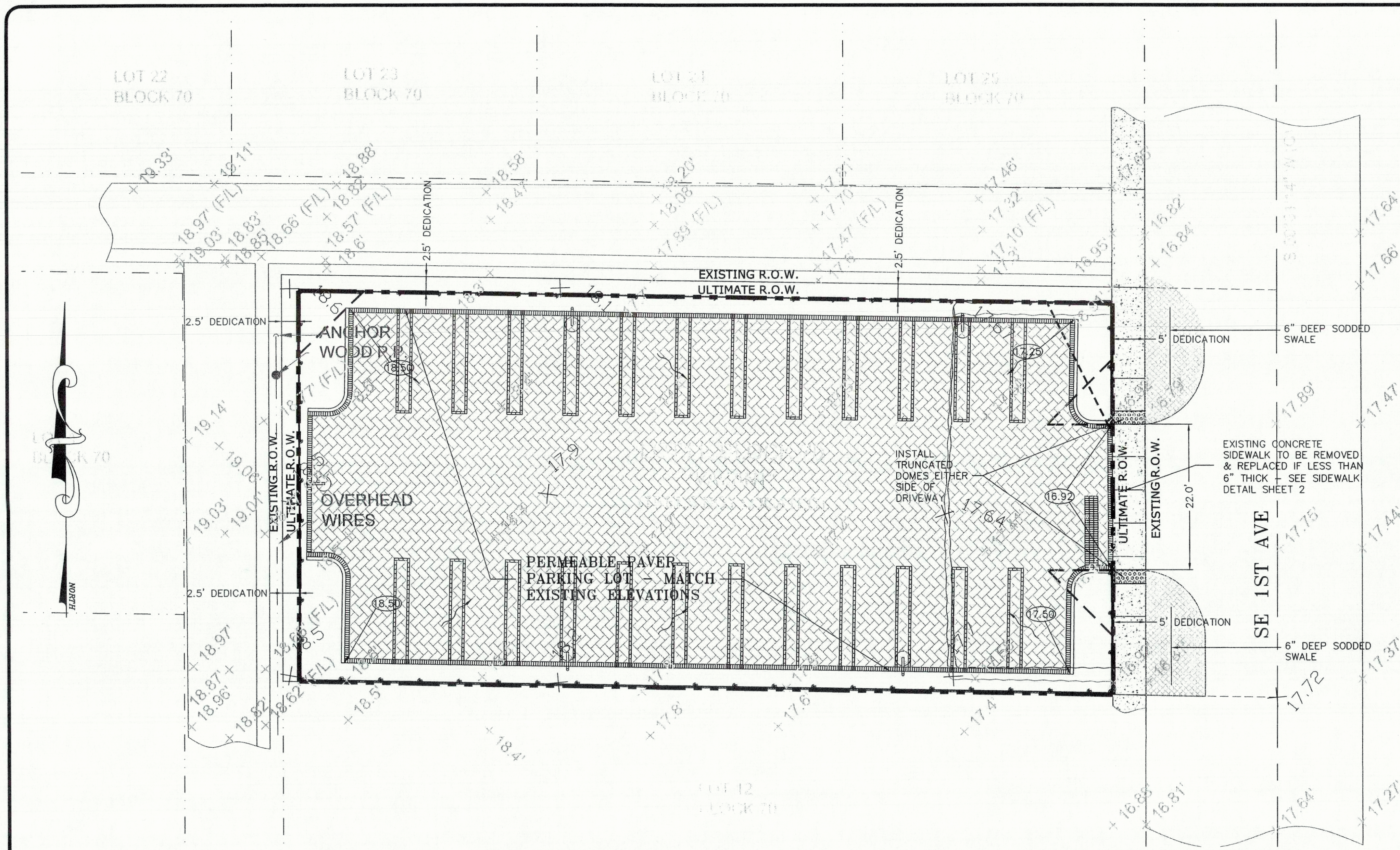


1 SITE PLAN  
AS OF 4 SCALE: 1"=20'-0"



2 ROOF PLAN  
AS OF 4 SCALE: 1"=20'-0"





**DRAINAGE CALCULATIONS FOR SWINTON SOCIAL - VALET LOT**  
DELRAY BEACH, FL - EDA PROJECT # 11049

GIVEN:	
POST-DEVELOPMENT AREAS	
TOTAL SITE AREA	= 7377sf
PERMEABLE PAVER DRIVEWAY	= 6242sf
REQUIRED STORAGE: 3.2"	
$V = 7377 \times 3.2 / 12$	
$= 1967cf$	
VOLUME PROVIDED:	
PERMEABLE PAVER DRIVEWAY:	
AREA	= 6242sf
Base/Sub-base depth	= 10"
Void Space	= 0.40
Volume	= $6,242 \times 10 / 12 \times 0.40 = 2,081cf$

**NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.**

**NOTE: ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS, THEY SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2**

**NOTE: ALL WATER METER SIZES TO BE DETERMINED BY CITY OF DELRAY BEACH UTILITY DEPARTMENT**

CALL 48 HOURS BEFORE YOU DIG.  
IT'S THE LAW  
1-800-432-4770  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



**LOCATION MAP**  
N.T.S.

- LEGEND:**
- PROPERTY LINE
  - SECTION IDENTIFIER  
PLAN PAGE DETAIL PAGE
  - PROPOSED ELEVATION
  - DIRECTION OF FLOW
  - EXISTING ELEVATION
  - DENOTES AREA OF PERMEABLE PAVER PARKING LOT
  - DENOTES AREA OF EXISTING PAVEMENT TO BE REMOVED
  - DENOTES AREA OF CONCRETE SIDEWALK

BY: BAB		REVISIONS:		NO. DATE		NOT VALID WITHOUT ENGINEER'S SEAL	
BAB		REVISE PER CITY COMMENTS		9/19/11		JOSEPH A. PIKE, P.E.	
BAB		REVISE PER CITY COMMENTS		3/27/12		FL REG # 42696	
MAR 27 2012							
CIVIL SITE IMPROVEMENTS PLAN FOR: SWINTON SOCIAL VALET LOT 104 SE 1ST AVE DELRAY BEACH, FLORIDA							
<b>EnviroDesign Associates, Inc.</b> ENGINEERS • ENVIRONMENTAL CONSULTANTS FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506 298 Pineapple Grove Way Delray Beach, Florida 33444 Phone: (561) 274-6550 Fax: (561) 274-6558							
DRAWN: B.A.B.							
CHECKED: J.A.P.							
DATE: 7/27/11							
JOB NO. 11049-ENG							
SHEET NO. 1 OF 4							



# Land Development Regulation Criteria

Applicable Land Development Regulations found in Section 2.4.11(F)(5)  
Applicant will demonstrate in-lieu request meets the LDR criteria:

(5) Findings. Prior to approving an in-lieu of parking fee request, the approving body shall make the following findings: (Ord. No. 14-24, § 3, 12-10-24)

(a) Public parking options, including on-street parking, public parking lots, and public parking garages are available within 1,320 feet measured along a pedestrian route to the building entrance. Parking with utilization rates higher than 80 percent in the 12 months preceding the request is not considered to be available. Historic properties, as defined in Section 4.6.9(G)(2)(b) are exempt from this finding. (Ord. No. 14-24, § 3, 12-10-24)

\*The applicant is exempt from this finding but has exhausted its options through searches for the remaining parking required by the project approvals.



# Land Development Regulation Criteria

Applicable Land Development Regulations found in Section 2.4.11(F)(5)  
Applicant will demonstrate variance request meets the LDR criteria:

(b) The in-lieu of parking fee request supports at least one of the following City policy-driven goals:  
(Ord. No. 14-24, § 3, 12-10-24)

**\*The project incorporates four historic cottage homes with the character and ascetic of the historic architecture giving Swinton Social the personality of a village in Aruba or Curacao.**

1. Preservation of a historic structure by allowing its use, adaptive reuse, or expansion while maintaining the character of the property or historic district by avoiding excessive use of historic properties for parking; or (Ord. No. 14-24, § 3, 12-10-24) o. 14-24, § 3, 12-10-24)

**\*This goal is supported, the project is the adaptive reuse of four historic cottage homes in the OSSHAD district that are on the local and national registry.**

2. Investment in the West Atlantic Neighborhood Sub-district consistent with the West Atlantic Master Plan; or (Ord. No. 14-24, § 3, 12-10-24) Ord. No. 14-24, § 3, 12-10-24)

**\*Not Applicable.**

3. Adaptive reuse or expansion of an existing building resulting in a building not more than a total of two stories in height. (Ord. No. 14-24, § 3, 12-10-24)

**\*This goal is supported.**



# Land Development Regulation Criteria

Applicable Land Development Regulations found in Section 2.4.11 (F)  
Applicant will demonstrate variance request meets the LDR criteria:

(c) The in-lieu of parking fee request does not facilitate development that will demolish the following types of structures with Central Business (CBD) District or Old School Square Historic Arts District (OSSHAD) zoning: (Ord. No. 14-24, § 3, 12-10-24)

**\*There will not be any demolition of any structure. Numbers 1-3 below are not applicable..**

1. An individually designated or contributing historic structure in a historic district; (Ord. No. 14-24, § 3, 12-10-24)
2. A non-contributing structure that is at least 35 years old in a historic district, unless the Historic Preservation Board makes a finding the building should not be reclassified to contributing; or (Ord. No. 14-24, § 3, 12-10-24)
3. Any structure that has been identified for potential designation through a resource survey. (Ord. No. 14-24, § 3, 12-10-24)