



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 219 Dixie Boulevard
Project Location: 219 Dixie Boulevard
Request: Certificate of Appropriateness and Class IV Site Plan Modification
Board: Historic Preservation Board
Meeting Date: June 7, 2017

Board Action:

Approved the Certificate of Appropriateness and Class IV Site Plan Modification, on a 7 to 0 vote, subject to conditions.

Project Description:

The subject property consists of .32 acres (Lots 13 & 14, Block 11, Del-Ida Park) within the Residential Office (RO) zoning district. A circa 1950, one-story, ranch style structure is located on the property, and is classified as contributing in the Del-Ida Park Historic District. In 1987, the structure was converted to a Child Care Facility known as Kids World and an addition was added on to the north side (rear) of the structure. The addition is considered non-contributing as it was not original to the structure. The Child Care Facility is no longer operating and the subject structure is currently vacant.

The subject request is a Class IV Site Plan request consists of renovation of the existing 2,138 sq. ft. contributing structure and a 2,512 sq. ft. addition converting the use from a Child Care Facility to an office, along with associated site improvements including 11 parking spaces on the east and south sides of the property. The front elevation of the historic structure will not be altered, and the color scheme will remain as exists.

The proposed renovation and addition consist of the following:

- Demolition of a 313 sq. ft. portion of the 1986 addition (non-contributing) on the north side (rear) of the existing structure;
- Demolition of a 300 sq. ft. portion of the existing contributing structure; and,
- Addition of a 2,512 sq. ft. addition to the north side (rear) of the structure – the overall building will contain 3,940 sq. ft.

Site improvements consist of the following:

- Provision of a 11 spaces within 2 parking areas, a new 5 space parking area on the west side of the new addition and reconfiguration of the existing 6 space area on the south side (front) of the structure;
- A two-way concrete driveway, provides access from Dixie Boulevard to the new parking area to the rear of the structure;
- Installation of 7, decorative, freestanding light fixtures on the west (side) and south (front) sides of the property adjacent to the parking areas and drive aisle; and,
- Landscaping improvements throughout the site.

Staff supported the Certificate of Appropriateness and Class IV Site Plan Modification, subject to conditions of approval.

Board Comments:

The Board comments were supportive.

Public Comments:

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

Associated Actions: All required actions were taken.

Next Action: HPB action is final.

ITEM BEFORE THE BOARD

The item before the Board is the consideration of Certificate of Appropriateness (COA) (2017-044) and Class IV Site Plan requests associated with the adaptive reuse and addition to a structure previously occupied by a Child Care Facility on the property located at **219 Dixie Boulevard, Del-Ida Park Historic District**, pursuant to Land Development Regulations (LDR) Section 2.4.6(H).

BACKGROUND & PROJECT DESCRIPTION

The subject property consists of .32 acres (Lots 13 & 14, Block 11, Del-Ida Park) within the Residential Office (RO) zoning district. A circa 1950, one-story, ranch style structure is located on the property, and is classified as contributing in the Del-Ida Park Historic District. In 1987, the structure was converted to a Child Care Facility known as Kids World and an addition was added on to the north side (rear) of the structure. The addition is considered non-contributing as it was not original to the structure. The Child Care Facility is no longer operating and the subject structure is currently vacant.

The subject request is a Class IV Site Plan request consists of renovation of the existing 2,138 sq. ft. contributing structure and a 2,512 sq. ft. addition converting the use from a Child Care Facility to an office, along with associated site improvements including 11 parking spaces on the east and south sides of the property.

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- Demolition of a 313 sq. ft. portion of the 1986 addition (non-contributing) on the north side (rear) of the existing structure;
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- A two-way concrete driveway, provides access from Dixie Boulevard to the new parking area to the rear of the structure;
- Installation of 7, decorative, freestanding light fixtures on the west (side) and south (front) sides of the property adjacent to the parking areas and drive aisle; and,
- Landscaping improvements throughout the site.

The COA and Class IV Site Plan are now before the Board for consideration.

SITE PLAN ANALYSIS

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

LDR Section 4.4.17 – Residential Office (RO)

Pursuant to LDR Section 4.4.17(B)(3) – Principal Uses and Structures: Within the RO zoning district, Business, Professional, and Medical offices are listed as a Permitted Use.

The proposed business office is permitted within the RO zoning district.

Pursuant to LDR Section 4.4.17(F)(1) – Property Development Standards: The standards as set forth in Section 4.3.4 shall apply:

	Required	Proposed/Existing
Lot Coverage (Max)	40%	28.2%
Setbacks		
Front (South)	25'	39.8' (Existing)
Side Interior (West)	7'6"	51'2" (Proposed) & 26'10" (Existing)
Side Interior (East)	7'6"	7'6" (Proposed) & 20'8" (Existing)
Rear (North)	10'	10'
Open Space (Min)	25%	26.2%

The chart above illustrates compliance with the required development standards; therefore, positive findings with this code requirement can be made.

Pursuant to LDR Section 4.4.17(G)(2) – Parking: The parking required for business, medical, and professional offices shall be at the standard of one space per three hundred square feet of net floor area (1/300). However, this requirement may be reduced to 1/400, or at least by one parking space, when there is a mix of residential and office use in the same structure or for an existing structure on a property located within a designated historic district or an individually designated historic site.

Based upon the above, the parking calculation is 1 space per 400 square feet and the 3,845 net sq. ft. building requires approximately 9.61 parking spaces. 11 parking spaces have been provided, which consist of one handicap space, 3 compact spaces, and 7 standard spaces

Pursuant to LDR Section 4.4.17(G) - Supplemental District Regulations: Additional regulations as set forth in Article 4.6 are applicable.

A review of Article 4.6 is provided further in this report.

Pursuant to LDR Section 4.4.17 (H) - Special Regulations:

- (1) All buildings and structures shall appear to be residential in character regardless of the actual use therein, shall be kept in a sound and attractive condition, and in established neighborhoods shall be generally compatible in architectural style and scale with the surrounding area.
- (2) A building or structure in the RO District may contain either a residential use, an office use, or a mix of uses.
- (3) All parking for nonresidential principal uses and conditional uses shall be located in the side or rear yard or adjacent to a rear alley. No parking shall be located in the area between any street and the structure (building). Where there are existing buildings, administrative relief [Section 2.4.7(D)] may be sought from this subsection (3) provided it is determined that compliance with these provisions is not feasible and that the residential character of the area will be maintained and that such parking area shall be substantially screened from off-premises view by, at least, a four-foot high hedge.

The proposed adaptive reuse and addition to the contributing structure within the Del-Ida Park Historic District is appropriate and strives to maintain the existing residential character by limiting the alterations to the rear of the structure. As previously noted, there are two parking areas for the facility, a new five 5 space parking area to the rear and side of the existing structure, situating the new parking behind the foremost wall plane and a reconfiguration of the existing 6 space parking area in the front of the existing structure.

Two driveway access points exist on the east side of the subject property providing access from Dixie Boulevard. The south access point is proposed to be shifted to the south to allow access to the new parking in the rear. The driveway along the north side will remain in its current location and will continue to provide access to the newly reconfigured parking area in the front of the property. It is noted that the applicant coordinated with the City of Delray Beach Engineer to ensure the proper relocation of the existing speedhump within the Dixie Boulevard right-of-way, safeguarding that any traffic conflicts between the proposed driveways and the speedhump would be eliminated.

In regards to Subsection (3) above, parking currently exists which faces the street, and is forward of the structure (between the street and structure), thereby not 100% compliant with the regulation, which is not feasible and is an existing non-conformity. The applicant is proposing reconfiguration of this parking area to reduce the amount of paved area forward of the building, including additional landscaping in front of the structure. Further, all vehicular use areas will be screened from the right-of-way by hedging and ground cover to include Small Leaf Clusea and Dwarf Asian Jasmine. Said material will be maintained at 48" as is required by the LDRs.

Article 4.6, Supplemental District Regulations

Pursuant to LDR Section 4.6.8 – Lighting: All developments/redevelopments are encouraged to utilize energy efficiency lighting. The maximum height for luminaires on buildings and structures is 25' or eave overhang, whichever is lower, and 25' for a parking lot. All perimeter exterior lighting shall be full cutoff luminaires to minimize spillover on adjacent properties. In order to decrease urban glow, no luminaires shall be directed upwards.

Pursuant to LDR Section 4.6.8(A)(3) – Illumination Standards: The applicable illumination standards are as follows:

	FOOT CANDLES		
	Maximum Permitted	Minimum Permitted	Provided
Commercial Parking Lot	12	1.0	4.2 – 0.2
Building Entrances	10	1.0	4.2 – 0.2

There are 7 freestanding light fixtures proposed within the parking and driveway areas which measure approximately 12' in height to the top of the fixture, as well as 3 wall mounted lights on the side and front elevations installed at seven feet in height

The submitted photometric plan illustrates minimal spillover to the adjacent properties with a maximum of 0.7 on the properties to the rear, which contain residential uses and 0.1 spillover provided on the property to the sides, which contain a child-care facility and architect's office, respectively.

The photometric plan is in compliance with the Illumination Standards listed above, and within an appropriate foot candle range given the residential neighborhood where it will be located, and the residential uses adjacent to and across the street from the property

LDR Section 4.6.9 – Off-Street Parking Regulations: LDR Section 4.4.17(G)(2), states the requirements are 1 space per 400 sq. ft. for business offices within existing structures. The proposed business office requires 9.61 spaces and 11 spaces have been provided; thus, the requirements for off-street parking have been met.

Pursuant to LDR Section 4.6.9(C)(1)(g) – Compact Car Parking: Up to 30% of the required parking for any use may be designated for compact cars. Such approval may be granted concurrent with approval of the site and development plan. Spaces which are provided in excess of the number required may also be designated and designed as “compact car parking”. The applicant has included 3 parking spaces for compact cars within the area to the rear of the structure and has indicated that these spaces will be utilized primarily by employees. Also, pursuant to LDR Section 4.6.9(D)(7), Compact Car Parking shall be clearly marked with markings including “compact car only” painted on the required wheel stops. The applicant has indicated the compact parking spaces will be marked as required by the LDRs.

Pursuant to LDR Section 4.6.9(D)(3) – Points of Access to the Street System: The minimum width, the point of access to a street or alley shall not be less than 20’ for a two-way private driveway which has less than 200 ADT (Average Daily Trips).

The driveway meets this requirement as it provides 20’ in width and is a private driveway with less than 200 ADT.

CPTED (Crime Prevention Through Environmental Design) Review

The City’s Certified CPTED Practitioner from the Police Department analyzed the plan for compliance with the following CPTED Principles: Natural Access Control, Natural Surveillance, Lighting and Landscaping, and Safety Security. The CPTED review suggested that surveillance/security cameras be considered, especially in the parking areas and throughways. The applicant has indicated that he intends to install a security system equipped with cameras as part of the development proposal; thus, the review has concluded with no outstanding issues.

LANDSCAPING

Pursuant to LDR Section 4.6.16(A) – Landscape Regulations: The objective of this article is to improve the appearance of setback and yard areas in conjunction with the development of commercial, industrial, and residential properties, including off-street vehicular parking and open-lot sales and service areas in the City, and to protect and preserve the appearance, character and value of the surrounding neighborhoods and thereby promote the general welfare by providing minimum standards for the installation and maintenance of landscaping.

The site is minimally landscaped presently and the proposal includes the removal and replacement of four of the five existing trees. The mature Live Oak tree that exists on the property line between the subject property and the adjacent architect’s office to the west will remain. The new landscaping, which exceeds the minimum requirements, will consist of a variety of trees and palms (ex. Live Oak, Christmas palms and Sliver Buttonwoods), shrubs, and groundcover.

Pursuant to LDR Section 4.6.16(E)(3) – Vehicular Encroachment: There shall be no vehicular encroachment over or into any required landscape area. In order to prevent encroachment and maintain a neat and orderly appearance of all planting areas adjacent to parking spaces, accessways, and/or traffic, all landscape areas shall be separated from vehicular use areas by carstops or non-mountable, reinforced concrete curbing of the type characterized as “Type D” in the current edition of the “Roadway and Traffic Design Standards” Manual prepared by the State of Florida Department of Transportation, or curbing of comparable durability.

The parking area and drive aisle on the west side of the building is adjacent to a landscape area and is separated from the landscape area by a valley gutter curb. There are 3 new Silver Buttonwood trees and a Live Oak tree within this landscape area. In order to ensure protection of the new trees from vehicular encroachment, a curbing of comparable durability, such as cement masonry units (CMU) designed for landscape areas should be provided around the base of each tree along the south side of

the property. An example of such includes split face, curved concrete landscape block also known as segmented concrete block. This item has been added as a condition of approval.

Technical review for compliance with the subject Landscape Regulations has been found to be complete.

SECTION 4.5.1 HISTORIC PRESERVATION DISTRICTS AND SITES

Pursuant to LDR Section 2.4.6(H)(5), Procedures for Obtaining Permits and Approvals, Certificate of Appropriateness for Individually Designated Historic Structures and all Properties Located within Historic Districts, Findings, prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

In accordance with the above, the previously noted criteria have been analyzed throughout this report.

Pursuant to LDR Section 4.5.1(E) – Historic Preservation Sites and Districts: Development Standards, all development regardless of use within individually designated historic properties and/or properties located within historic districts, whether contributing or noncontributing, residential or nonresidential, shall comply with the goals, objectives, and policies of the Comprehensive Plan, these regulations, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

In accordance with the above, the previously noted criteria have been analyzed throughout this report.

Pursuant to LDR Section 4.5.1(E)(2)(b)2 – Major and Minor development: The subject proposal is classified as Major Development as it is "the construction, reconstruction, or alteration of a building in excess of twenty-five percent (25%) of the existing floor area."

In accordance with the above, the subject proposal has been reviewed as a Major Development.

Pursuant to LDR Section 4.5.1(E)(3)(b)1 – Buildings, Structures, Appurtenances and Parking: Parking areas shall strive to contribute to the historic nature of the properties/districts in which they are located by use of creative design and landscape elements to buffer parking areas from adjacent historic structures. At a minimum, the following criteria shall be considered:

- a. Locate parking adjacent to the building or in the rear.
- b. Screen parking that can be viewed from a public right-of-way with fencing, landscaping, or a combination of the two.
- c. Utilize existing alleys to provide vehicular access to sites.
- d. Construct new curb cuts and street side driveways only in areas where they are appropriate or existed historically.
- e. Use appropriate materials for driveways.
- f. Driveway type and design should convey the historic character of the district and the property.

The subject proposal complies with the intent of the subject regulation, as all new parking has been situated to the rear of the historic structure and adjacent to the new addition. 6 parking spaces exist in front of the historic structure adjacent to Dixie Boulevard, and are forward of the foremost wall plane of the historic structure. The applicant is reducing the overall size of this parking area, installing additional landscaping and improving connectivity to the existing structure from the adjacent sidewalk; thus, reducing the existing non-conformity.

Pursuant to LDR Section 4.5.1(E)(5) – Standards and Guidelines: A historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In consideration of the applicable Standards noted above, the proposal meets their intent by providing an appropriate adaptive reuse of a historic structure. The structure was previously converted from a single-family residence to a child care facility and is now proposed to be utilized as a business office.

The applicant is proposing a new building addition which will replace a portion of a 1986 non-contributing addition. The proposed renovation of the existing structure necessitates minimal alterations to the building, and the new addition is primarily located to the rear of the existing historic structure; thus, the character will be minimally altered, and not negatively impacted. The new impact resistant, aluminum framed, single hung windows are appropriate and compatible, replacing existing awning style windows. The applicant focused the proposed addition to the rear of the structure paying close attention to massing and scale in an effort to protect the historic integrity of the property and the surrounding area. Finally, the new addition has been designed to ensure that should it be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Pursuant to LDR Section 4.5.1(E)(8)(a-m) – Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m) below.

The Visual Compatibility Standards listed in this Section have been addressed by the proposal. Minimal, yet appropriate and compatible, alterations have been made to the structure, and those

significant alterations made to the site are also appropriate, and their individual review for compliance with technical requirements has been provided.

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 a 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.

(A) FUTURE LAND USE MAP: The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Future Land Use Map.

The subject property has a FLUM (Future Land Use Map) designation of TRN (Transitional) and zoning designation of RO. The zoning district is consistent with the TRN Future Land Use Map designation. The proposed office use is permitted, and therefore, appropriate. Thus, positive findings can be made with respect to Future Land Use Map consistency

(B) CONCURRENCY: Concurrency must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CI-GOP-1 of the Comprehensive Plan.

The applicable Concurrency items are noted as follows:

Streets and Traffic: A traffic statement has been submitted that indicates the proposed net building increase will generate 23 new average daily trips (1 new am peak hour trips, 7 less pm peak hour trips). Staff does not anticipate a negative impact from this request; however, a condition of approval has been included that the applicant provides a letter from Palm Beach County Traffic Engineering Division, indicating that a positive finding for concurrency has been made.

Solid Waste: Solid waste generation will increase from 3.74 tons per year to 6.89 tons per year ($3,940 \times 3.5/2,000 = 6.89$). The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals through the year 2046.

Drainage: Drainage and water run-off will be addressed through the use an exfiltration trench system which connects the gutters to the below ground system and a sloped elevation for all parking area and driveway runoff to lead into. There should be no impact on drainage as it relates to this level of service standard.

(C) CONSISTENCY: A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.

As described in Appendix A, a positive finding of consistency can be made as it relates to Standards for Site Plan Actions, subject to compliance with the recommended direction.

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

Future Land Use Objective A-1 Property shall be developed or redeveloped, in a manner so that the future use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

The adaptive reuse of the subject property from a child care facility to an business office is consistent with the subject Objective. With respect to the adjacent land uses, the property is surrounded by a mix of uses, including a child care facility, Assisted Living Facility, an architect's office, a duplex, and numerous single-family residences. The property is in a transitional area zoned for both residential and office, which will complement the neighborhood. The proposal is appropriate and thereby consistent with the subject Objective.

Future Land Use Objective A-4 The redevelopment of land and buildings shall provide for the preservation of historic resources. The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:

Future Land Use Policy A-4.1 Prior to approval or recommending approval of any land use or development application for property located within a historic district or designated as a historic site, the Historic Preservation Board must make a finding that the requested action is consistent with the provisions of Section 4.5.1 of the Land Development Regulations relating to historic sites and districts and the "Delray Beach Design Guidelines".

The proposed adaptive reuse inherently provides for the preservation of a historic resource in the Del-Ida Park Historic District. As indicated in this report, positive findings with respect to the LDRs have been made, more specifically to LDR Section 4.5.1, which provides the review criteria for properties within historic districts. As a result, the proposal could be deemed to be consistent with the subject Objective and Policy.

REVIEW BY OTHERS

The **Community Redevelopment Agency (CRA)** considered the subject development proposal at its meeting of January 12, 2017, and recommended approval.

ASSESSMENT & CONCLUSION

The proposed site plan and improvements for 219 Dixie Boulevard at the subject property through the adaptive reuse of a contributing structure and proposed addition is appropriate and compatible, which will have a positive impact on the mixed-use neighborhood. The property is surrounded by a variety of established uses, many of which are located within a contributing structure, including a child care facility, an Assisted Living Facility, an architect's office, a duplex, and numerous single-family residences. The site improvements strive to minimally impact the neighborhood with a significant amount of landscaping being utilized to assist in screening the parking area. The large Live Oak tree to the side of the structure will be maintained.

Based on the above, positive findings can be made with respect to LDR Section 2.4.7(B)(5).

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the Certificate of Appropriateness and Class IV Site Plan (2017-044) for **219 Dixie Boulevard, Del-Ida Park Historic District** 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 the criteria set forth in the Land Development Regulations.
- C. Move denial of the Certificate of Appropriateness and Class IV Site Plan (2017-044) for **219 Dixie Boulevard, Del-Ida Park Historic District** by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations. (Motion to be phrased in the affirmative. See above.)

RECOMMENDATION

By Separate Motions:

COA and Site Plan

Approve the Certificate of Appropriateness and Class IV Site Plan (2017-044) for **219 Dixie Boulevard, Del-Ida Park Historic District** 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 the criteria set forth in LDR Sections 2.4.5(F)(5) and 2.4.6(H)(6), subject to the following conditions:

1. That the plan be revised to indicate fire code reference “Florida Fire Prevention Code 5th Edition – Florida Specific NFPA 1, fire code, 2012 Edition and Florida Specific NFPA 101, Life Safety Code, 2012 Edition” prior to certification of the site plan;
2. That the applicant provides a letter from Palm Beach County Traffic Engineering Division, that indicates that a positive finding for concurrency has been made; and,
3. That signed and sealed plans be provided to staff for certification.

Landscape Plan

Approve the Landscape Plan for **219 Dixie Boulevard, Del-Ida Park Historic District** 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 the criteria set forth in LDR Section 4.6.16, subject to the following conditions:

1. That cement masonry units (CMU) designed for landscape areas be provided around the base of each tree along the south side of the property.

Architectural Elevations

Approve the Architectural Elevations for **219 Dixie Boulevard, Del-Ida Park Historic District** 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 the criteria set forth in LDR Section 4.5.1(E)(8).

Report prepared by: Michelle Hoyland, Historic Preservation Planner

APPENDIX A STANDARDS FOR SITE PLAN ACTIONS

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

Not applicable _____

Meets intent of standard X

Does not meet intent _____

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

Not applicable _____

Meets intent of standard X

Does not meet intent _____

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

Not applicable _____

Meets intent of standard X

Does not meet intent _____

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

Not applicable X

Meets intent of standard _____

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 **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**

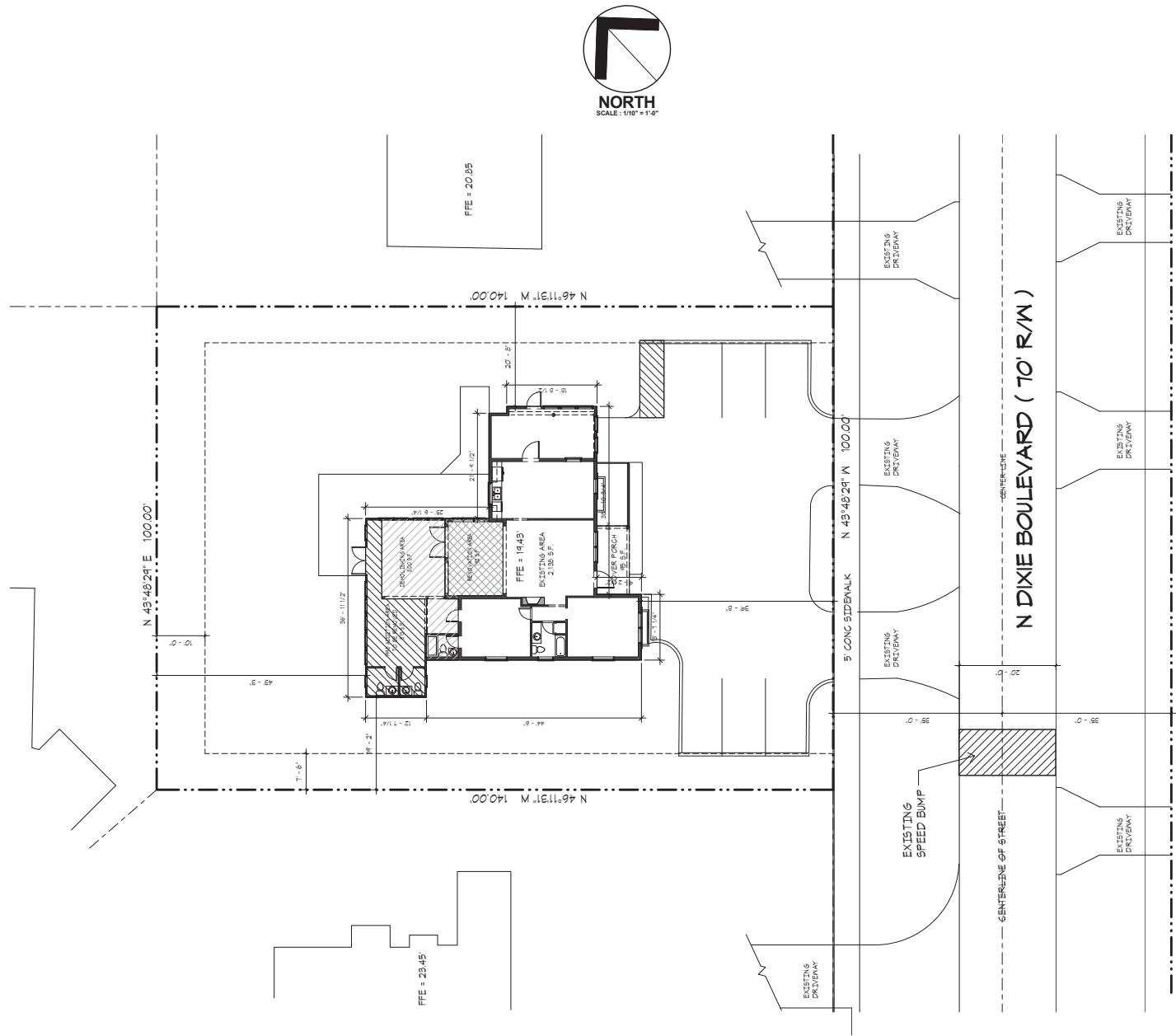
Does not meet intent

- 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

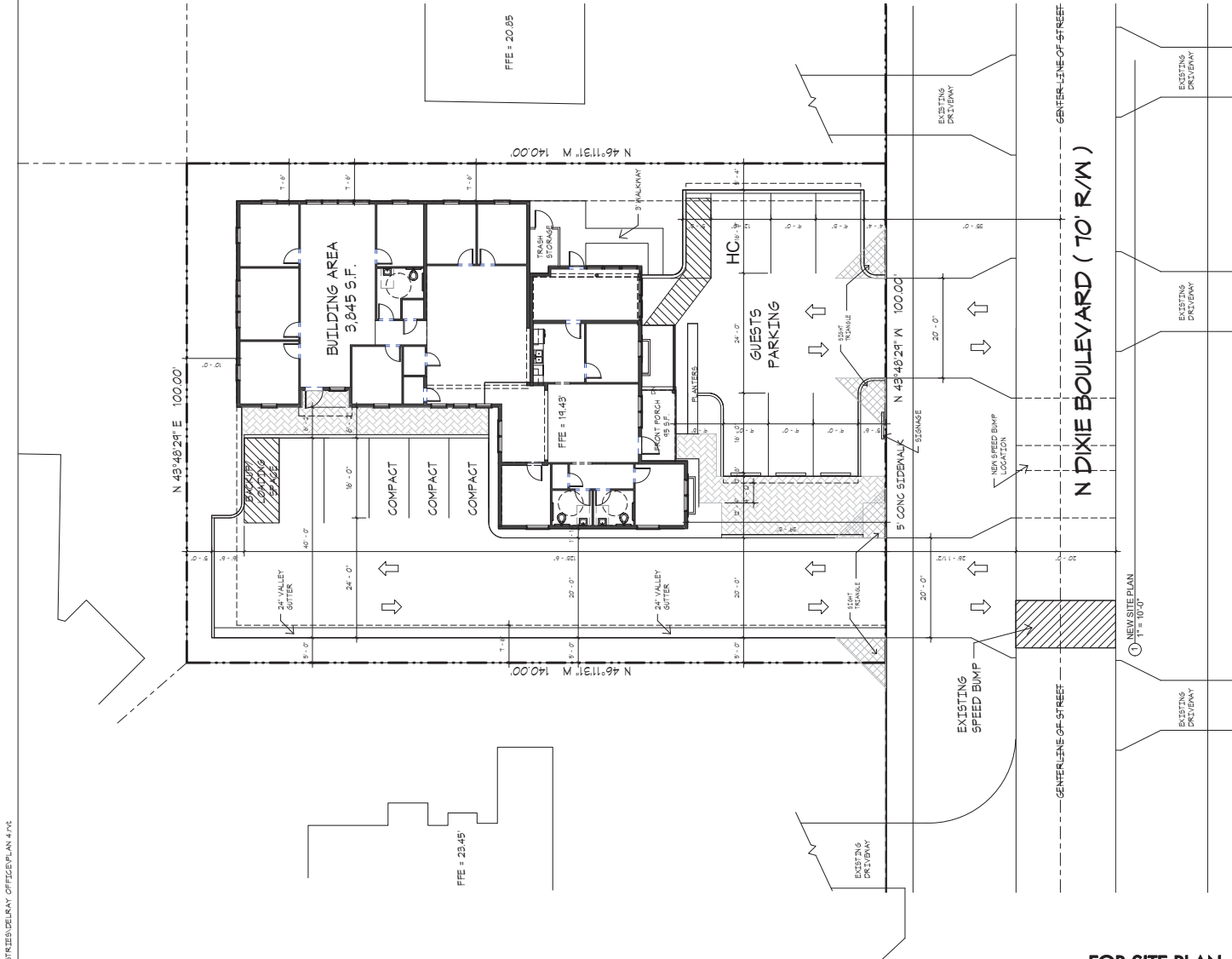
Does not meet intent



FOR SITE PLAN
APPROVAL ONLY

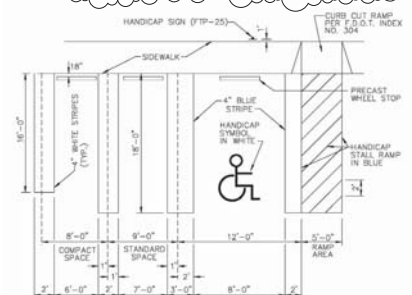
① EXISTING SITE PLAN
1" = 10'-0"

 SPECIALTY ENGINEERING CONSULTANTS, INC. 1500 SW 30th AVE SUITE #20 BOYNTON BEACH, FL 33408 DADE - BROWARD - PALM BEACH FL, CA 900017 951-752-5440 OFFICE 951-752-5542 FAX		CLIENT INFORMATION 219 N. DIXIE, LLC 1515 NORTH CONGRESS AVE DELRAY BEACH, FLORIDA	
FILE NAME: SCALE: DATE: 10/21/16 RVD BY: Checker DRAWN BY: Author		SHEET INFORMATION EXISTING SITE PLAN PROJECT INFORMATION 219 N. DIXIE BLVD. DELRAY BEACH, FLORIDA	
REVISION 03/07/2017 04/19/2017		SHEET # A1	



SITE DATA		
TOTAL LAND AREA	14,000 S.F.	100%
BUILDING AREA	3,940 S.F.	28.2%
PAVE AREA	5,852 S.F.	41.6%
WALKWAY	560 S.F.	4.0%
OPEN-SPACE	3,619 S.F.	26.2%
NET OFFICE AREA	3,845 S.F.	
PARKING REQUIRED : 1/400 SF	10 SPACES	
PARKING PROVIDED :	11 SPACES	
REGULAR SPACES (9 X 18)	7 SPACES	
HANDICAP SPACES	1 SPACES	
COMPACT SPACES (30%)	3 SPACES	

BUILDING DATA	
EXISTING BUILDING A/C AREA	2,188 S.F.
DEMOLISHING AREA	319 S.F.
1986 ADDITION	
DEMOLISHING AREA	300 S.F.
RENOVATION AREA	192 S.F.
AREA TO REMAIN	1,339 S.F.
FRONT PORCH	45 S.F.
NEW BUILDING ADDITION	2,512 S.F.
TOTAL BUILDING AREA	3,940 S.F.



NEW SITE PLAN

PROJECT INFORMATION

219 N. DIXIE, LLC

1515 NORTH CONGRESS AVE
DELRAY BEACH, FLORIDA

CLIENT INFORMATION

SPECIALTY ENGINEERING
CONSULTANTS, INC.
1509 RM 308 AVE
SUITE #20
BROWNSTON BEACH, FL 33408
DADE - BROWARD - PALM BEACH
FL, CA 800817
951-752-5440 OFFICE
951-752-5442 FAX

FILE NAME

SCALE

DATE 11/15/16

RVD BY Checker

DRAWN BY Author

REVISION

03/07/2017

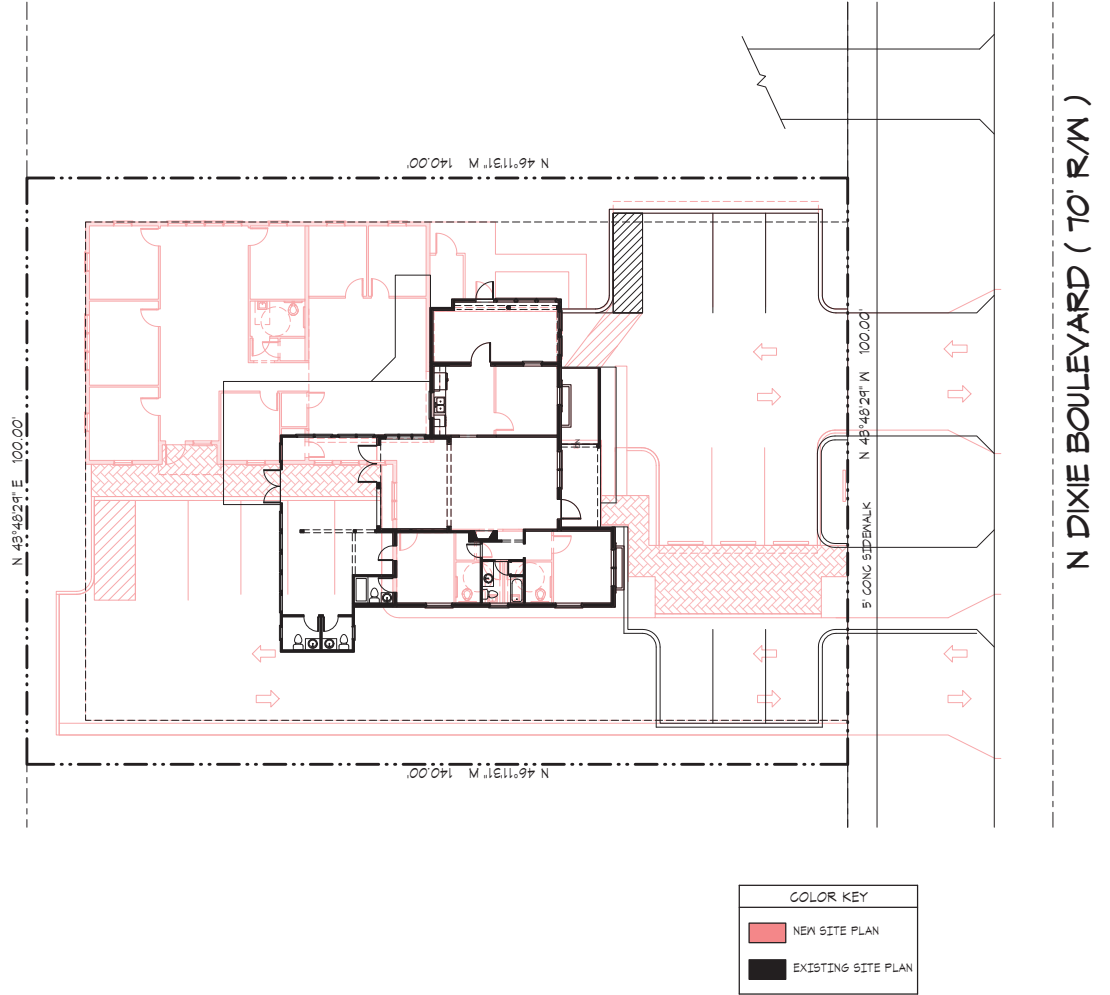
04/19/2017

SEAL

GARY McDUGGLE, PE, FL #50214

SHEET #

A1.1



COMPOSITE OVERLAY PLAN	
PROJECT INFORMATION	SHEET INFORMATION
219 N. DIXIE, LLC 1515 NORTH CONGRESS AVE DELRAY BEACH, FLORIDA	
 SPECIALTY ENGINEERING CONSULTANTS, INC. 1500 NW 30th AVE SUITE #20 BOYNTON BEACH, FL 33426 DADE - BROWARD - PALM BEACH FL, CA 800817 951-752-5840 OFFICE 951-752-5842 FAX	
FILE NAME	
SCALE	
DATE 11/15/16	
RVD BY Checker	
DRAWN BY Author	
REVISION	
03/07/2017	
SCAL GARY MCDONALD, PE, FL #59214	
SHEET # A1.2	

**FOR SITE PLAN
APPROVAL ONLY**

EXISTING BUILDING AREA	
A/C SPACE	2,138 S.F.
FRONT PORCH	95 S.F.
TOTAL AREA	2,233 S.F.

SEAL
GARY McDOUGLE, PE FL #56214

SHEET #

<p>PROJECT INFORMATION</p> <p>219 N. DIXIE BLVD, DELRAY BEACH, FLORIDA</p>	<p>SHEET INFORMATION</p>
--	--------------------------

219 N DIXIE, LLC
1515 NORTH CONGRESS AVE,
DELRAY BEACH FLORIDA

**SPECIALTY ENGINEERING
CONSULTANTS, Inc**
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME.	
SCALE	
DATE	10/21/16
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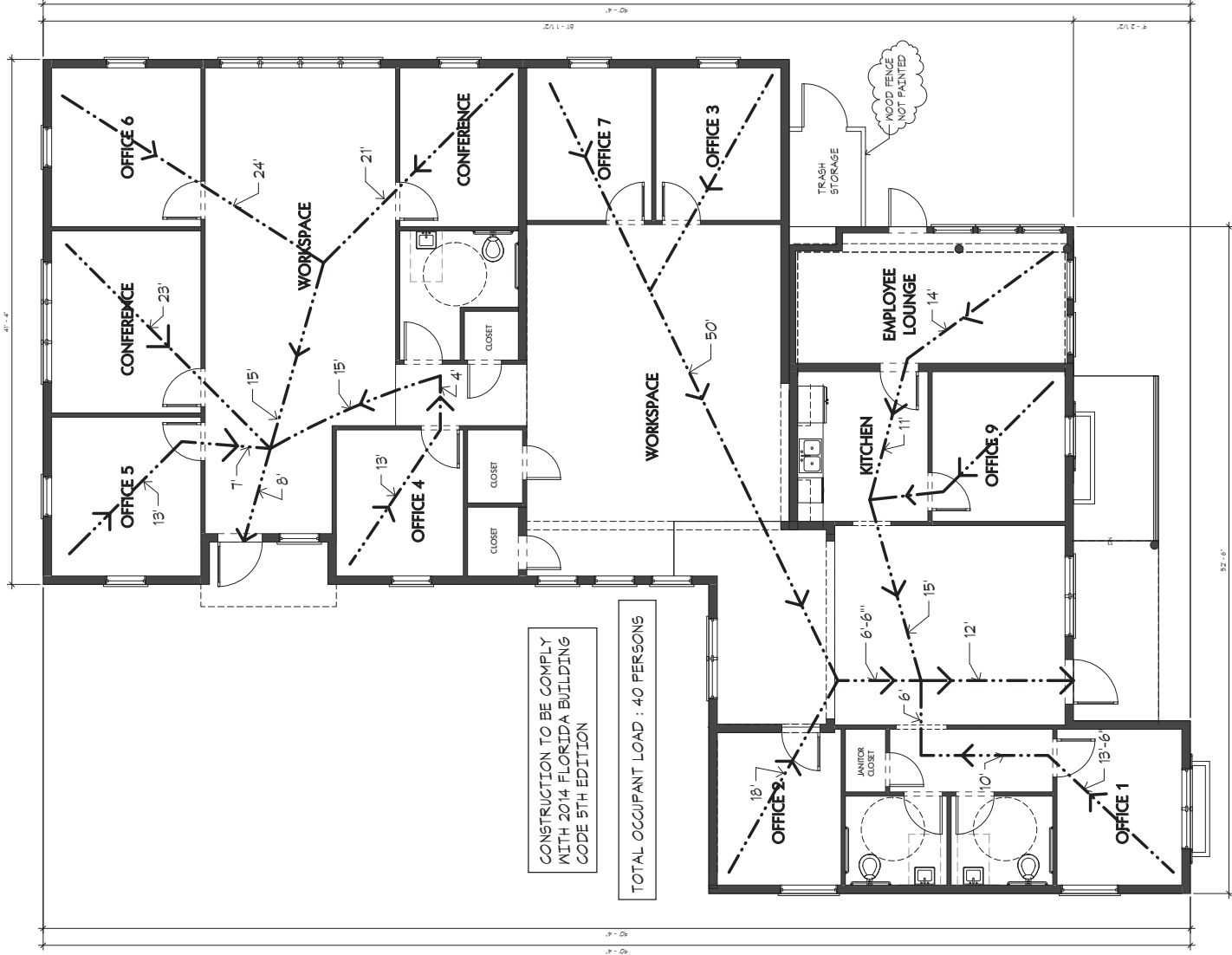
REVISION
03/07/2017
04/19/2017

SEAL
GARY McDOUGLE, PE FL #56214

SHEET #

ET # **A3**





CONSTRUCTION TO BE COMPLY
WITH 2014 FLORIDA BUILDING
CODE 5TH EDITION

TOTAL OCCUPANT LOAD : 40 PERSONS

FIRE SAFETY PLAN
1/4" = 1'-0"

SCAL
GARY MCDOWDLE, PE, FL #59214

SHEET #
A4.1

REVISION
04/19/2017



SPECIALTY ENGINEERING
CONSULTANTS, INC.
1500 NW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33408
DADE - BROWARD - PALM BEACH
FL, CA 90057
951-752-5440 OFFICE
951-752-5542 FAX

FILE NAME:
SCALE:
DATE 04/20/17
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CLIENT INFORMATION
219 N DIXIE, LLC
1515 NORTH CONGRESS AVE,
DELRAY BEACH FLORIDA

PROJECT INFORMATION
219 N. DIXIE BLVD,
DELRAY BEACH,
FLORIDA

FIRE SAFETY PLAN
SHEET INFORMATION

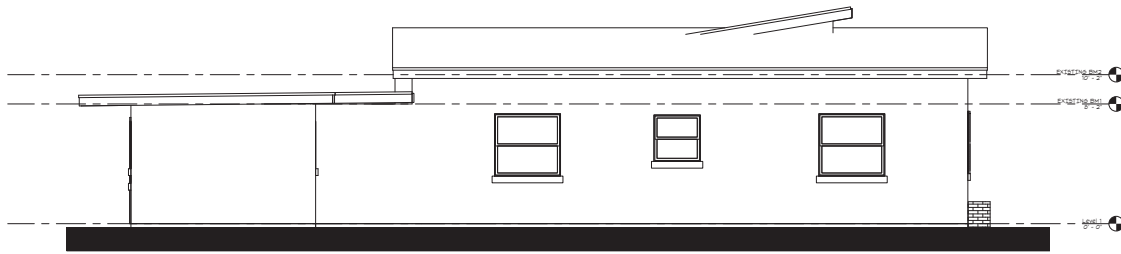
INMACK INDUSTRIES DELRAY OFFICE FLOOR PLAN 19141



4 EXISTING RIGHT ELEVATION WEST
1/4" = 1'-0"



3 EXISTING REAR ELEVATION NORTH
1/4" = 1'-0"



2 EXISTING LEFT ELEVATION EAST
1/4" = 1'-0"



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

EXISTING ELEVATIONS

PROJECT INFORMATION
219 N. DIXIE BLVD,
DELRAY BEACH,
FLORIDA

CLIENT INFORMATION
219 N DIXIE, LLC
1515 NORTH CONGRESS AVE,
DELRAY BEACH FLORIDA



SPECIALTY ENGINEERING
CONSULTANTS, INC.
1599 SW 30th AVE
SUITE #20
BOYNTON BEACH, FL 33408
DADE - BROWARD - PALM BEACH
FL, CA 800817
951-752-5440 OFFICE
951-752-5542 FAX

FILE NAME
SCALE
DATE 10/21/16
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03/01/2017

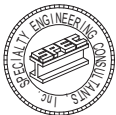
SCALE
GARY MCDUGLE, PE, FL #59214
SHEET #

A5

INMACK INDUSTRIES DELRAY OFFICE FLOOR PLAN 1914



FOR SITE PLAN
APPROVAL ONLY

NEW ELEVATIONS	
PROJECT INFORMATION	SHEET INFORMATION
219 N DIXIE, LLC 219 N. DIXIE BLVD, DELRAY BEACH, FLORIDA	
CLIENT INFORMATION	
219 N DIXIE, LLC 1515 NORTH CONGRESS AVE, DELRAY BEACH FLORIDA	
	
SPECIALTY ENGINEERING CONSULTANTS, INC. 1599 SW 30th AVE SUITE 400 BOYNTON BEACH, FL 33426 DADE - BROWARD - PALM BEACH FL, CA 900017 951-752-5440 OFFICE 951-752-5442 FAX	
FILE NAME	
SCALE	
DATE	10/21/16
RVD BY	Checker
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REVISION	
03/01/2017	
04/19/2017	
SEAL GARY MCDONALD, P.E. FL #59214	
SHEET # A6	



NEW ELEVATIONS COLOR

SHEET INFORMATION

PROJECT INFORMATION
219 N. DIXIE BLVD,
DELRAY BEACH,
FLORIDA

CLIENT INFORMATION

219 N DIXIE, LLC
1515 NORTH CONGRESS AVE,
DELRAY BEACH FLORIDA



SPECIALTY ENGINEERING
CONSULTANTS, INC.
1599 SW 30th AVE
SUITE 200
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
FL, CA 800817
951-752-5440 OFFICE
951-752-5442 FAX

FILE NAME:
SCALE:
DATE: 11/15/16
RVD BY: Checker
DRAWN BY: Author

REVISION:
03/01/2017

SCALE:
GARY McDUGGLE, P.E. FL #59214

SHEET #
A7



EXISTING PHOTOGRAPHS

EXISTING PHOTOS

SHEET INFORMATION

PROJECT INFORMATION

214 N. DIXIE BLVD.
DELRAY BEACH, FLORIDA

CLIENT INFORMATION

214 N. DIXIE, LLC
1515 NORTH CONGRESS AVE
DELRAY BEACH, FLORIDA



SPECIALTY ENGINEERING
CONSULTANTS, INC.
1599 NW 30th AVE
SUITE #20
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
FL, CA 800577
951-752-5440 OFFICE
951-752-5542 FAX

FILE NAME
SCALE
DATE 11/15/16
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REVISION
03/07/2017

SCALE
GARY McDUGGLE, PE, FL #59214
SHEET #

A8

**CIVIL ENGINEERING PLANS
FOR
219 N DIXIE BLVD. LLC
219 N DIXIE BLVD.
DELRAY BEACH, FL.**

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE
ONE CALL OF FLORIDA, INC.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL EXISTING UTILITIES FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.

**Doug Winter
Companies, Inc.**

Certificates of Authorization #0001
4547 Glenside Ave., Suite 202
West Palm Beach, FL 33409
Tel: 561-471-5003 Fax: 561-471-5075

Civil, Structural, Mechanical, Electrical Engineering
Walter J. B. Smith, Inc.
1000 N. Dixie Hwy., Suite 100
West Palm Beach, FL 33411
Tel: 561-833-1111 Fax: 561-833-1112

Douglas G. Winter
Florida P.E. #35458

COVER SHEET

**219 N DIXIE BLVD. LLC
219 N DIXIE BLVD.
DELRAY BEACH, FL.**

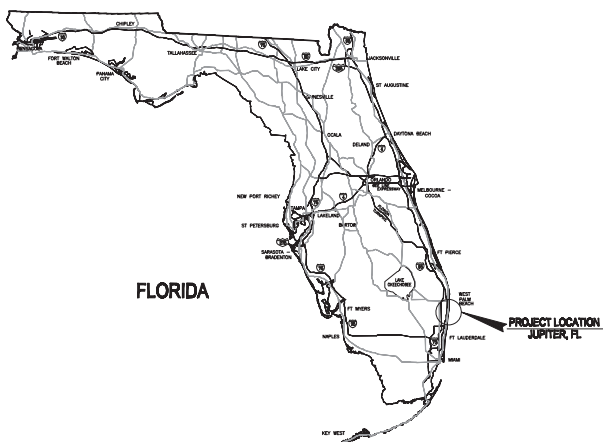
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DSGN BY	KD
CHKD BY	DW
DATE	11/23/16
SCALE	AS SHOWN
JOB #	16-3458

C-0

03/22/17 REVISE PER CITY OF DELRAY BEACH
TAC COMMENTS

SHEET INDEX:

C-0	COVER SHEET
C-1	PAVING/GRADING/DRAINAGE PLAN
C-2	PAVING/GRADING/DRAINAGE SPECIFICATIONS & DETAILS
C-3	PAVING/GRADING/DRAINAGE SPECIFICATIONS & DETAILS
EC-1	DEMOLITION/EROSION CONTROL/POLLUTION PREVENTION PLAN



VICINITY MAP



LOCATION MAP

**Doug Winter
Companies, Inc.**

Certification of Authorization "0001"
4047 Olmstead Blvd., Suite 202
West Palm Beach, FL 33409
Ph 561-471-0883 Fax 561-471-0876

Chief Financial Officer/Accounting
Mr. [Name] [Title]
[Address]
[City, State, Zip]
Tel. [Area Code] [Number] [Extension]



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SUNSHINE STATE
ONE CALL OF FLORIDA, INC.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL
EXISTING UTILITIES FOR FIELD LOCATION OF UNDERGROUND
UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.

**Doug Winter
Companies, Inc.**
Certification of Authorization "0001"
4847 Chesapeake Blvd., Suite 100
Fort Myers, Florida 33907
P: 888-471-6800 F: 888-471-0070
www.dougwinter.com

Scale: 1" = 20.85'
Revised 12.2.2016

PAVING/GRADING/DRAINAGE PLAN

219 N DIXIE BLVD. LLC
219 N DIXIE BLVD.
DELRAY BEACH, FL.

LEGEND

- EXISTING NGVD ELEVATION PER
FM SURVEYING
- PROPOSED ELEVATION
- MATCH EXISTING GRADE
- FLOW DIRECTION
- TYPE 'C' INLET W/ BAFFLE
- 2" VALLEY GUTTER INLET
- EXFILTRATION TRENCH

NOTE: CONTRACTOR TO FIELD VERIFY EXIST. UTILITIES

GENERAL NOTES:

- REFER TO ARCHITECT AND LANDSCAPE PLAN FOR MORE
INFORMATION ON SITE PLAN.
- NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF
CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER,
SEWER, UTILITY OR DRAINAGE EASEMENTS, UNLESS APPROVED
BY THE CITY OF DELRAY BEACH CITY ENGINEER.
- NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A
HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR
PROPOSED WATER, SEWER OR DRAINAGE FACILITIES, UNLESS
APPROVED BY THE CITY OF DELRAY BEACH CITY ENGINEER.
- ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR
DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF
DELRAY BEACH STANDARDS DETAILS, LD 1.1 & LD 1.2

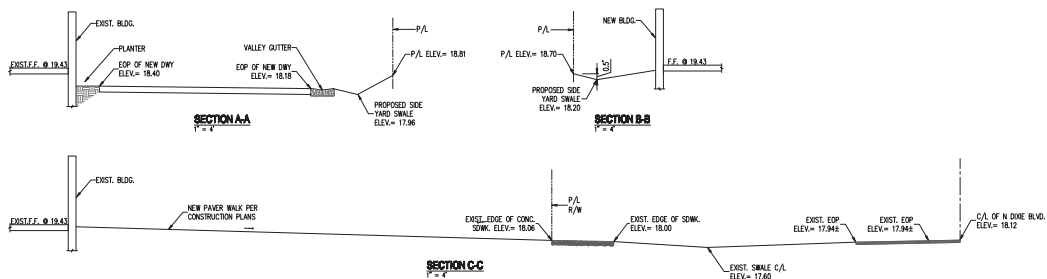
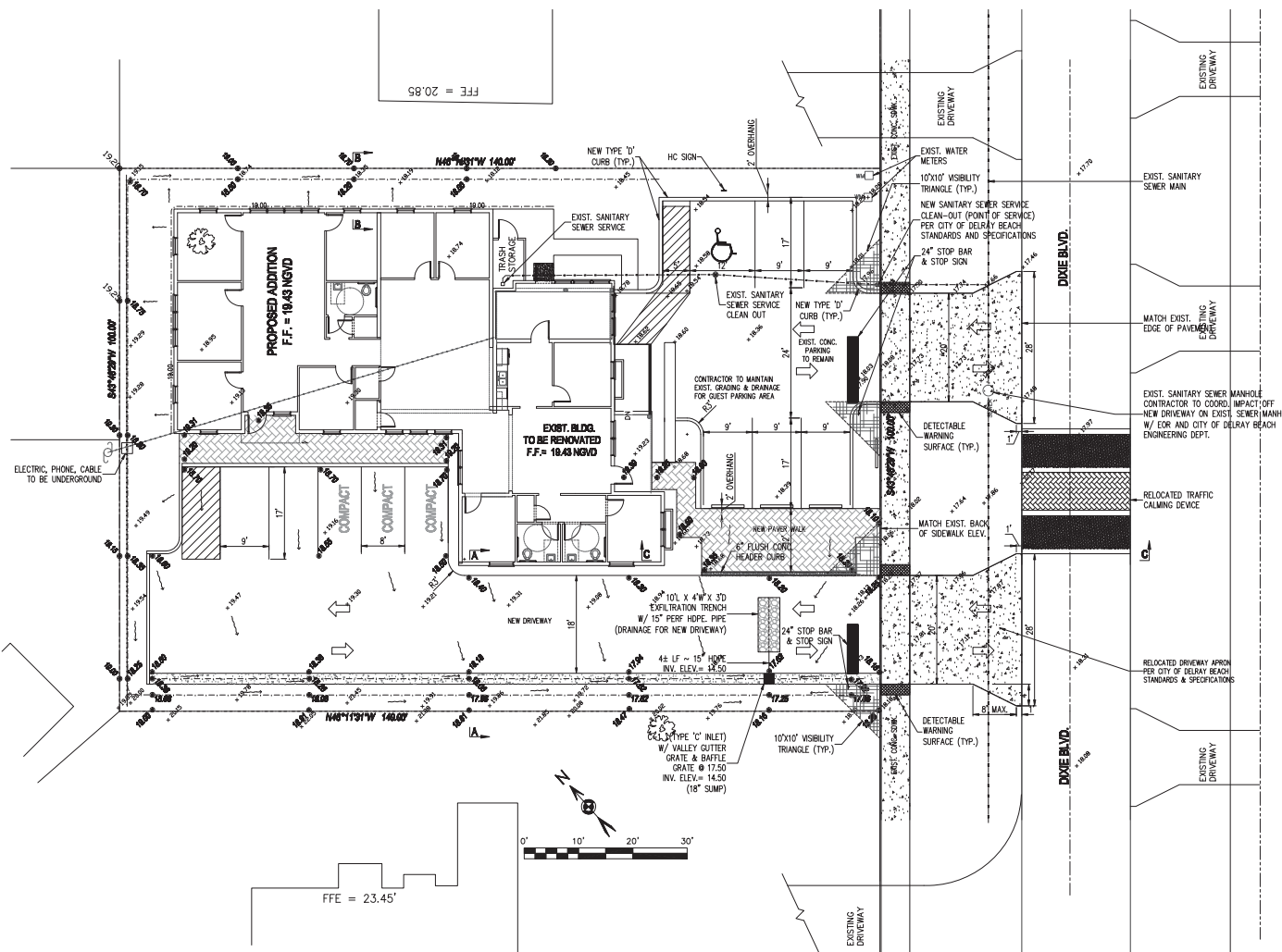
03/22/17 REVISE PER CITY OF DELRAY BEACH
TAC COMMENTS

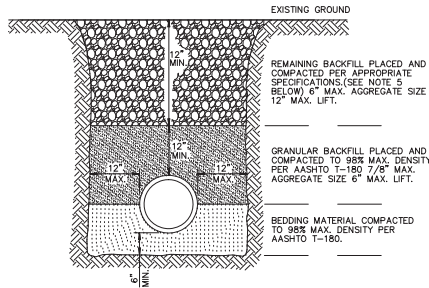
**Doug Winter
Companies, Inc.**
Certification of Authorization "0001"
4847 Chesapeake Blvd., Suite 100
Fort Myers, Florida 33907
P: 888-471-6800 F: 888-471-0070
www.dougwinter.com



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C-1	



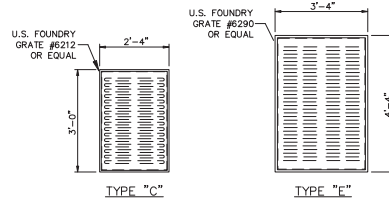


NOTES:

- UNSATURABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGE ROCKS SHALL BE REMOVED; BEDDING MATERIAL AND BACKFILL CONSISTING OF WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING.
- THE PIPE AND/OR STRUCTURE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
- THE PIPE AND/OR STRUCTURE SHALL BE PLACED IN A DRY TRENCH.
- BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, AND DEBRIS.
- COMPACT BACKFILL TO 98% DENSITY UNDER PAVEMENT AND TO 95% DENSITY ELSEWHERE (AASHTO T-180).
- COMPACTION AND DENSITY TESTS SHALL BE COMPLETED DURING BACKFILL OPERATIONS, CONTRACTORS NOT FOLLOWING THIS PROCEDURE, FOR WHATEVER REASONS, SHALL BE REQUIRED TO RE-EXCAVATE THE AREA IN QUESTION, DOWN TO THE BEDDING MATERIAL, THEN BACKFILL FOLLOWING THE ABOVE PROCEDURES.

TYPICAL TRENCH DETAIL GU 2.1

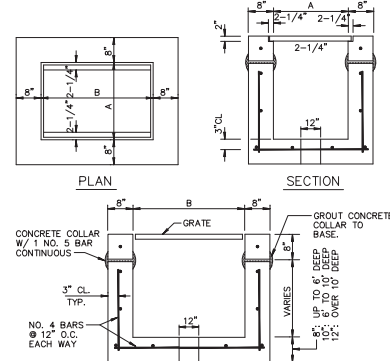
INLET TYPE	DIMENSIONS		GRATE TYPE	MAX. PIPE SIZE	
	A	B		WALL A	WALL B
'C'	2'-0"	3'-1"	U.S. FOUNDRY NO. 6212	18" R.C.P.	24" R.C.P.
'E'	3'-0"	4'-5"	U.S. FOUNDRY NO. 6290	24" R.C.P.	42" R.C.P.



NOTES:

- ALL GRATES SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
- ALL GRATES SHALL BE SUITABLE FOR H-20 LOADING (HIGHWAY TRAFFIC LOADS)

INLET GRATE DETAIL

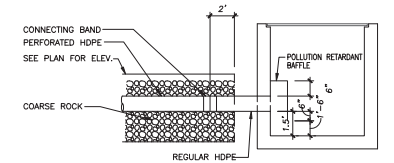
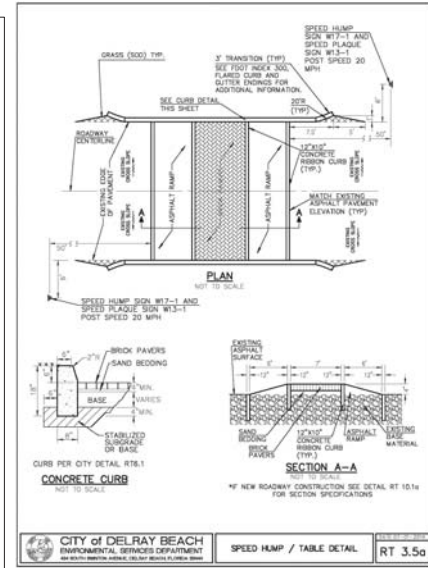


INLET TYPE	DIMENSIONS		GRATE TYPE	MAX. PIPE SIZE	
	A	B		WALL A	WALL B
'C'	2'0"	3'1"	U.S. FOUNDRY NO. 6212	18" R.C.P.	24" R.C.P.
'E'	3'0"	4'6"	U.S. FOUNDRY NO. 6290	24" R.C.P.	42" R.C.P.

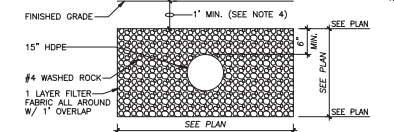
NOTES:

- INLET TO BE PRECAST WITH CLASS 'A' 3000 P.S.I. CONCRETE.
- ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".
- 12" DIA. WEEP HOLE REQUIRED ON ALL STRUCTURES WHICH HAVE A BOTTOM ELEVATION ABOVE THE WATER TABLE.
- 18" SUMP REQUIRED IN ALL DRAINAGE STRUCTURES.

INLET DETAIL

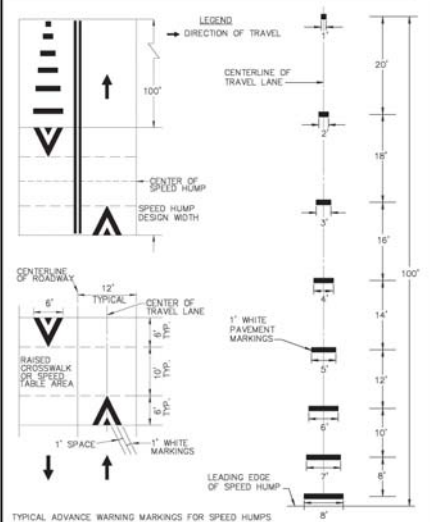


PIPE-INLET DETAIL

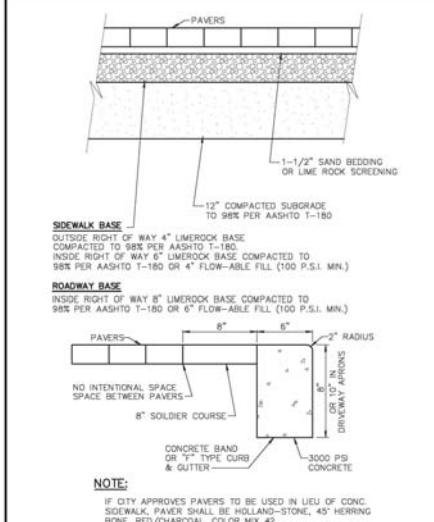


- NOTES:
- FILTER FABRIC SHALL BE SUBSURFACE DRAINAGE TYPE MEETING REQUIREMENTS OF SECTION 985 OF FOOT STANDARDS & SPECS.
 - TOP OF TRENCH ELEVATION, SEE PLAN.
 - BOTTOM OF TRENCH ELEVATION, SEE PLAN.
 - MIN. 1' COVER IN PAVED AREAS. MIN. 6" COVER IN GRASSSED AREAS.

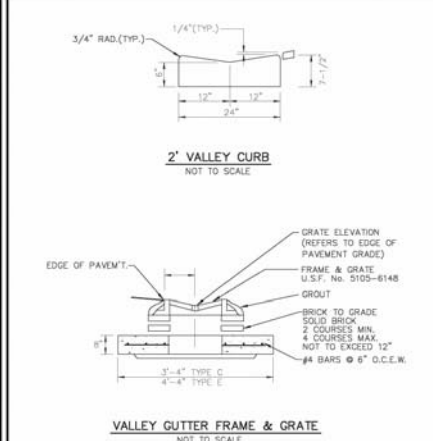
EXPILTRATION TRENCH DETAIL



CITY OF DELRAY BEACH ENVIRONMENTAL SERVICES DEPARTMENT RT 3.5b



CITY OF DELRAY BEACH ENVIRONMENTAL SERVICES DEPARTMENT PAVES BRICK SECTION RT 10.1a



CITY OF DELRAY BEACH ENVIRONMENTAL SERVICES DEPARTMENT TYPE C & E INLET VALLEY GUTTER FRAME & GRATE D 4.1

Doug Winter Companies, Inc.

219 N DIXIE LLC
219 N DIXIE BLVD.
DELRAY BEACH, FL.

PAVING/GRADING/DRAINAGE
SPECIFICATIONS AND DETAILS

219 N DIXIE LLC
219 N DIXIE BLVD.
DELRAY BEACH, FL.

Doug Winter Companies, Inc.

219 N DIXIE LLC
219 N DIXIE BLVD.
DELRAY BEACH, FL.

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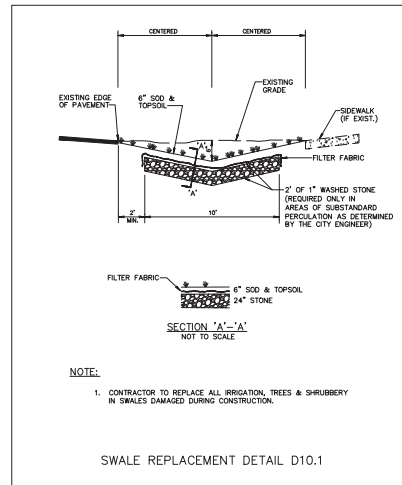
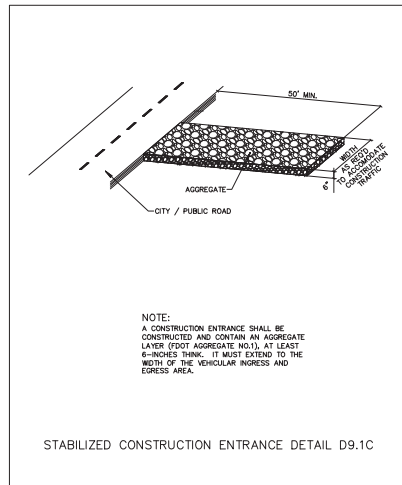
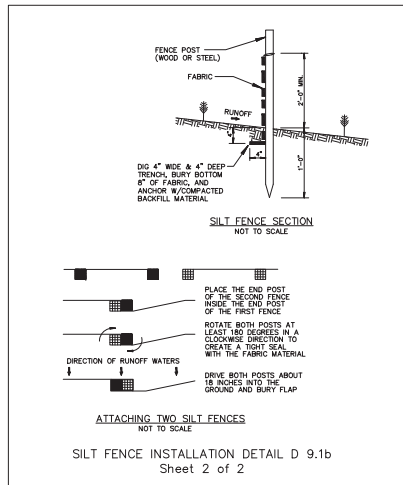
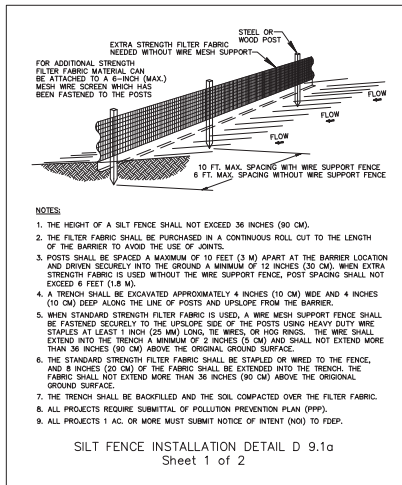
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Douglas G. Winter P.E.
FLORIDA LICENSE #26665

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CHECKED BY: JAD
DATE: 11/23/16
SCALE: AS SHOWN
JOB #: 16-3405

Sheet

C-2



48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE
ONE CALL OF FLORIDA, INC.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL EXISTING UTILITIES OF THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.

Doug Winter
Companies, Inc.
Certificate of Authorization #0001
4847 Chesapeake Blvd., Suite 300
West Palm Beach, FL 33411
P.O. Box 171488
Miami, FL 33117
Tel: 561-833-1111
Fax: 561-833-1112
www.dougwinter.com

**DEMOLITION/EROSION CONTROL/
POLLUTION PREVENTION PLAN**

**219 N DIXIE LLC
219 N DIXIE BLVD.
DELRAY BEACH, FL.**

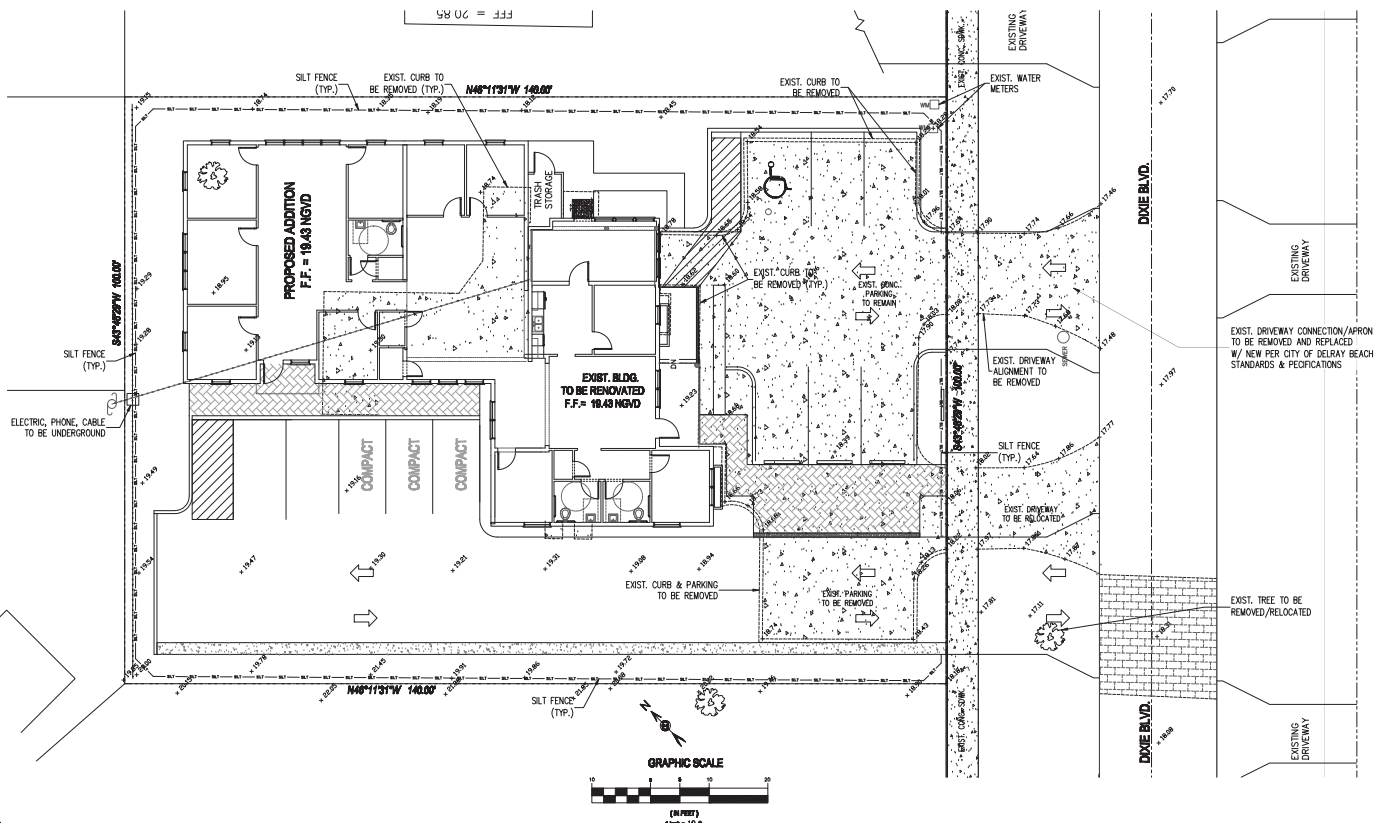
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DESIGN BY: KO
CHECKED BY: DW
DATE: 07/13/16
SCALE: AS SHOWN
JOB # 16-345834-05

Sheet
EC-1

Doug Winter
Companies, Inc.
Certificate of Authorization #0001
4847 Chesapeake Blvd., Suite 300
West Palm Beach, FL 33411
P.O. Box 171488
Miami, FL 33117
Tel: 561-833-1111
Fax: 561-833-1112
www.dougwinter.com

Professional Engineer
No. 35569
STATE OF FLORIDA
DOUGLAS S. WINTER P.E.
FLORIDA LICENSE #35569

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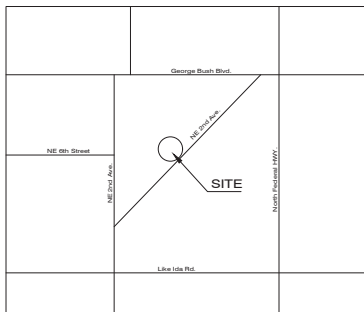
219 Dixie Blvd. Delray Beach, Florida 33444

MACK INDUSTRIAL
1499 SW Ave. Suite#16
Boynton Beach, Florida 33426

LANDSCAPE AND IRRIGATION PLANS

List of Drawings

Sheet No.	Title
	Cover Sheet
L-1	Existing Tree Survey & Removal Plan
L-2	Landscape Plan
L-3	Landscape Notes, Details & Specifications
L-4	Existing Fence Plan
IR-1	Irrigation Plan



LOCATION MAP

N.T.S.



MURAKAMI LANDSCAPE ARCHITECTS

326 NE 1st Avenue Delray Beach, Florida 33444-3804
561 276 7750
murakami@bellsouth.net

JANUARY 25, 2017
SUBMITTAL
MARCH 10, 2017

A *MANGIFERA INDICA*
MANGO
30" Ø, 45' HT.,
37' Ø CANOPY
REMOVE & DESTROY



CONFLICTS WITH
FOOT PRINT OF NEW
ADDITION

B *DELONIX REGIA*
ROYAL PONCIANA
8" Ø, 12' HT.,
27' Ø CANOPY
REMOVE & DESTROY



CONFLICTS WITH
FOOT PRINT OF NEW
ADDITION

C *JACARANDA*
6" Ø, 16' HT.,
15' Ø CANOPY
REMOVE & DESTROY



"V" CROTCH,
POOR TRUNK
STRUCTURE

TRUNK

D *TABEUIA PALLIDA*
PINK TABEUIA
8" Ø, 28' HT.,
12' Ø CANOPY
REMOVE & DESTROY



HAT-RACKED SEVERE
TRUNK DAMAGE, "V"
CROTCH

TRUNK

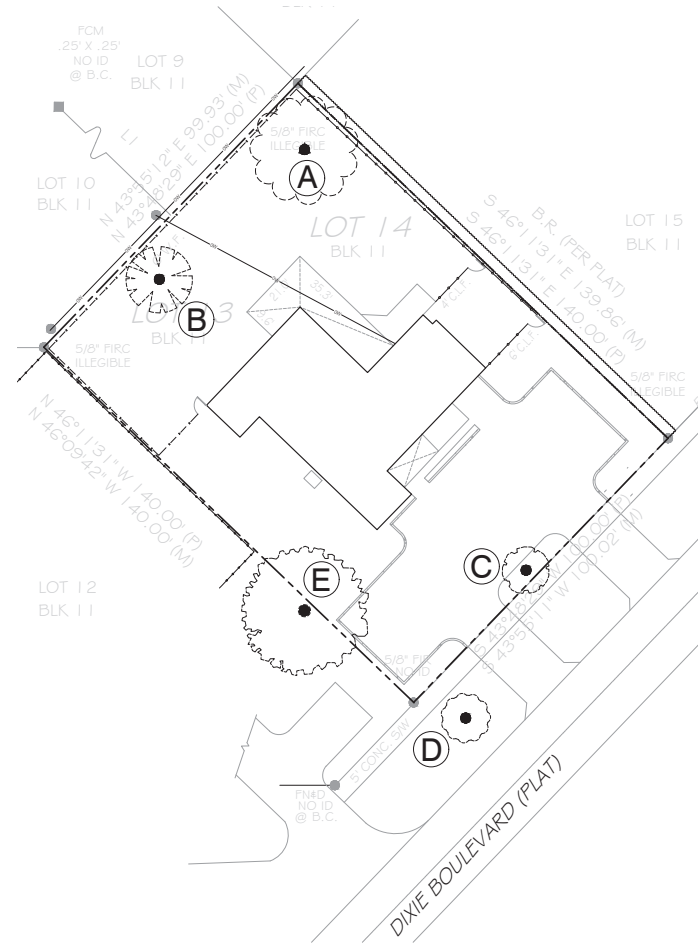
TRUNK

E *QUERCUS VIRGINIANA*
LIVE OAK
24" Ø, -' HT.,
38' Ø CANOPY
ON ADJACENT
PROPERTY, TO REMAIN



TRUNK

ON ADJACENT
PROPERTY, FACE OF
TRUNK TO EDGE OF NEW
DRIVEWAY = 5'-2"



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520 NE 1st Avenue Delray Beach, Florida 33444-3004
904.276.7700
FAX 904.276.7046

REVISIONS
MARCH 10, 2017



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

Job Number:

Project Name:

Drawing Name:

Checked By:

Date: JANUARY 26, 2017

Draw Title:

EXISTING
TREE SURVEY
& REMOVAL PLAN

Sheet Number:

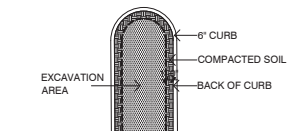
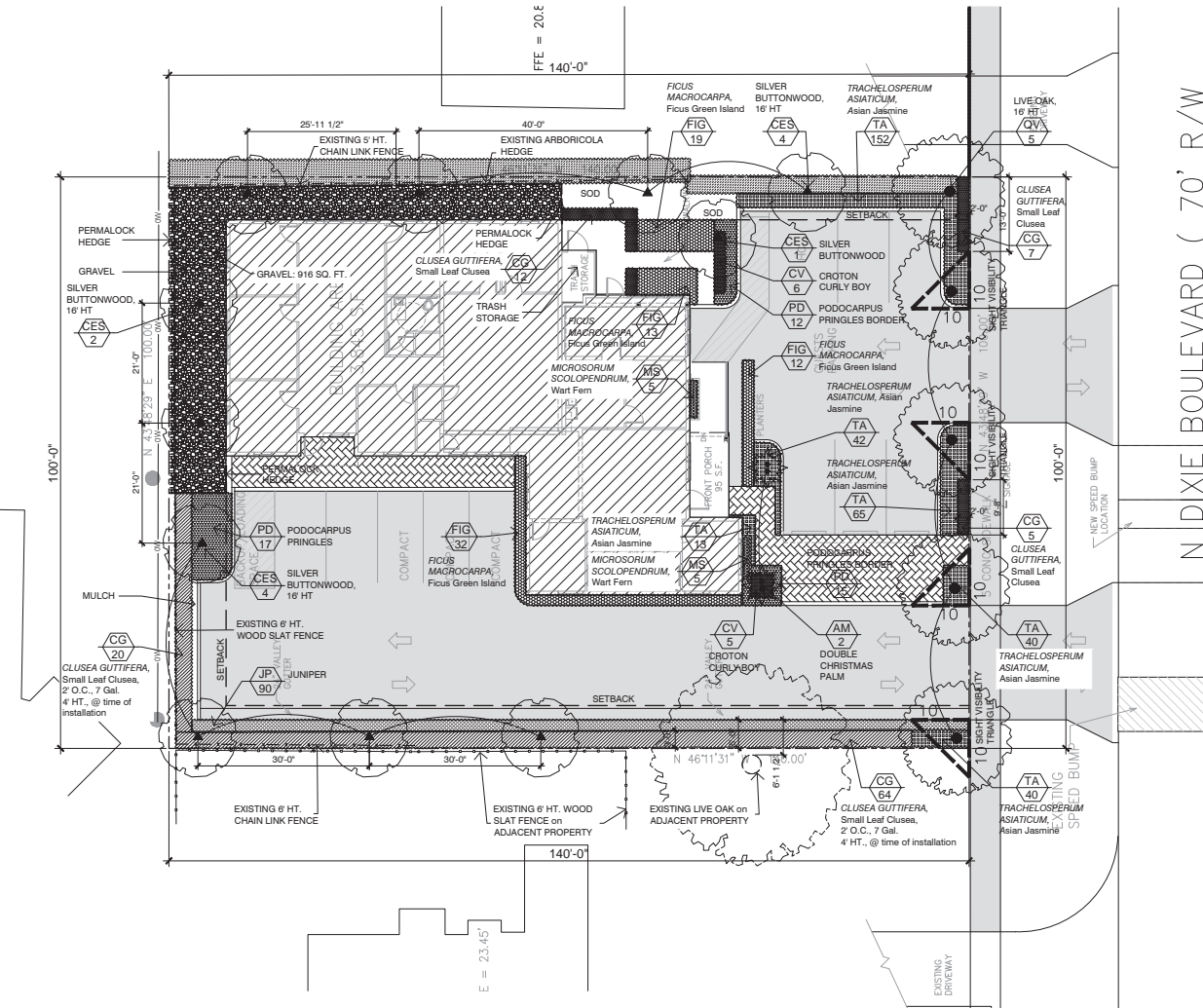
L-1

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PLANT LIST SUMMARY			
10-Mar-17			
QTY	Symbol	Plant Name	Specifications
5	QV	QUERCUS VIRGINIANA Live Oak	16' Height, with a minimum of 6" of single straight trunk with 8" of clear trunk, and a seven foot spread of canopy
2	AM	ADONIDIA MERRILLI Double Christmas Palm	Double Christmas Palm 16' overall height and min. 8" CT
1	CES	CONOCARPUS ERECTUS SERICEUS Silver Buttonwood	16' Height, with a minimum of 6" of single straight trunk with 8" of clear trunk, and a seven foot spread of canopy
108	CG	CLUSEA GUTTIFERA Small Leaf Clusea	Hedges shall be a minimum of 48" in height when planted and 24" on center planting, 7gallon
352	TA	TRACHELOSPERMUM ASIATICUM Dward Asian Jasmine	Shrubs shall be a minimum of 24" in height when planted and 24" on center planting, 1 gallon
62	PD	PODOCARPUS MACROPHYLLUS PRINGLES, Dwarf Podocarpus	Shrubs shall be a minimum of 24" in height when planted and 24" on center planting, 3 gallon
11	CV	CODIAEUM VARIGATUM Curly Boy Red Curly Boy Red Croton	Shrubs shall be a minimum of 24" in height when planted and 24" on center planting, 3 gallon
76	FIG	FICUS MACROPHYLLA Green Island Ficus Green Island	Shrubs shall be a minimum of 24" in height when planted and 24" on center planting, 3 gallon
10	MS	MICROSORUM SCOLOPENDRIUM Wart Fern	Shrubs shall be a minimum of 24" in height when planted and 24" on center planting, 1 gallon
98	CGD	CLUSEA GUTTIFERA DWARF Dwarf Clusea	Shrubs shall be a minimum of 24" in height when planted and 24" on center planting, 3 gallon
90	JP	JUNIPERUS PARSONII DWARF Dwarf Juniper	Shrubs shall be a minimum of 24" in height when planted and 24" on center planting, 3 gallon
	SOD	ST. AUGUSTINE FLORATAM Floratum Sod	Dense, solid, well established, weed free
	Mulch	Organic Mulch	Organic Mulch Recommend Black To contain gravel mulch
90 L.F.		PERMALOCK ALUMINUM EDGING	
	Fertilizer	Slow Release Fertilizer	
916 sf	Drainage Gravel	DRAINAGE GRAVEL MULCH	Drainage Gravel Mulch with Filter Fabric
958 sf	Weed Barrier	WEED BARRIER	WEED BARRIER
Please refer to Sheet L-1 for existing tree removal			

LANDSCAPE CALCULATION FORM MULTIPLE FAMILY, COMMERCIAL & INDUSTRIAL

A	TOTAL LOT AREA		14,000 SQ. FT.
B	STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC.		6,913 SQ. FT.
C	TOTAL PERVIOUS LOT AREA	$C = (A-B)$	7,087 SQ. FT.
D	AREA OF SHRUBS AND GROUND COVERS REQUIRED	$D = (C \times .30)$	2,126
E	AREA OF SHRUBS AND GROUND COVERS PROVIDED		6,711
F	NATIVE VEGETATION REQUIRED	$F = (D \times .25)$	532 SQ. FT.
G	NATIVE VEGETATION PROVIDED		616 SQ. FT.
H	TOTAL PAVED VEHICULAR USE AREA		2,009 SQ. FT.
I	TOTAL INTERIOR LANDSCAPE AREA REQUIRED	$I = (H \times .10)$	201 SQ. FT.
J	TOTAL INTERIOR LANDSCAPE AREA PROVIDED		440
K	TOTAL INTERIOR SHADE TREES REQUIRED	$K = (I / 125 \text{ S.F.})$	2 TREES
L	TOTAL INTERIOR SHADE TREES PROVIDED		3 TREES
M	TOTAL LINEAR FEET SURROUNDING PARKING OR VEHICULAR USE AREAS		515 L.F.
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED	$N = (M / 25)$ IF ADJACENT TO PROPERTY IN RESIDENTIAL USE $N = (M / 30)$	17 TREES
O	TOTAL NUMBER OF PERIMETER TREES PROVIDED		9 TREES
P	TOTAL NUMBER OF EXISTING TREES TO BE SAVED ON SITE		0 TREES
Q	TOTAL NUMBER OF NATIVE TREES REQUIRED	$Q = [(K + N) \times .50]$	10 TREES
R	TOTAL NUMBER OF NATIVE TREES PROVIDED		14 TREES
S	TOTAL NUMBER OF TREES ON PLAN PROVIDED		15 TREES



PARKING LOT FINGER ISLAND
PLAN
Scale : N.T.S.

(n) Existing native soil within all landscape islands, interior landscape strips and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of thirty (30) inches below existing grade, except for a 12" buffer from the inside of curb or pavement (see diagram below). A suitable planting soil mixture of fifty / fifty (50/50), sixty / forty (60/40) (sand/topsoil) or as otherwise indicated by the Registered Landscape Architect, shall either be backfilled in place of the native soil or efficiently mixed with the native soil to create an optimum environment for successful root development. If native soil is to be mixed, it shall first be screened to remove rocks and debris larger than one-half (1/2) inch in diameter prior to mixing. All properties under this section shall be required to have an open landscape bed inspection prior to backfilling to insure the thirty (30) inch depth has been

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REVISION
MARCH 10, 2017



Scale: 1" = 10'

Job Number:

Project Name:

Drawing Name:

Checked By:

Date: JANUARY 25, 2017

Draw Title:

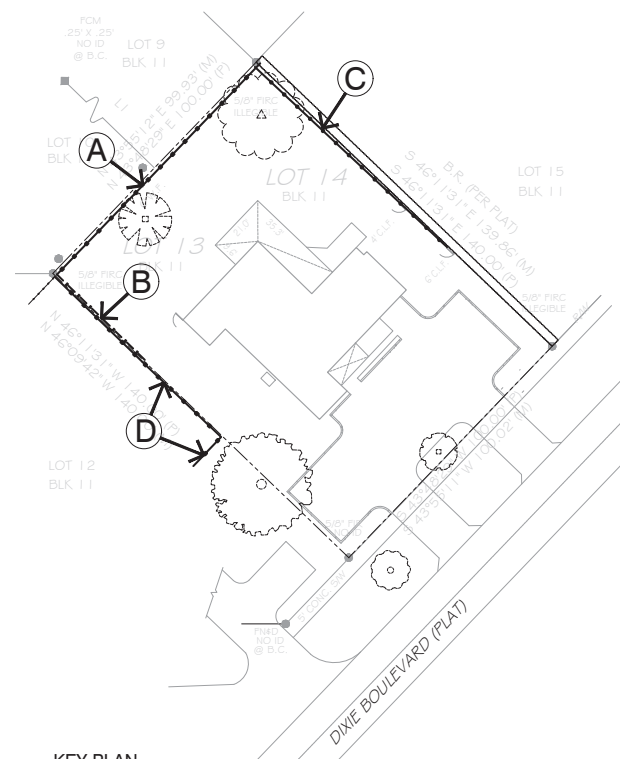
LANDSCAPE
PLAN

Sheet Number:

L-2

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A photograph of a white building with arched windows and a wooden picket fence in the foreground. The building has a dark roof and is partially obscured by a large tree on the left. The fence is made of vertical wooden slats and runs along the front of the property. The sky is blue with some clouds.



Scale : 1/16" = 1'-0"

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561 276 7750
FAX 561 276 7046

North: 

Scale:	As Note
--------	---------

Job Number: _____

Project Name:

Drawing Name:

Checked By: _____

Date: JANUARY 25, 2017

Street Title

EXISTING
FENCE PLAN

Sheet Number:

Shir. of
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Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
SA	7	SA	SINGLE	N/A.	0.90	AAL UCS SERIES PER SPEC SHEET - POLE MTD. - 12' A.G.
SB	3	SB	SINGLE	N/A.	1.00	AAL UCS-ARC-12LED-NV 4000K - WALL MTD. - 7' A.G.

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin		
TOTAL AREA	IBalance	Fc	0.72	3.4	0.0	N/A.	N/A.		
COMPACT CARS & DRIVE	IBalance	Fc	2.51	4.2	1.0	2.51	4.20		
GUEST PARKING	IBalance	Fc	2.57	4.7	1.2	2.14	3.92		



Kichler 49694



KICHLER

Kichler 49694

Finish: *Textured Black*

Kichler 49694 Harvest Ridge 1 Light Outdoor Post Light



Kichler 49692



KICHLER

Kichler 49692

Finish: *Textured Black*

Kichler 49692 Harvest Ridge 1 Light Outdoor Wall Sconce

