

STEPHEN ALBANESE

ALBANESE HOME BUILDER INC

1653 SE 6TH STREET

DEERFIELD BEACH FLORIDA 33441

June 15th 23016

REFERENCE: 405 NORTH

CITY CLERK

100 NW 1ST AVE

DELRAY BEACH FLORIDA 33444

RECEIVED
JUN 16 2016
CITY CLERK

To whom it may concern,

My name is Stephen Albanese of Albanese home builder Inc. I am the owner of the property located at 405 SE 6th Ave Delray Beach. I have been building and developing in Palm Beach County in excess of 30 years. I developed phase 3 in Sable Lakes in Delray Beach and built several custom homes in Tropic Isle's. I am writing to **appeal** the decision made by SPRAB on June 8th 2016, concerning 405 North, located at 405 se 6th ave Delray Beach. Two landscape waivers were requested. There was a 3 to 3 vote for the 9 foot waiver and a 1 to 5 vote for the 5 foot waiver. As a consequence to the board's decision, not to approve the waivers, the site plan and landscaping plan were voted down 0 to 6. The board thought the elevations were exceptional, and voted 5 to 1 to approve.

I made application for site plan approval on January 7th 2016. The site plan went through several reviews. During the review period, the fire, landscaping, engineering, police and planning and zoning departments made comments and requested corrections. The concerns of the various department were address and and a final submittal package was complete. The requirements under the various departments and LDR regulations were now addressed inclusive of the waivers. In order to comply with the requirements for parking the waivers are necessary.

The reason for appealing the board's decision is that I believe my project is not adversely affecting the neighboring area. The property is an infill parcel with other properties boarding on 3 sides. This property boarder's commercial use zoning on the North/South and residential partially on the North/East side property lines. The residential owner to the East has no opposition to my proposed project. (See attached letter). The project does not significantly diminish the provisions of the public facilities and does not create an unsafe situation. In light of how difficult the site planning can be, it was important to consider the waivers relating to the landscape buffers in designing this site. I do not believe the waiver request is unreasable considering other project has used waivers. I also believe the impact relating to these waivers is minimal, considering the site difficulties relating to parking of which we are in complete compliance. Although the landscaping on this site along the north and south property lines were challenging because of space constraints, the overall amount of landscaping provided exceeds the required amount. The entire perimeter of the site will have a 5 foot wood decorative fence in conjunction with lush landscaping. I feel SPARB did not take into account the fact that this is an infill parcel, and it met the requirements to which waivers are granted.

I am requesting from the city commission's that they approve the waivers as outlined in the staff report.

Sincerely yours,

Stephen Albanese

Albanese home builder inc

ANTHONY J. CASEY
DELRAY COTTAGES LLC
606 SE 4TH STREET
DELRAY BEACH FLORIDA 33483
(OWNER)

June 13, 2016

Reference: 405 NORTH DELRAY BEACH FLORIDA

405 SE 6TH AVE

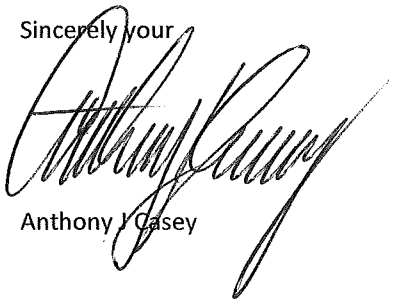
DELRAY BEACH FLORIDA 33483

Dear Mr. Albanese

We would like to thank you for spending the time with us to review your proposed project. You were able to highlight a lot of the critical areas on the proposed site plan that effect our property that borders you partially on the north and east. As such, we believe that your project will be a big contribution to this area. We are in complete support and have no opposition to the above referenced project, as presented and specified in the attached site plan.

We look forward to embarking on this exciting project.

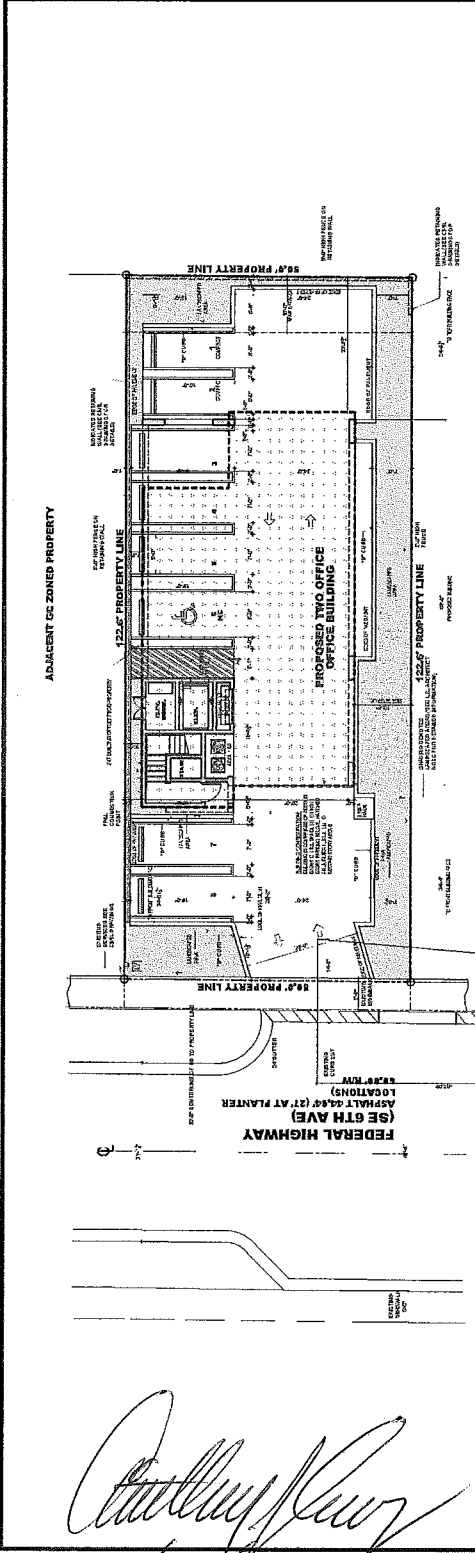
Sincerely your

A handwritten signature in black ink, appearing to read 'Anthony J. Casey', written over the printed name.

Anthony J Casey

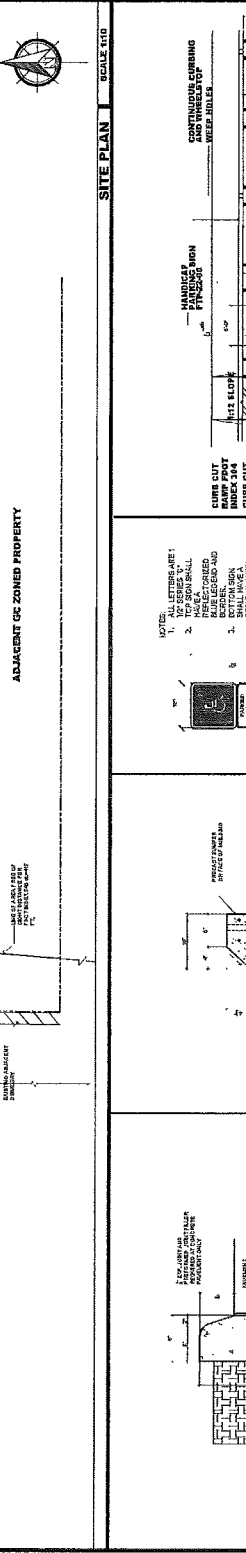
SITE AND PROJECT DATA:

TOTAL SITE AREA:	6,130.02 SF.
REQUIRED LANDSCAPED AREA:	133.52 SF.
MIN. 2% LANDSCAPED AREA REQUIREMENT:	157.38 SF.
PROVIDED LANDSCAPED AREA:	157.38 SF.
% OF LANDSCAPED AREA TO SITE:	2.57%
GROUND STORY CORE AREA:	297.93 SF.
SECOND STORY CORE AREA:	316.23 SF.
THIRD STORY CORE AREA:	229.72 SF.
FOURTH STORY CORE AREA:	197.49 SF.
REQUIRED PARKING:	
40 CARS PER 1000 S.F. OF NET AREA	197.49 SF.
FOR OFFICE SPACE UP TO 100,000 S.F.	197.49 SF.
FOR OFFICE SPACE UP TO 200,000 S.F.	197.49 SF.
CARS PROVIDED:	40 CARS
HANDICAPPED:	1 CAR
COMPACT:	2 CAR
STANDARD:	6 CARS
GROUND FLOOR AREA FOOTPRINT:	2302.70 S.F. 37.5%
PROVIDED LANDSCAPED AREA:	1573.93 S.F. 25.6%
TOTAL PAVED AREA:	2553.47 S.F. 39.9%
TOTAL FLOOR AREA (1ST AND 2ND FLOOR):	5130.00 S.F. 100.0%
TOTAL FLOOR AREA (1ST AND 2ND FLOOR):	2584.11 S.F. 42.15%



ZONING: GC (GENERAL COMMERCIAL)

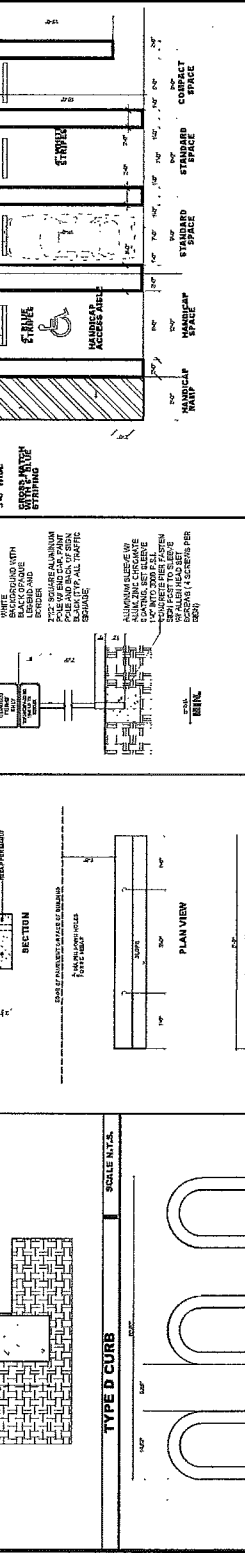
LOCATION:



LEGAL DESCRIPTION:

THE NORTH 50.00 FEET OF THE SOUTH 75.00 FEET OF THE WEST 122.6 FEET OF LOT 9, BLOCK 1, OSCOLA PARK A SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 2 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WEST 5.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

CONTAINING 6,128 SQUARE FEET, MORE OR LESS.



PARKING STALL DETAIL

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

MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MIN. LOT FRONTAGE (FT)	MIN. DRIVEWAY WIDTH (FT)	MIN. DRIVEWAY DEPTH (FT)	MIN. DRIVEWAY FRONTAGE (FT)	MIN. DRIVEWAY DEPTH (FT)	MIN. DRIVEWAY FRONTAGE (FT)	MIN. DRIVEWAY DEPTH (FT)	MIN. DRIVEWAY FRONTAGE (FT)	MIN. DRIVEWAY DEPTH (FT)	MIN. DRIVEWAY FRONTAGE (FT)	MIN. DRIVEWAY DEPTH (FT)
25.0	122.6	50	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0

GC ZONING TABULATION

ACCORDING TO LDR SECTION 4.3.4-DEVELOPMENT STANDARDS MATRIX FOR NON-RESIDENTIAL ZONING DISTRICTS, THE FOLLOWING APPLY TO GC (GENERAL COMMERCIAL) ZONING DISTRICTS:

CC	MIN. LOT SIZE (ACRES)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MIN. LOT FRONTAGE (FT)	MIN. DRIVEWAY WIDTH (FT)	MIN. DRIVEWAY DEPTH (FT)	MIN. DRIVEWAY FRONTAGE (FT)	MIN. DRIVEWAY DEPTH (FT)	MIN. DRIVEWAY FRONTAGE (FT)	MIN. DRIVEWAY DEPTH (FT)	MIN. DRIVEWAY FRONTAGE (FT)	MIN. DRIVEWAY DEPTH (FT)
REQUIRED	0.14	50	122.6	50	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0
PROVIDED	0.14	50	122.6	50	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0

CONCRETE BUMPER DETAIL

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

BIKE RACK DETAIL

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

TYPE D CURB

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

SLOPED SIDE ELEVATION

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

PLAN VIEW

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

SECTION

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

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BIKE RACK DETAIL

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

SECTION

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

PROPOSED NEW BUILDING

405 NORTH

405 N FEDERAL HWY DELAY BEACH FLORIDA

PROJECT

REVISIONS

NO.	DATE	DESCRIPTION
1		

SHEET CONTENTS

SITE PLAN	SP-1
CONCRETE BUMPER DETAIL	SP-2
BIKE RACK DETAIL	SP-3
TYPE D CURB	SP-4
SLOPED SIDE ELEVATION	SP-5
PLAN VIEW	SP-6
SECTION	SP-7

SEAL

DATE: 6/15/18

BY: [Signature]

SEAL

DATE: 6/15/18

BY: [Signature]

Handwritten signature and date: 6/15/18