



Planning & Zoning Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Dunkin Donuts at Linton Square
Project Location: 1585 South Congress Avenue
Request: Class III Site Plan Modification, Landscape Plan and Architectural Elevations

Board: Site Plan Review and Appearance Board
Meeting Date: April 13, 2016

Board Action:

Approved the Class III Site Plan Modification (5-1, James Chard, dissenting; Andrew Youngross, Absent); Approved the Landscape Plan (6-0); Approved the Architectural Elevations (6-0).

Project Description:

The subject property is 8.36 acres and contains 105,775 sq. ft. in 4 buildings consisting of various retail, restaurant, office and medical uses in an existing shopping center known as Linton Square. The site was constructed in 1985.

Per LDR Section 2.4.4(D)(1), a project is considered established when improvements representing at least 25% of the total cost of all improvements associated with the project approval are constructed. Thus, the existing site layout associated with the originally approved site plan and SAD Ord. No. 52-84 is fully vested. Therefore, construction of the proposed Dunkin Donuts is pursuant to the site layout of the approved site plan of record, which depicts a 2,210 sq. ft. building footprint and dual drive-thru lanes with 5 parking spaces to the north and a one-way drive aisle to the south. Since the site plan is vested, the provision of drive-thru lanes, consistent with the layout graphically depicted on the approved site plan of record is allowed and considered to be “grandfathered”, thus not requiring any additional conditional use approval that would otherwise be necessary in the MROC zoning district. Any subsequent site plan must be consistent with the building footprint of the approved 2,210 sq. ft. building or smaller (1,500 sq. ft. proposed) and must reflect the originally approved configuration of dual drive-thru lanes, parking lot and drive aisle configuration. As such, the proposed Linton Square Class III Site Plan modification development proposal for Dunkin Donuts is consistent with the prior approved site plan of record associated with “Building J” in Linton Square.

Staff raised concerns regarding a positive finding of traffic concurrency must be received from the Palm Beach County Traffic Division prior to site plan certification. Staff also indicated that a building section must be provided to demonstrate compliance with the interior finished floor to finished ceiling height requirement at no less than the 12’ minimum.

Board comments:

The Board supported staff and required a positive finding of traffic concurrency from Palm Beach County as a condition of approval. However, the condition requiring the building section was changed to demonstrate a minimum 12’ finished floor to floor height for consistency with the LDR requirement.

The Board raised concerns regarding the adequacy of the internal parking lot circulation. The applicant indicated that more than the LDR minimum requirement of 100’ stacking distance is

Appealable Item Report

provided. Similarly, two additional entry points to the parking lot area exist which will alleviate traffic congestion concerns.

The Board raised concerns regarding the northbound right turn lane requirement. The applicant indicated that discussions are continuing with Palm Beach County staff and the turn lane may not be required, because existing site conditions are restrictive. Staff clarified that a positive traffic concurrency letter from the Palm Beach County Traffic Division is required prior to certification, which must resolve this issue.

The Board requested clarification regarding the grandfathering of nonconformities associated with the 30 year old vested site plan for the Linton Square shopping center. Staff clarified that because the originally approved site plan is vested (25% or more constructed), the associated nonconformities are allowed to continue so long as the site is not made more nonconforming with the proposed changes.

The Board requested clarification regarding the minimum 12' floor to ceiling height requirement. Staff clarified that the floor to floor height is measured from the finished floor to the mean height between the roof and floor for one-story structures.

The Board requested clarification regarding the absence of a proposed bus shelter location and no reference to the required in-lieu fee payment, for consistency with other site plan approvals. If the bus shelters do not exist and are not physically required, staff clarified that the fee is necessary.

The Board offered modifications to the site plan conditions of approval and retained staff's recommended 6 conditions, with 2 modifications by the Board as follows: 1) Condition #3 will require the in-lieu bus shelter fee to be paid, should Palm Tran not require installation of a bus shelter and 2) Condition #6 change the wording to reflect "finished floor to floor height" instead of "finished floor to finished ceiling" height, for consistency with the LDR requirement. There were no conditions by staff or Board for the Landscape Plan.

The Board added two conditions of approval to the Architectural Elevations as follows: 1) The banding on the decorative parapet cap for the Dunkin Donuts building be painted Sherwin Williams "Shamrock Green" to match the proposed banding for the balance of the shopping center, and 2) Any rooftop mechanical equipment for the Dunkin Donuts building must be screened by a parapet no higher than 6', consistent with LDR requirements.

Public Comments:

No members of the public spoke in opposition to or in support of the development proposal.

Associated Actions: None.

Next Action: None.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

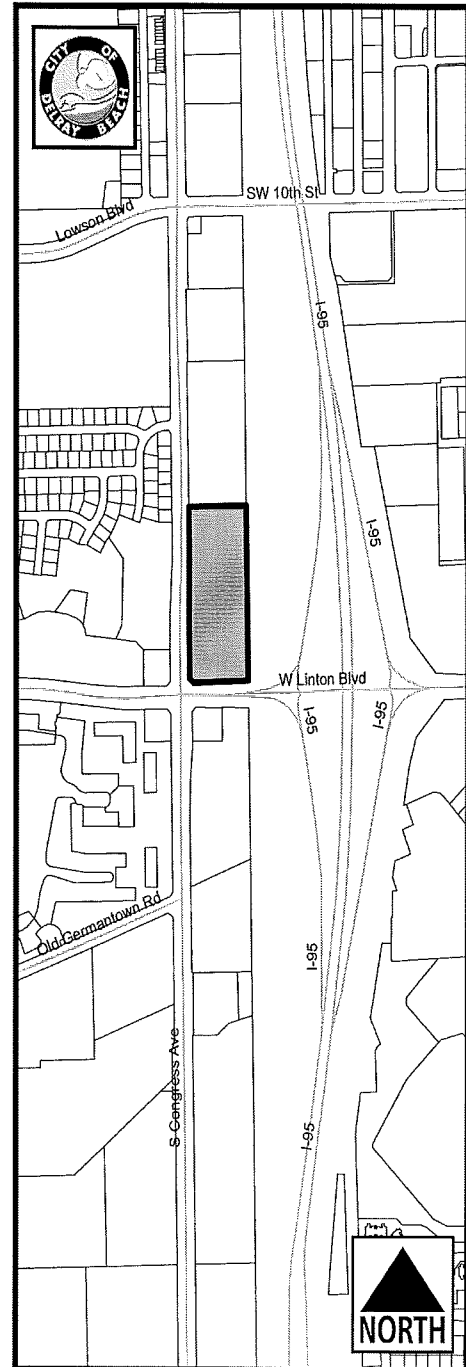
MEETING DATE: April 13, 2016

ITEM: **Dunkin Donuts** - Class III Site Plan Modification associated with the construction of a new 1,500 sq. ft. one-story drive-thru restaurant outbuilding consistent with the originally approved site plan for Linton Square (1585 South Congress Avenue).

RECOMMENDATION: Approve the Class III Site Plan Modification, Landscape Plan and Architectural Elevations subject to the conditions identified in the attached staff report.

GENERAL DATA:

Owner.....	Gator Linton Partners LTD
Applicant.....	William "Bill" Goldsmith
Agent.....	Kimley-Horn & Associates Inc.
Location.....	Northeast corner of Linton Boulevard and South Congress Avenue
Property Size.....	8.36 acres
Future Land Use Map.....	CMU (Congress Avenue Mixed Use)
Current Zoning.....	MROC (Mixed Residential Office & Commercial)
Adjacent Zoning.....North:	MROC (Mixed Residential Office & Commercial)
	East: CD (Conservation District)
	South: MROC (Mixed Residential Office & Commercial)
	West: R-1-A (Single Family Residential), RM (Multiple Family Residential – Medium Density) & POD (Professional Office District)
Existing Land Use.....	Undeveloped/Vacant Outparcel
Proposed Land Use.....	Restaurant
Water Service.....	Available via an existing 8" main which transverses throughout the property and connects to the west side of Congress Avenue
Sewer Service.....	Available via an existing 8" main which runs parallel to the west parcel line interior to the parcel



ITEM BEFORE THE BOARD

The action before the Board is that of approval of the following aspects of a Class III Site Plan Modification for **Dunkin Donuts Linton Square**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(c):

- ☐ Site Plan;
- ☐ Landscape Plan; and
- ☐ Architectural Elevations

The subject property is located at the northeast corner of Congress Avenue and Linton Boulevard.

BACKGROUND

The subject property is 8.36 acres and contains 105,775 sq. ft. in 4 buildings consisting of various retail, restaurant, office and medical uses in an existing shopping center known as Linton Square. The site was constructed in 1985.

At its meeting of August 14, 1984, the City Commission approved Ordinance No. 52-84, along with an associated site plan, which established the existing site layout supporting the originally established SAD Zoning for Linton Square. As indicated "Section 4" of Ord. No. 52-84, the approval was deemed valid for eighteen (18) months from the date it was approved by the Commission. Thus, the approval was valid until April 14, 1986.

Per LDR Section 2.4.4(D)(1), a project is considered established when improvements representing at least 25% of the total cost of all improvements associated with the project approval are constructed. Thus, the existing site layout associated with the originally approved site plan and SAD Ord. No. 52-84 is fully vested. Therefore, construction of the proposed Dunkin Donuts is pursuant to the site layout of the approved site plan of record, which depicts a 2,210 sq. ft. building footprint and dual drive-thru lanes with 5 parking spaces to the north and a one-way drive aisle to the south.

It is noted that the originally approved SAD Ord. No. 52-84 (See Section 2.a.) allowed restaurants and snack shops "excluding drive-in, drive-thru and fast food" as conditional uses. Whereas, the proposed Dunkin Donuts use could not have initially been established, current MROC (Mixed Residential Office and Commercial) Zoning allows for restaurants with drive-thru lanes as a conditional use, pursuant to LDR Section 4.4.29(E)(3). Since, the site plan is vested, the provision of drive-thru lanes, consistent with the layout graphically depicted on the approved site plan of record is allowed and considered to be "grandfathered", thus not requiring any additional conditional use approval. As such, the proposed Linton Square Class III Site Plan modification development proposal for Dunkin Donuts is consistent with the prior approved site plan of record associated with "Building J" in Linton Square for a currently allowed use. It must be consistent with the building footprint of the approved 2,210 sq. ft. building or smaller (1,500 sq. ft. proposed) and must reflect the originally approved configuration of dual drive-thru lanes, parking lot and drive aisle configuration.

Now before the Board for consideration is a Class III Site Plan Modification to allow construction of a new 1,500 sq. ft. one-story drive-thru restaurant outbuilding consistent with the originally approved site plan for Linton Square.

PROJECT DESCRIPTION

The development proposal consists of the following:

- ☐ Construct a 1,500 sq. ft. restaurant with dual drive-thru lanes
- ☐ Installation of a bicycle rack
- ☐ Restriping existing standard spaces to compact spaces for two parking rows
- ☐ Construction of a new dumpster enclosure area
- ☐ Construction of a pedestrian sidewalk connector
- ☐ Demolition and relocation of an existing monument sign
- ☐ Associated landscaping upgrades

SITE PLAN ANALYSIS

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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

LDR Sections 4.3.4.K. Non-residential Zoning Districts & 4.4.29.G. MROC Standards:

Please note the Land Development Regulations (LDR) Section 4.3.4(K) - Development Standards Matrix for Non-Residential Zoning Districts which apply to **MROC zoning** districts:

MROC	Max. Retail Use (%)	Minimum Development Area (acres)	Min. Open Space (%)	Max. Lot Coverage (%)	Min. Floor Area	Max. Bldg. Height (ft.)
Required	20	3	25	75	4,000	48*
Proposed	100	8.36	8.8	29.7	1,500	17'2"***

**It is noted that an 85' maximum height is allowed for properties meeting the minimum 3.0 acre development area requirement.*

****NOTE:** The height has not been calculated pursuant to LDR Section 4.3.4(J). While the building does not exceed the maximum height, the elevation drawings shall be correctly measured, dimensioned, labeled and depicted per code requirements.

The items in **BOLD** above are noncompliant and/or preexisting nonconformities with respect to either existing conditions or the approved site plan of record. *Nonconformities are acceptable, where preexisting conditions remain unchanged or are reduced.*

LDR Section 4.6 - Supplemental District Regulations:

Drive Aisle Width:

Pursuant to LDR 4.6.9 (D)(3)(b), the minimum one-way drive aisle width ranges between 12'-18'. The minimum two-way drive aisle width is 24'. Plans indicate that the one-way drive aisle width for the drive-thru lanes is 12'. Likewise the two-way drive aisle serving the parking lot is 24', thus this requirement is met.

Drive-thru Stacking Distance:

Pursuant to LDR Section 4.6.9(D)(3)(c)(2), provisions must be made for transition of incoming traffic from a public street, such that traffic may not backup into the public street system. Dunkin Donuts Linton Square is required to provide for 100' of clear stacking from the first point of transaction for the drive-thru lane. The development proposal provides 111' of stacking for the drive thru window. Thus, this standard has been met.

LDR Section 4.4.29.G. – MROC Development Regulations:

Required Parking:

Pursuant to LDR Section 4.6.9(C)(3)(3), parking shall be provided at a rate of 4 spaces per 1,000 sq. ft. for shopping centers. For the existing 105,775 sq. ft. shopping center, 423 spaces are required. The proposed 1,500 sq. ft. restaurant building shall share parking with the balance of the site. The required parking for the shopping center inclusive of the new Dunkin Donuts is 429 spaces, for the total 107,275 sq. ft. Currently, 415 spaces exist on site. The site has an existing nonconformity with respect to parking. The original approved site plan accounted for a 2,200 sq. ft. building for Building J (432 total required spaces). Since the building square footage is reduced by 700 sq. ft., there is no increase in the parking requirement. However, the proposed site plan modifications must not result in removal of existing spaces, which would increase the nonconformity. As such, 415 spaces are existing and 415 spaces are proposed with the new construction of the Dunkin Donuts building. Thus, this standard is met.

Maximum Lot Coverage:

Pursuant to LDR Section 4.4.29(G)(2)(c), lot coverage by buildings and structures shall not exceed 75% of the area of development of any individual lot. The site plan indicates a lot coverage of 29.7%. Thus, this standard is met.

Minimum Open Space:

Pursuant to LDR Section 4.4.29(G)(2)(e), 25% open space is required. However, the plans reference a 20% open space requirement. This notation must be corrected prior to site plan certification. However, the site has an existing nonconformity with respect to the originally approved open space (8.8%). The new Dunkin Donuts building decreases the ground floor area from 2,200 sq. ft. to 1,500 sq. ft. With the proposed modifications, the existing 8.8% open space is maintained. Thus, the existing nonconformity is not increased. Therefore, this standard is met.

Minimum Structure Size:

Pursuant to LDR Section 4.4.29(G)(2)(e), any free-standing non-residential principal structure shall have a minimum floor area of 4,000 sq. ft. The originally approved structure was 2,200 sq. ft. which did not meet this standard. Construction of a 1,500 sq. ft. does not increase the nonconforming status.

Floor Height:

Pursuant to LDR Section 4.4.29(G)(2)(f)(2), commercial floor heights shall be a minimum of 12' floor to floor on the first floor and 10' floor to floor on all floors above. The Dunkin Donuts Linton Square is a single-story structure. The interior ceiling height is noted as 10'0". Since this does not appear to meet the minimum floor height requirement, a building section must be provided which clearly demonstrates that the interior floor height from finished floor to finished ceiling is no less than the minimum 12' height required. This is a condition of site plan approval.

Building Height:

Pursuant to LDR Section 4.4.29(G)(2)(f), structures on site shall have a maximum height of 48' or less for parcels less than 3 acres. However, a maximum height of up to 85' is allowed for properties meeting the 3 acre development requirement. The maximum height of the proposed Dunkin Donuts Linton Square is in compliance for the 8.36 acre development. Thus, this standard is met. However, as mentioned earlier in the "Site Plan Analysis", the height must be determined, depicted and measured pursuant to LDR Section 4.3.4(J), and this is a condition of approval.

Parking Design:

Pursuant to LDR Section 4.4.29(H)(11), parking adjacent to Congress Avenue shall be situated to the rear of the buildings to allow a landscaped boulevard effect along the street frontage. To that end, no surface parking shall be located between buildings and Congress Avenue. The proposed site plan for Dunkin Donuts Linton Square with the drive-thru lanes meets this standard. Other portions of the site are already developed and are existing nonconformities.

Perimeter Landscape Buffer:

Pursuant to LDR Section 4.4.29(G)(2), a landscape buffer shall be provided around the perimeter of each parcel within the development. Parking, structures, perimeter roadways, and other paving is not permitted within this buffer except for bicycle paths, sidewalks, jogging trails, and driveways or access streets which provide ingress and egress for traffic and which are generally perpendicular to the buffer. The width of the buffer shall be the smaller distance of either the "required" values indicated in the table below or 10% of the average depth of the property. However, in no case shall the landscape area be a width of less than 10'. The following tables identify the required and proposed perimeter landscape buffer for the proposed development:

MROC	Front (west)	Interior Side (north)	Street Side (south)	Rear (east)
Required (ft.)	25'	25'	30'	25'
Existing (ft.)	0'	5'	10'	0'

The items in **BOLD** above are deemed noncompliant. It is noted that the site has preexisting nonconformities, with respect to the required perimeter landscape buffers. *Nonconformities are acceptable, where preexisting conditions remain unchanged.*

Building Setbacks:

Per LDR Section 4.4.29(G)(2)(g), the building setbacks are equivalent to the perimeter landscape buffers identified in LDR Section 4.4.29(G)(2), as discussed earlier in this report.

MROC	Front (west)	Interior Side (north)	Street Side (south)	Rear (east)
Required (ft.)	25'	25'	30'	25'
Proposed (ft.)	24'3"	47'0"	52'0"	28'4"

The items in **BOLD** above are noncompliant and/or preexisting nonconformities with respect to either existing conditions or the approved site plan of record. *Nonconformities are acceptable, where preexisting conditions remain unchanged or are reduced.*

Allocation of Uses:

Pursuant to LDR Section 4.4.29(G)(1)(c), retail uses shall not encompass more than 20% of the total building area square footage. The proposed Dunkin Donuts Linton Square is a restaurant use, which is also considered retail. However, the overall site encompasses more than 20% retail uses and this is an existing nonconformity which may remain. Thus, this standard is met.

Minimum Site Area:

Pursuant to LDR Section 4.4.29(G)(2)(a), the minimum site area for the development is to be no less than 3 acres. The proposed Dunkin Donuts Linton Square contains 8.36 acres in the overall shopping center. Thus, this standard is met.

LANDSCAPE PLAN ANALYSIS

Pursuant to LDR section 4.6.16 (C)(1)(a), prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C). The provided Landscape Plan proposes Orange Ginger Trees, Pink Trumpet Trees, Palmetto, Green Island Ficus, Gumbo Limbo, Royal Palms, Cabbage Palm amongst the variety of proposed new groundcover and vegetation. The landscape plan was evaluated by the City Senior Landscape Planner and was found to be in compliance with applicable requirements of LDR section 4.6.16.

ARCHITECTURAL ELEVATIONS ANALYSIS

Pursuant to LDR Section 4.6.18(E), the following criteria shall be considered by the Site Plan Review and Appearance Board in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

1. The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

Pursuant to LDR Section 4.6.18(B)(13)(b), the Site Plan Review and Appearance Board (SPRAB) shall make a finding of such compatibility prior to approval of outbuilding elevations. If the Board determines that there is not compatibility with respect to any of the items, then it shall deny the elevations. However, if the Board feels, despite the incompatibility, the elevations should be approved, they shall forward the elevations to the City Commission with a recommendation of approval and the City Commission shall take final action. In such case, the Board shall make this determination based on the findings in the staff report and consistency with LDR Section 4.6.18(E). This finding shall be established through board discussion and support of this finding shall be made apparent in the motion for approval of the architectural elevations. Per staff's assessment of the proposed architectural elements and color scheme, the proposed changes are found to be compatible and harmonious with the surrounding properties and positive findings can then be made with regard to the aforementioned criteria.

The architecture of the building will be a color and design consistent with the existing fabric of the shopping center. For continuity, there is orange banding being incorporated in the balance of the shopping center for consistency of color with the Dunkin Donuts. The proposed architectural design features and color scheme will be complimentary to adjacent properties. Based upon the above, the proposal is consistent with the criteria established in LDR Section 4.6.18(E).

Pursuant to LDR Section 4.6.18(B)(13)(a), outbuildings within a shopping center shall be compatible in terms of color, materials and architectural style. Based on the analysis presented within the staff report, it can be established that the Dunkin Donuts proposed for Building J is designed such that it is consistent with the other architectural design components and color schemes proposed within the development.

REQUIRED FINDINGS

REQUIRED FINDINGS: (Chapter 3):

Pursuant to Section 3.1.1 (Required Findings), prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following four areas.

Section 3.1.1 (A) - Future Land Use Map: The use or structures must be allowed in the zone district and the zoning district must be consistent with the land use designation.

The subject property has a CMU (Congress Avenue Mixed Use) Future Land Use Map (FLUM) designation and is zoned MROC (Mixed Residential, Office and Commercial). The MROC zoning district is consistent with the CMU Future Land Use Map designation. Restaurants are an allowed use pursuant to LDR Section 4.4.29(B)(3)(a). Drive-thru lanes are an allowed conditional use pursuant to LDR Section 4.4.29.E.3. However, the site is more than 25% vested, so the originally approved configuration of the drive-thru lanes is allowed to be constructed. Based upon the above, a positive finding can be made with respect to consistency with the Future Land Use Map designation.

Section 3.1.1 (B) - Concurrency:

Facilities which are provided by, or through, the City shall be provided to new development concurrent with issuance of a Certificate of Occupancy. These facilities shall be provided pursuant to levels of service established within the Comprehensive Plan.

Concurrency as defined pursuant to Objective B-2 of the Future Land Use Element of the Comprehensive Plan must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City 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 adopted Comprehensive Plan of the City of Delray Beach.

As described in "Appendix A", a positive finding of Concurrency can be made as it relates to water and sewer, streets and traffic, drainage, parks and recreation, open space, solid waste, and schools.

Section 3.1.1 (C) - Consistency (With the Comprehensive Plan):

Compliance with performance standards set forth in Chapter 3 and shall be the basis upon which a finding of overall consistency is to be made. Other objectives and policies found in the adopted Comprehensive Plan may be used in making a finding of overall consistency.

As described in Appendix "B", a positive finding of consistency can be made as it relates to Standards for Site Plan Actions. The following objectives and policies found in the adopted Comprehensive Plan may also be referenced in making a finding of overall consistency:

Future Land Use Element – Objective A-1: Property shall be developed or redeveloped, in a manner so that the future use and intensity is appropriate in terms of soil, topographic, and other applicable physical considerations; is complementary to adjacent land uses; and fulfills remaining land use needs.

The new construction at this vacant infill parcel in the shopping center will provide an architecturally significant and aesthetically pleasing focal point for the surrounding neighborhood.

Transportation Element Policy A-1.3: The City endorses the continued operations of the Palm Tran Transit System and its operations in Delray Beach, and through policies of this Element related to the TCEA, will coordinate with Palm Tran to improve the system.

Studies have shown that the provision of bus shelters to protect riders from the elements leads to increased utilization and mitigates negative impacts to adjacent properties. In order to enhance the mass transit opportunities, the applicant shall identify the locations of any existing or proposed bus shelter locations along South Congress Avenue and Linton Boulevard. If non-existing, the provision of bus shelters assist in expanding bus transfer/shelter areas to serve as a central locations for existing multiple Palm Tran routes. Clarification and modification of the plans to reflect existing and/or proposed bus shelter locations is attached as a condition of approval. Upon doing so, the development will further Transportation Element Policy A-1.3.

Transportation Element Policy D-2.2: Bicycle parking and facilities shall be required on all new development and redevelopment. Particular emphasis is to be placed on development within the TCEA.

A bike rack is provided adjacent to the walkway leading up the Dunkin Donuts entrance. Thus, this standard is met. Therefore, positive findings can be made with respect to Transportation Element Policy D-2.2.

LDR Section 2.4.5(F)(5) - Compatibility (Site Plan Findings): The approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

The following table indicates the zoning and land use of the properties surrounding the subject property:

	<i>Zoning Designation:</i>	<i>Land Use:</i>
<i>North:</i>	MROC (Mixed Residential Office & Commercial)	Warehouse/Distribution & Storage Facility
<i>South:</i>	MROC (Mixed Residential Office & Commercial)	Pharmacy/Retail Center & Arbors Office Park
<i>East:</i>	CD (Conservation District)	Preservation Area
<i>West:</i>	R-1-A (Single Family Residential), RM (Multiple Family Residential – Medium Density) & POD (Professional Office District)	Single Family Residences, Condominium Development & Wells Fargo Bank/Drive-Thru Facility

The construction of a Dunkin Donuts along the Congress Avenue frontage is not inconsistent with the Comprehensive Plan and the vision of the City for the South Congress corridor. The Dunkin Donuts Linton Square will contain a single-story 1,500 sq. ft. building with drive-thru lanes. This restaurant use is consistent with the balance of the retail uses existing in the Linton Square shopping center. To the north are vacant land and an existing building associated with a warehouse, distribution and storage facility. The site will also be an asset to the Arbors Office Park and Delray Community Pharmacy, to the south, which are within walking distance and can conveniently utilize the restaurant establishment. To the east is a preservation area which will remain undisturbed and unaffected by the Dunkin Donuts proposal. This conservation district area has existed adjacent to the shopping center for many years, with no adverse effects. Across Congress Avenue, to the west are a few single family residences, a condominium development and the Wells Fargo Bank and drive-thru facility. All of these adjacent uses will

benefit from the new Dunkin Donuts establishment. It will be a valuable resource to the community. Thus, Dunkin Donuts Linton Square will not have a detrimental effect on the stability of the neighborhood within which it is located. Likewise, it will not hinder development or redevelopment of nearby properties. Therefore, a positive finding can be made with respect to LDR Section 2.4.5.F.5. (Compatibility) that the proposed Dunkin Donuts Linton Square will be compatible and harmonious with adjacent and nearby properties.

Section 3.1.1 (D) - Compliance With the Land Development Regulations:

As described under the "Site Plan Analysis" section of this report, a positive finding of compliance with the LDRs can be made, when the attached conditions of approval are addressed with the exception of existing nonconformities. The proposed plans are consistent with the original site plan of record which is more than 25% vested.

REVIEW BY OTHERS

The development proposal is not within a geographical area requiring review by the Community Redevelopment Agency (CRA), Downtown Development Authority (DDA), West Atlantic Redevelopment Coalition (WARC), Pineapple Grove Main Street (PGMS) or the Downtown Development Authority (DDA).

Courtesy Notices:

Courtesy notices have been provided to the following civic group:

- ☐ Delray Citizens Coalition

Public Notices:

For Class III Site Plan Modification proposals within the MROC (Mixed Residential Office and Commercial) District, formal public notices are not required. No letters of objection and/or support have been presented to date. Any public comments received after the preparation of this staff report will be reported at the Site Plan Review and Appearance Board (SPRAB) meeting.

ASSESSMENT AND CONCLUSION

The proposed Class III Site Plan Modification for Dunkin Donuts Linton Square includes the construction of a 1,500 sq. ft. restaurant building with drive-thru lanes consistent with the originally approved site plan of record. The establishment will be highly visible from Congress Avenue and will replace an existing vacant infill parcel in the shopping center. A bicycle rack will be installed, whereas none currently exists on-site. New landscaping and architectural elevations will be consistent with the balance of the shopping center. The proposed Class III Site Plan Modification proposal can be found consistent with the policies of the Comprehensive Plan and Chapter 3 of the Land Development Regulations, subject to addressing the conditions of approval. Positive findings can be made with respect to Section 2.4.5(F)(5)(Compatibility) that it will not have a significantly detrimental effect upon the stability of the neighborhood not will it hinder development or redevelopment of nearby properties.

ALTERNATIVE ACTIONS

- A. **Continue** the Class III Site Plan Modification, Landscape Plan and Architectural Elevation for Dunkin Donuts Linton Square, with direction.
- B. **Approve** the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for Dunkin Donuts Linton Square, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in 2.4.5(G)(1)(c), 4.6.16, 4.6.18 and Chapter 3 (Performance Standards) of the Land Development regulations, subject to conditions.
- C. **Deny** the Class III Site Plan Modification, Landscape Plan and Architectural Elevation for Dunkin Donuts Linton Square, 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 criteria set forth in Section 2.4.5(G)(1)(c), 4.6.16, 4.6.18 and Chapter 3 (Performance Standards) of the Land Development regulations.

STAFF RECOMMENDATION

Site Plan:

Approve the Class III Site Plan Modification for **Dunkin Donuts Linton Square**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(G)(1)(c) and Chapter 3 (Performance Standards) of the Land Development regulations, subject to the following conditions:

1. On February 9, 2016, the City received the attached Traffic Performance Standards Review which indicates that the site does not meet required standards. Specifically, the following concerns were noted:
 - a. Dunkin' Donuts tend to bring heavy traffic in the morning peak hour; hence a northbound right turn lane is required at the main driveway.
 - b. Provide intersection analysis at Congress Avenue and Linton Boulevard.
 - c. Queuing length seems to be insufficient for the drive-through lanes, and parking lot circulation could be adversely affected by the queuing traffic.
 - d. Provide operational analyses during AM & PM peak periods at the main driveway and Congress Avenue intersection. A signal may be required due to heavy egress traffic.

As such, an official letter indicating a positive finding of traffic concurrency must be received from the Palm Beach County Traffic Division prior to site plan certification. Compliance with the aforementioned criteria is required prior to site plan certification.

2. Correct the open space requirement on the site plan to reflect 25%, not 20%, prior to site plan certification.

3. The provision of bus shelters assist in expanding bus transfer/shelter areas to serve as a central locations for existing multiple Palm Tran routes which are along Linton Boulevard and Congress Avenue. Clarification and modification of the plans to reflect existing and/or proposed bus shelter locations along the property perimeter is required prior to site plan certification.
4. All plans shall consistently reflect the existing or proposed location of bicycle racks. The physical location of a proposed bicycle rack is not clearly denoted on Sheets L-100, C-100, C-200 and C-300.
5. The height has not been calculated pursuant to LDR Section 4.3.4(J). While the building does not exceed the maximum height, the elevation drawings shall be correctly measured, dimensioned, labeled and depicted per code requirements.
6. Provide a building section which demonstrates that the interior finished floor to finished ceiling height measures no less than the 12' minimum height required.

Landscape Plan:

Approve the Landscape Plan for **Dunkin Donuts Linton Square**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.16 of the Land Development Regulations.

Architectural Elevations:

Approve the Architectural Elevations for **Dunkin Donuts Linton Square**, by adopting the findings of fact and law contained in the staff report and finding that the request is consistent with the Comprehensive Plan and meets the criteria set forth in Section 4.6.18(E) and 4.6.18(B)(13) of the Land Development Regulations.

Report Prepared By: Candi N. Jefferson, Senior Planner
Attachments: Location Map, PBC Traffic Concurrency Letter, Project Plans

APPENDIX "A"

CONCURRENCY FINDINGS

Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer:

- Water service is available via an existing 8" main which transverses throughout the property and connects to the west side of Congress Avenue
- Sewer service is available via an existing 8" main which runs parallel to the west parcel line interior to the parcel

Pursuant to the City's Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South Central County Waste Water Treatment Plant for the City through 2047.

Streets and Traffic:

A traffic statement has been provided for the proposed development. A total of 379 new daily trips, 38 AM and 26 PM trips are anticipated to be generated by the 1,500 sq. ft. Dunkin Donuts. The Palm Beach County Traffic Division issued a letter requiring additional information prior to proof of traffic concurrency on February 9, 2016. A positive finding of traffic concurrency, addressing these issues must be received prior to site plan certification. This is a condition of approval.

Parks and Recreation Facilities:

Park dedication requirements do not apply to non-residential uses. Thus, the proposed development will not have any impact with respect to this standard.

Solid Waste:

The existing 105,775 sq. ft. shopping center generates 386.07 tons of solid waste per year. The new construction of an additional 1,500 sq. ft. restaurant building will generate a total of 391.55 tons of solid waste per year for the shopping center. Thus, there will be a net increase of 5.48 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2047.

Schools:

School concurrency findings do not apply for non-residential uses. Thus, the proposed development will not have any impacts with respect to this standard.

Drainage:

Drainage will be accommodated on site via an exfiltration trench system. There should be no significant impact on drainage as it relates to this standard.

APPENDIX "B"
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	

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

Not applicable	
Meets intent of standard	
Does not meet intent	X – pending a positive traffic concurrency determination by PBC

- 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.

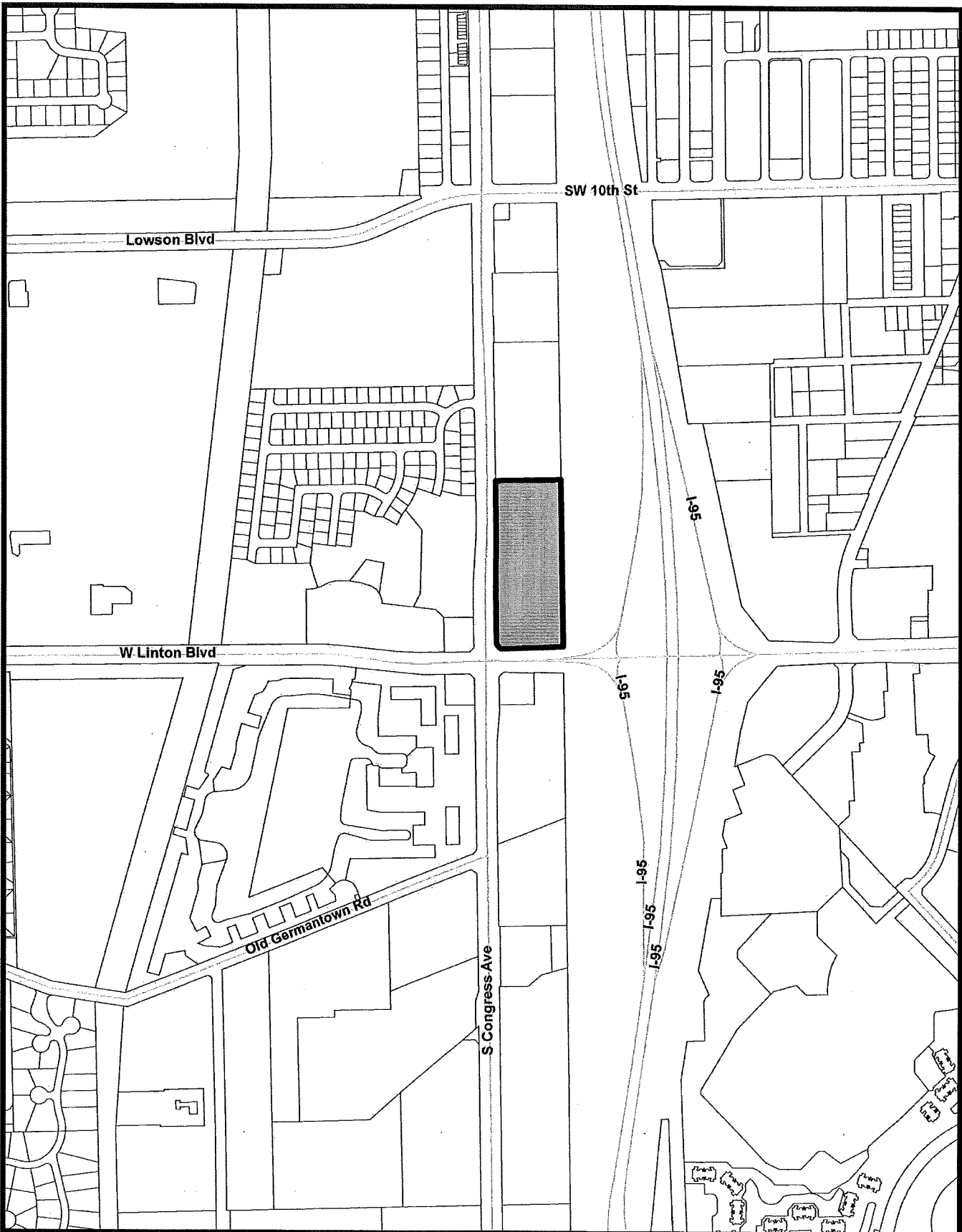
Not applicable	
Meets intent of standard	X
Does not meet intent	

- 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	
Does not meet intent	X – pending a positive traffic concurrency determination by PBC

- 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	



DUNKIN DONUTS LOCATION MAP





**Department of Engineering
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com

**Palm Beach County
Board of County
Commissioners**

Mary Lou Berger, Mayor

Hal R. Valeche, Vice Mayor

Paulette Burdick

Shelley Vana

Steven L. Abrams

Melissa McKinlay

Priscilla A. Taylor

County Administrator

Verdenia C. Baker

February 9, 2016

Adam B. Kerr, P.E.
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, FL 33411

**RE: Dunkin' Donuts
Project #: 160108
TRAFFIC PERFORMANCE STANDARDS REVIEW**

Dear Adam:

The Palm Beach County Traffic Division has reviewed the **Dunkin' Donuts** Traffic Impact Analysis, dated October 2015, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Land Development Code. The project is summarized as follows:

Municipality:	City of Delray Beach
Location:	East of Congress Avenue and approximately 700' north of Linton Boulevard, within an existing general commercial retail plaza
PCN #:	12-43-46-19-38-001-0000
Existing Uses:	In the parking lot of a general commercial retail plaza 105,775 SF of general commercial retail
Proposed Uses:	1,500 SF of fast food restaurant with drive through 105,775 SF of general commercial retail
Access:	Shared access driveways with the existing general commercial retail plaza. Plaza has two right-in/right-out driveways and one full access driveway on Congress Avenue
Net New Daily Trips:	379
Net New Peak Hour Trips:	38 AM (19, 18) and 26 PM (14, 12)
Build-out:	December 31, 2020

Based on our review, the Traffic Division has determined the proposed development at this time does not meet the Traffic Performance Standards of Palm Beach County.

We offer the following comments:

1. Dunkin' Donuts tend to bring heavy traffic in the morning peak hour; hence a northbound right turn lane is required at the main driveway.
2. Provide intersection analysis at Congress Avenue and Linton Road.
3. Queuing length seems to be insufficient for the drive through lanes, and parking lot circulation could be adversely affected by the queuing traffic.
4. Provide operational analyses during the AM & PM peak periods at the main driveway and Congress Avenue intersection. A signal may be required due to heavy egress traffic.

If you have any questions regarding this determination, please contact me at 561-684-4030 or e-mail to gyuan@pbcgov.org.

Sincerely,

Quan Yuan, P.E.
Professional Engineer
Traffic Division

QY:saf

cc: Addressee
Timothy Stillings, AICP, Director of Planning & Zoning - City of Delray Beach
Maria M. Tejera, P.E. - Senior Professional Engineer, Traffic Division
Steve Bohovsky - Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
P:\TRAFFIC\MMT\MUNICIPALITIES\COMMENTS\2016\160108 - DUNKIN DONUTS.DOC

"An Equal Opportunity
Affirmative Action Employer"



CONSTRUCTION PLANS

FOR

LINTON SQUARE

LOCATED IN

DELRAY BEACH, FLORIDA

SECTION 19, TOWNSHIP 53 S, RANGE 40 E

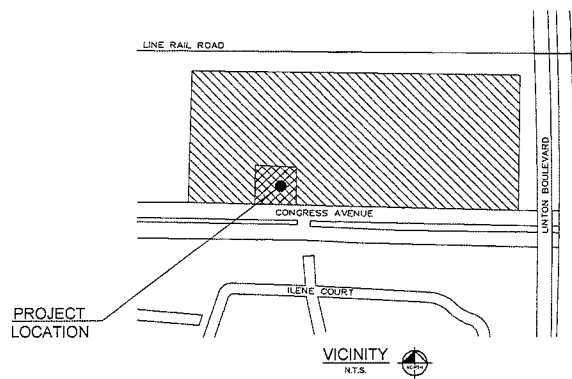
PROJECT TEAM

OWNER/DEVELOPER
GATOR LINTON PARTNERS, LTD.
1555 NE 153RD STREET
NORTH MIAMI BEACH, FL 33182
(305) 949-9048

SURVEYOR
THOMAS BROWNELL
E.R. BROWNELL & ASSOCIATES, INC.
2424 SW 28TH LANE
MIAMI, FLORIDA, 33133
(305) 860-0866
FAX: (305) 860-3870

CIVIL ENGINEER
KIMLEY-HORN, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32909
(772) 794-4100
FAX: (772) 794-4130

LANDSCAPE ARCHITECT
DAVID SIMS, RLA
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32909
(772) 794-4100
FAX: (772) 794-4130



LIST OF CONTACTS

STORMWATER
SOUTH FLORIDA WATER
MANAGEMENT DISTRICT
3331 GUNN CLUB ROAD
P.O. BOX 2488
WEST PALM BEACH, FL 33408
(561) 842-4908
CONTACT: CARLOS DE ROJAS

ENGINEERING
CITY OF DELRAY BEACH
100 N.W. FIRST AVENUE
DELRAY BEACH, FL 33444
(561) 243-7323
CONTACT: RANDAL KREJCARDK

PLANNING AND ZONING
CITY OF DELRAY BEACH
100 N.W. 1ST AVE
DELRAY BEACH, FL 33444
(561) 243-7349
FAX: (561) 243-7321
CONTACT: DAVID JEFFERSON

WATER
CITY OF DELRAY BEACH
100 N.W. FIRST AVENUE
DELRAY BEACH, FL 33444
(561) 243-7323
CONTACT: VICTOR G. MAUTENY

BUILDING DIVISION
CITY OF DELRAY BEACH
100 N.W. FIRST AVENUE
DELRAY BEACH, FL 33444
(561) 243-7324
CONTACT: LULA BUTLER

LANDSCAPING AND TREE PRESERVATION
CITY OF DELRAY BEACH
100 N.W. 1ST AVE
DELRAY BEACH, FL 33444
(561) 243-7328
FAX: (561) 243-7321
CONTACT: PETER ANJAR

SANITARY SEWER
CITY OF DELRAY BEACH
100 N.W. FIRST AVENUE
DELRAY BEACH, FL 33444
(561) 243-7327
CONTACT: VICTOR G. MAUTENY

FIRE PREVENTION
CITY OF DELRAY BEACH
501 W. ATLANTIC AVENUE
DELRAY BEACH, FL 33444
(561) 243-7327
CONTACT: HARVEY GREENBERG

SPRAB PLANS	
Sheet Number	Sheet Title
C-000	COVER SHEET
SURVEY	
S1	BY E.R. BROWNELL AND ASSOC.
S2	BY E.R. BROWNELL AND ASSOC.
SITE PLAN (BY KIMLEY-HORN)	
C-100	LAND USE PLAN
C-101	SITE PLAN
C-105	SITE DETAILS
ARCHITECTURAL PLANS	
A-1	BY STEPHEN BRASGALLA ARCHITECT
A-2	BY STEPHEN BRASGALLA ARCHITECT
LS-1	BY STEPHEN BRASGALLA ARCHITECT
DP-1	BY STEPHEN BRASGALLA ARCHITECT
T-1	BY STEPHEN BRASGALLA ARCHITECT
SP-1	BY STEPHEN BRASGALLA ARCHITECT
LANDSCAPE PLANS (BY KIMLEY-HORN)	
L-100	LANDSCAPE PLAN
L-110	TREE INVENTORY PLAN
CIVIL ENGINEERING PLANS (BY KIMLEY-HORN)	
C-200	PAVING, GRADING, AND DRAINAGE PLAN
C-300	UTILITY PLAN
C-301	UTILITY DETAILS
C-400	PHOTOMETRICS PLAN

PREPARED BY:

Kimley»Horn

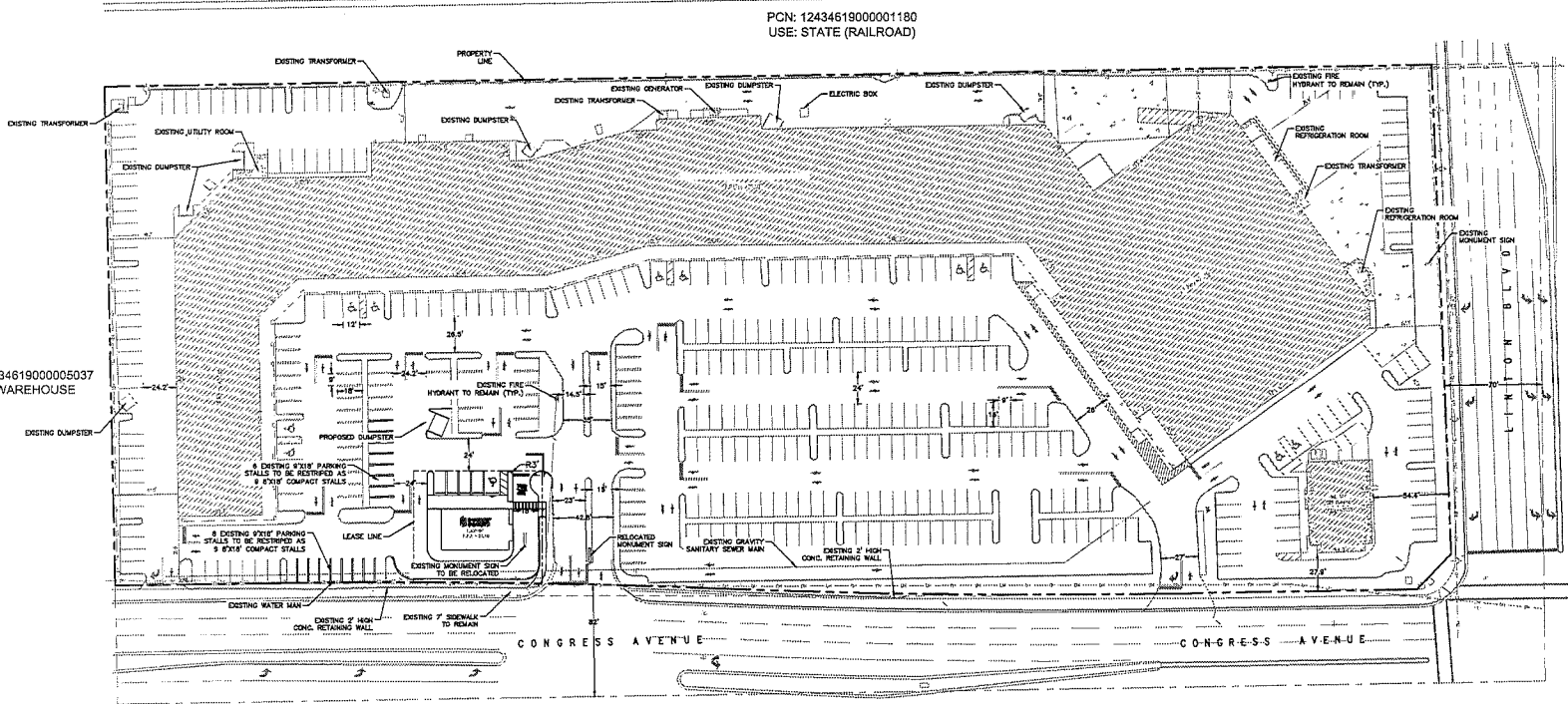
THE PRESENCE OF ROCK SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS SHOULD INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS SHOULD INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

www.kimleyhorn.com

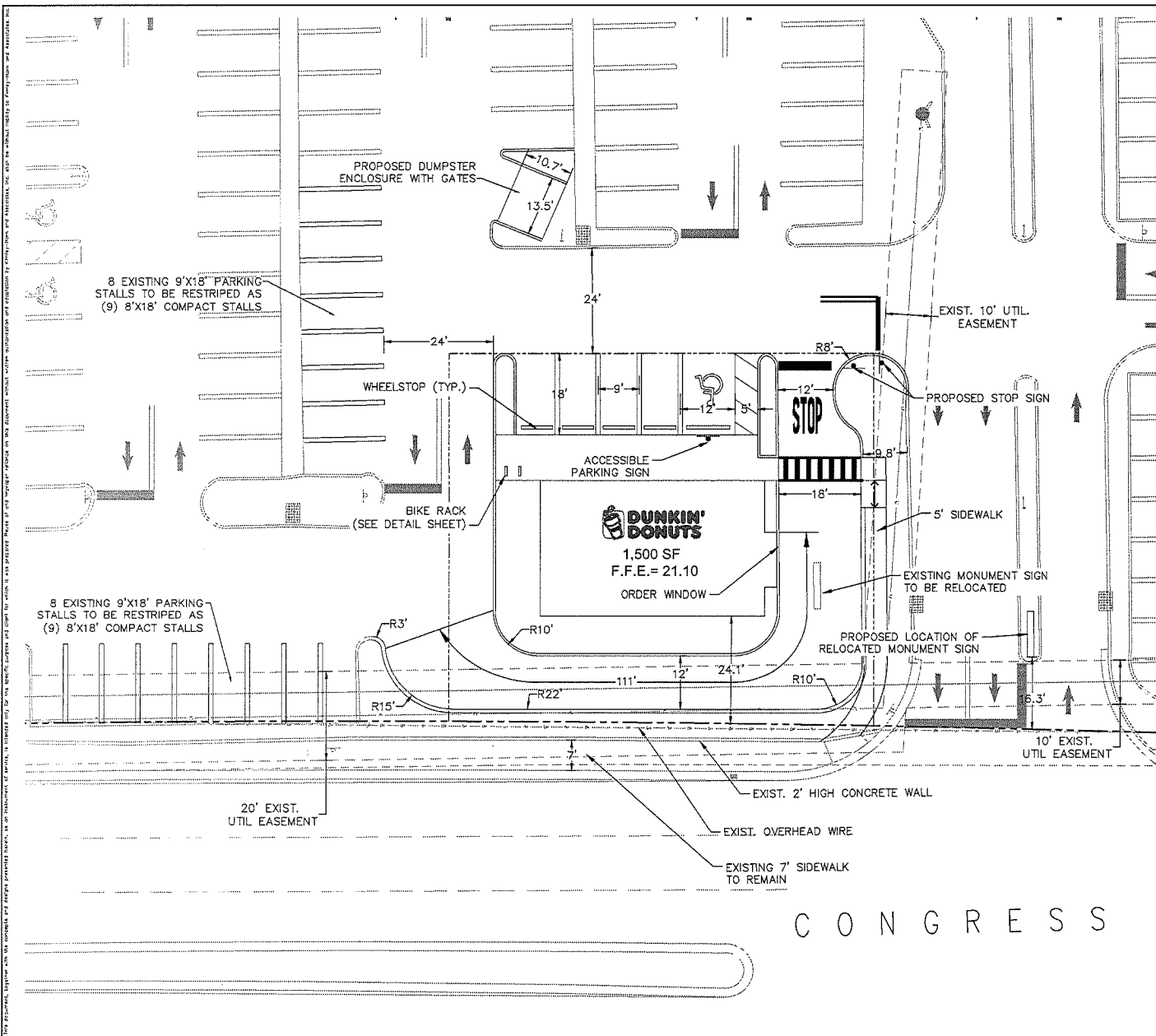
Sunshine811.com

DATE	
REVISIONS	
Kimley»Horn 145 E.W. STREET, SUITE 200, VERO BEACH, FL 32909 PHONE 772-794-4100 FAX 772-794-4130 WWW.KIMLEYHORN.COM	
DESIGNER MINAH F. HUSARY P.E. 175481	DATE
AS NOTED DESIGNED BY KTH DRAWN BY AAS CHECKED BY KTH	DATE
COVER SHEET	
LINTON SQUARE PREPARED FOR GATOR INVESTMENTS	
DATE	
PROJECT NO.	
SHEET NUMBER	
C-000	

PCN: 12434619000005037
USE: WAREHOUSE[illegible]

Sunshine811.com

DATE _____
PROJECT NO. _____
SHEET NUMBER
C-100



SITE DATA

PROJECT DESCRIPTION: LINTON SQUARE SHOPPING CENTER
 LOCATION: SEC. 12, TWP. 46 S., RING 43 E
 ADDRESS: 106 S. CONGRESS AVENUE, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA 33446

ZONING DISTRICT: MROC

ZONING REQUIREMENTS	REQUIRED	PROPOSED	APPROVED
MAX. REVAL. USE (%)	100%	100%	100%
MAX. DEVELOPMENT AREA	3.06 AC.	8.84 AC.	8.84 AC.
MAX. OPEN SPACE	20%	8.84%	8.84%
MAX. LOT COVERAGE	20%	23.7%	23.7%
MAX. FLOOR AREA	4,000 SF	1,000 SF	2,210 SF
MAX. BUILDING HEIGHT	40'	17'0"	17'0"

LAND USE: MRO - SHOPPING CENTER
 FLOOD ZONE: ZONE X - OUTSIDE 100 YR FLOOD PLAIN
 FIRM MAP PANEL NO. 125000000

LANDSCAPE BUFFER	REQUIRED	EXISTING	PROPOSED
FRONT (OVER)	30'	0'	0'
INTERIOR SIDE (NORTH)	30'	0'	0'
STREET SIDE (SOUTH)	30'	10'	10'
REAR (EAST)	30'	0'	0'

BUILDING AREA	EXISTING	PROPOSED
TOTAL	18,775 S.F.	102,255 S.F.

PARKING SUMMARY	REQUIRED	EXISTING	PROPOSED
STANDARD	0	0	0
COMPACT	0	0	0
ACCESSIBLE	0	0	0
TOTAL	0	0	0

PARKING CALCULATIONS
 3 SPACES PER 100 S.F. OF GROSS BUILDING AREA (FOR 25,000-40,000 S.F.) - TOTAL REQUIRED: 9 SPA. SPACES REQUIRED BASED ON TOTAL PROPOSED PARKING PER ADA CODE
 OVERALL SHOPPING CENTER PARKING RATIO: EXISTING + 3 IN SPACES PER 1,000 S.F. (DOES NOT INCLUDE CART CORRAL)

BUILDING DETAIL	REQUIRED	EXISTING	PROPOSED	APPROVED
FRONT (WEST)	25.0'	25.0'	24.1'	24.1'
REAR (EAST)	25.0'	25.0'	24.1'	24.1'
SIDE STREET (SOUTH)	25.0'	25.0'	24.1'	24.1'
200' INTERIOR (NORTH)	25.0'	25.0'	24.1'	24.1'

CITY OF DELRAY BEACH SITE PLAN DATA

	EXISTING	PROPOSED
TOTAL SITE AREA	38,717 SF	38,717 SF
GROUND FLOOR AREA	106,775 SF (27.8% OF SITE)	107,255 SF (27.8% OF SITE)
PARKING PAVED AREA	22,275 SF (57.5% OF SITE)	22,445 SF (57.9% OF SITE)
LANDSCAPE AREA (OPEN SPACE)	37,169 SF (95.2% OF SITE)	32,097 SF (82.9% OF SITE)

THERE ARE NO WATER BODIES ON THIS PROJECT.

CITY OF DELRAY BEACH NOTES

- HANDICAP SPACES ARE TO BE IN ACCORDANCE WITH LOR SECTION 4.8.3 (ADA) CITY OF DELRAY BEACH CONSTRUCTION STANDARD DETAIL #1.2 AND THE FLORIDA BUILDING CODE, CHAPTER 11, ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
- PARKING LAYOUT AND STRIPING IS TO FOLLOW CITY OF DELRAY BEACH CURRENT STANDARDS SEE DETAILS ON SHEET C-101.

DATE: _____

REVISIONS: _____

NO. _____

Kimley»Horn

405 9TH STREET, SUITE 200, DELRAY BEACH, FL 33446
 PHONE: 772-746-1100 FAX: 772-384-1100
 WWW.KIMLEY-HORN.COM

SITE PLAN

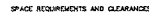
**LINTON SQUARE
 PREPARED FOR
 GATOR INVESTMENTS**

DATE: _____

PROJECT NO.: _____

SHEET NUMBER: **C-101**





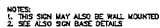
PLACEMENT CONSIDERATIONS
IF RACKS ARE TO BE PLACED IN "PARALLEL,"
PLEASE ALLOW A MINIMUM OF 30" (INCHES) ON
CENTER TO ALLOW SPACING BETWEEN BICYCLES.

DERO BIKE RACK CO
504 WALDOX AVENUE SE
MINNEAPOLIS, MN 55414
PHONE: 800-891-9298

HOOP RACK
(OR APPROVED EQUAL)

IF RACKS ARE TO BE PLACED IN "SERIES,"
PLEASE ALLOW 14" ON CENTER OF SPACING
BETWEEN THE RACKS. THIS PERMITS 6" (FEET)
CLEARANCE FOR BICYCLES ON EACH RACK WITH
A 4" (FEET) COMMON AREA IN BETWEEN FOR
INGRESS AND EGRESS.

512



N.T.S.



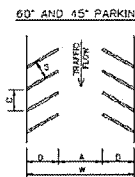
2. FAR



- * **NOTES:**
 - 1. ON LIGHT COLORED SURFACE L.E. CONCRETE ALL HANDICAP MARKINGS SHALL BE BLUE AND STANDARD PARKING STRIPING SHALL BE 3" WHITE WITH 1" BLACK BORDER.
 - 2. ALL STRIPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE 6 INCHES.
 - 3. ALL MEASUREMENTS ARE FROM CENTER LINE.
 - 4. ALL COMPACT SPACES MUST HAVE "COMPACT" STENCILED WITH BLACK PAINT ON WHEEL STOP.
 - 5. BLUE STRIPE & H/C SYMBOL AND WALKWAY ON CONCRETE.
 - 6. YELLOW STRIPE ON CONCRETE
 - 7. 24" STOP BAR BETWEEN ALL PARKING LOTS AND PUBLIC R/W SHALL BE

(1 OF 3)

DETAIL RT 4.2a



* COMPACT CAR SPADES ~8.0'
HANDICAP SPACES ~12.0'
SEE RT 4.2

PARALLEL

* FOR TWO WAY FLOW A=24.0'

NOTE:
REFER TO TYPICAL PARKING
SPACE DETAIL RT 4.2 (A TO C)
FOR STRIPING INFORMATION AND
HANDICAPPED PARKING DIMENSIONS

STOP BAR BETWEEN PARKING
LOT & PUBLIC R/W MUST
BE THERMOPLASTIC.

[illegible]

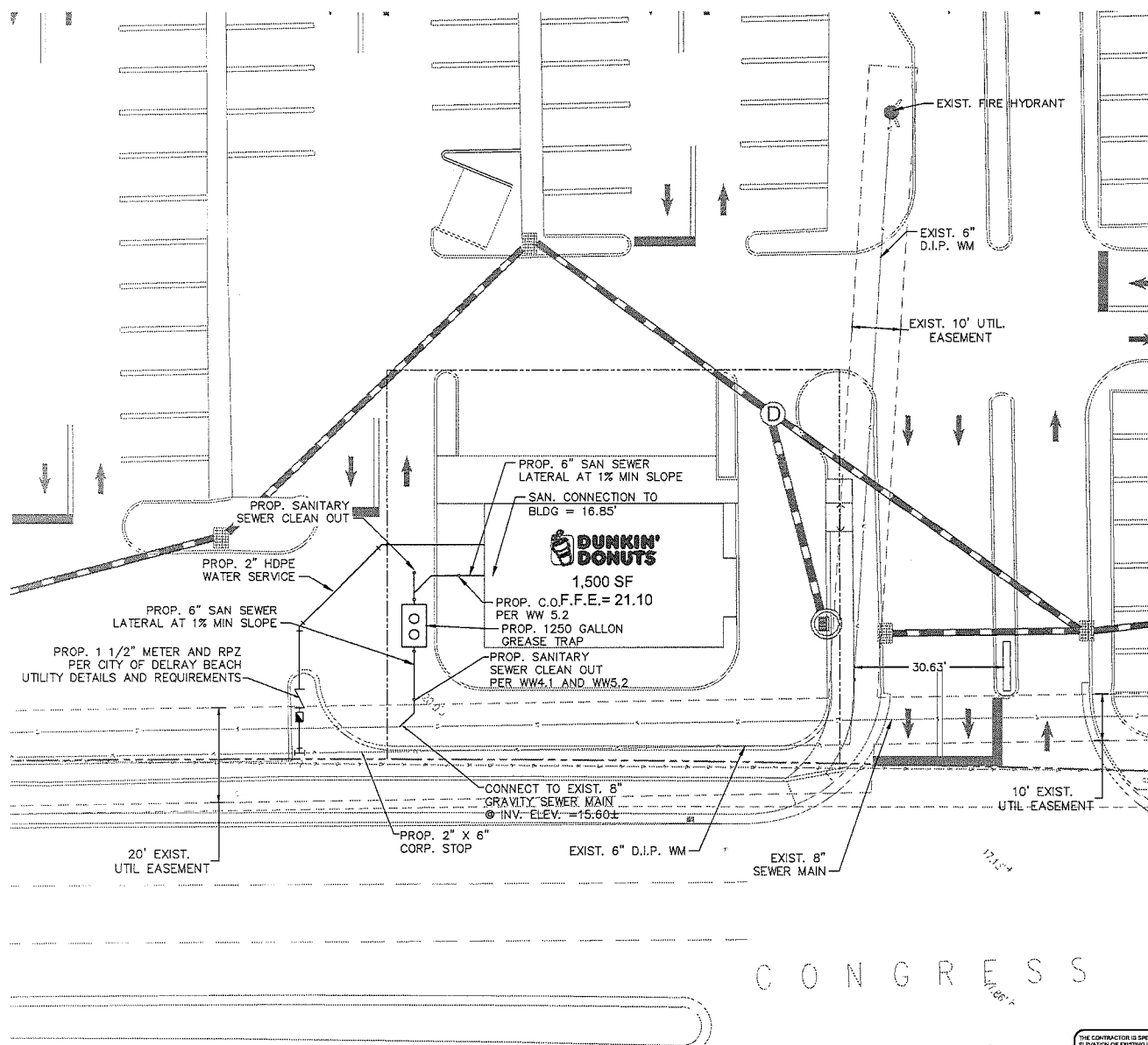
PAVING DETAILS

RT 4.1



DATE
PROJECT NO.
SHEET NUMBER

C-105



CITY OF DELRAY BEACH NOTES

1. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE CITY OF DELRAY BEACH ENGINEER.
2. 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.
3. DRAINAGE TRAPS ARE TO BE INSTALLED IN ACCORDANCE WITH CITY OF DELRAY BEACH MINIMUM CONSTRUCTION STANDARDS AND SPECIFICATIONS.

UTILITY NOTES

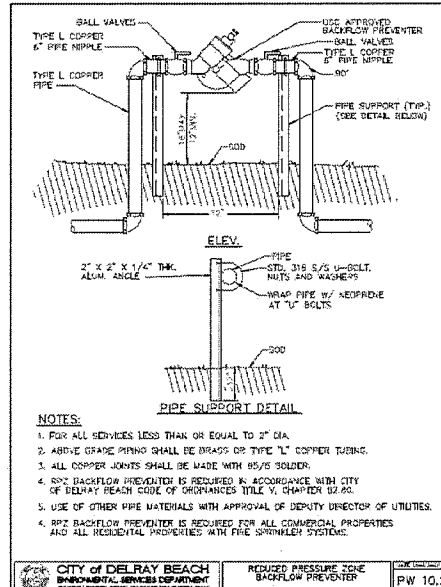
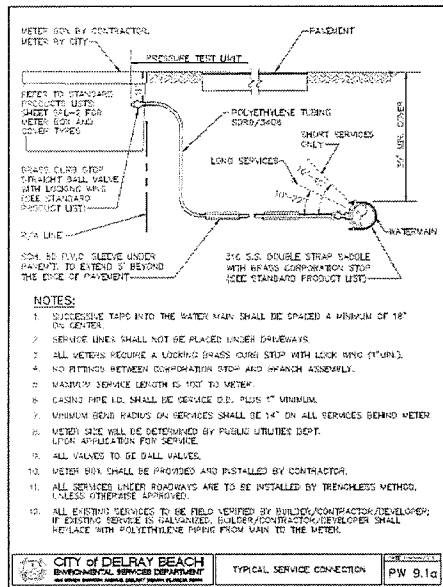
1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. BACKFILL AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES ARE TO BE PER CITY OF DELRAY BEACH STANDARDS.
3. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITY.
4. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 24 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING PER CITY OF DELRAY BEACH.
6. ALL UTILITIES SHOULD BE KEPT TEN (10) FEET APART (PARALLEL OR WHEN CROSSING) IN VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
7. CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO EXISTING SANITARY SEWER MAINS WITH NON-SHRINKING GROUT TO ASSURE CONNECTION TO WATER TIGHT.
8. IN THE EVENT OF A VERTICAL CONTACT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 1" CLEARANCE. MEETING REQUIREMENTS OF AND A.C.I. 308 AND 311 (MINIMUM 1" CLEARANCE).
9. UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TIPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS WITH WATER TIGHT LIDS.
11. ALL CONCRETE FOR DISINTEGRANTS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE REVEALED IN FIELD PRIOR TO ORDERING CONSTRUCTION MATERIALS OR INSTALLATION OF ANY NEW LINES.
13. REFER TO ARCHITECTURAL PLANS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITY, CITY OF DELRAY BEACH WITH REGARD TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE NAMED UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODE AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCING BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND CERTIFICATIONS.
18. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOWNSPUTS AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER OPENING ARE ACHIEVED AS WELL AS COORDINATING WITH CITY UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR THE RECONSTRUCTION PRIOR TO CONNECTING TO EXISTING UTILITIES.
19. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE CITY OF DELRAY BEACH UTILITY DEPARTMENT AND THE OWNER'S PROTECTING AGENCIES.
20. CONTRACTOR SHALL COMPLY TO THE FALLEST EXTENT WITH THE LATEST STANDARDS OF CODE DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SHIELDING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR JOBS.
21. THE INSTALLATION OR REPAIR OF ANY UNDERGROUND FACILITIES OR PAVING WHICH CONNECTS TO OR PASSES WITHIN THE FIRE PROTECTION SPRINKLER SYSTEM SHALL BE PERFORMED ONLY BY A LICENSED UTILITY CONTRACTOR, FIRE PROTECTION SPRINKLER CONTRACTOR, OR LICENSED PLUMBER. SEE F.S. 6.0 A, TITLE 63, PART 1, A COPY OF THE LICENSE OR CERTIFICATE OF COMPETENCY SHALL BE PROVIDED TO THE INSPECTOR AT THE FINAL INSPECTION.
22. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
23. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAIN, FORCE MAIN, SANITARY SEWER AND STORM MAINS AND SANITARY MINIMUM CLEARANCES BETWEEN EXISTING MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
25. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR THE CITY OF DELRAY BEACH UTILITY DEPARTMENT. THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
26. THE ENTIRE FIRE SERVICE FROM BUILDING TO CONNECTION POINT IS TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR HOLDING A "CONTRACTOR'S" LICENSE IN ACCORDANCE WITH CH. 48 OF THE FLORIDA STATUTES.
27. ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.

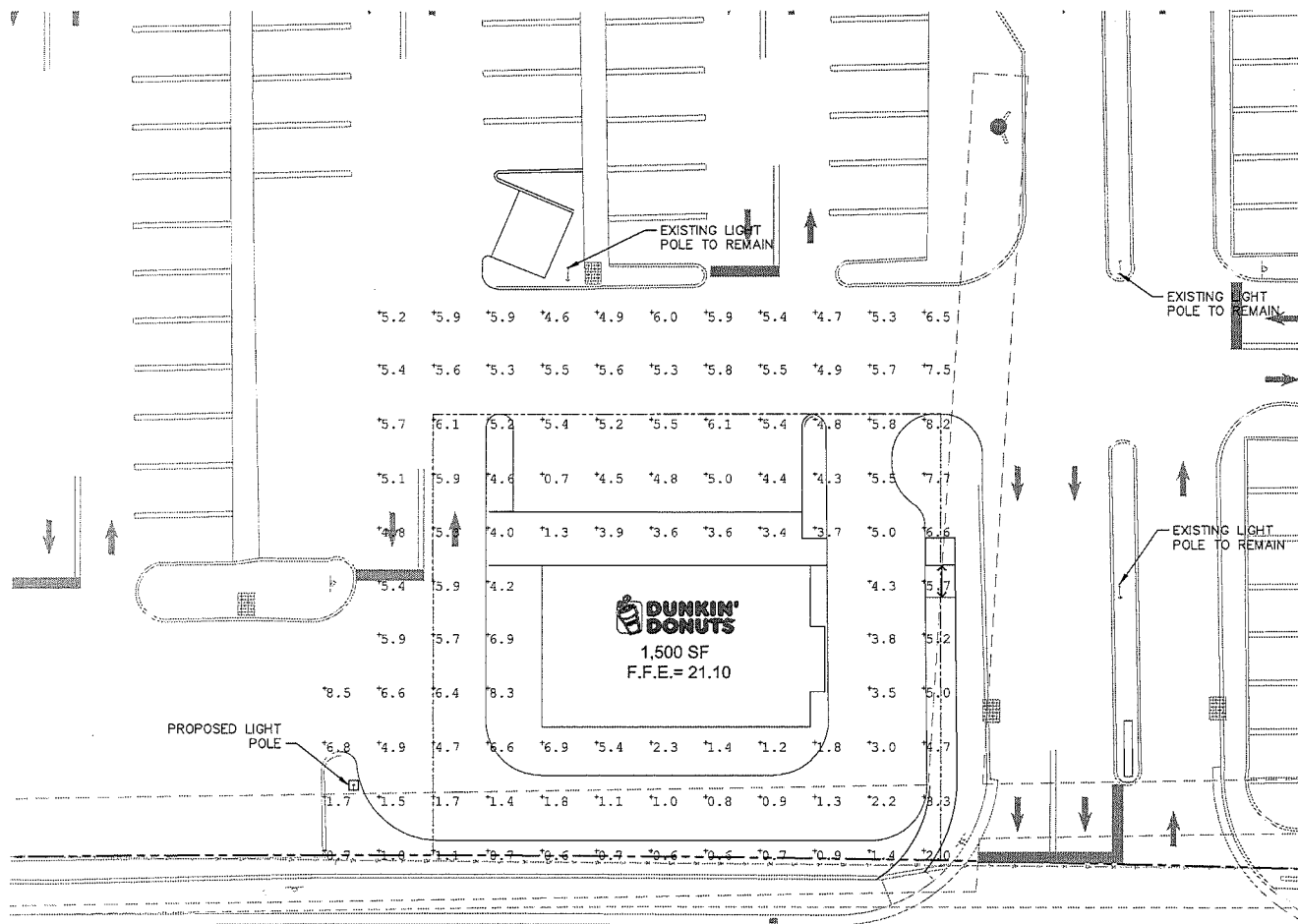
CONGRESS

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE NAMED UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DATE	
REVISIONS	
<p>Kimley-Horn</p> <p>145 VIN VINCE AVENUE, SUITE 200, DELRAY BEACH, FL 33446 PHONE: 772-794-4100 FAX: 772-794-1130 WWW.KIMLEY-HORN.COM C: 000006</p>	
<p>PROJECT NO.</p> <p>SHEET NUMBER</p> <p>C-300</p>	<p>DATE</p> <p>PROJECT NO.</p> <p>SHEET NUMBER</p> <p>C-300</p>

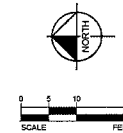




Luminaire Schedule						
Symbol	Qty	Label	Attachment	Total Lamp Lumens	LF	Description
1	1	EXISTING	SINGLE	11000	0.80	HPGL-100-100-100-100-100-100
2	1	PROPOSED	SINGLE	11000	0.80	HPGL-100-100-100-100-100-100

Calculation Summary						
Label	Unit	Value	Min	Max	Avg/Min	Max/Min
HPGL	11000lm	22000	11000	11000	11000	11000

C O N G R E S S A



DATE	REVISIONS	No.

Kimley-Horn
145 7th Street, Suite 200, St. Louis, MO 63101
Phone: 772-744-1100 Fax: 772-744-1101
www.kimley-horn.com

DESIGNED BY: KIMLEY-HORN
CHECKED BY: KIMLEY-HORN
DATE: 7/25/01

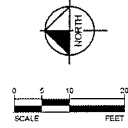
PHOTOMETRICS
PLAN

LINTON SQUARE
PREPARED FOR:
GATOR INVESTMENTS

DATE:
PROJECT NO:
SHEET NUMBER:
C-400

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TREE INVENTORY LIST

NO.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	CONDITION	ACTION
1	ROYSTONIA ELATA	ROYAL PALM	20"	35'	20'	GOOD	REMAIN
2	ROYSTONIA ELATA	ROYAL PALM	19"	25'	12'	GOOD/FAIR	REMAIN
3	ROYSTONIA ELATA	ROYAL PALM	18"	30'	10'	GOOD	REMAIN
4	LYONIA FERRUGINEA	RUSTY LYONIA	14"	25'	20'	GOOD	REMOVE
5	BURSERIA SIMARUBA	GUMBO LIMBO	15"	20'	30'	FAIR	REMAIN
6	SABAL PALMETTO	PALMETTO	11"	20'	10'	GOOD	REMAIN
7	SABAL PALMETTO	PALMETTO	19"	25'	10'	GOOD	RELOCATE
8	SABAL PALMETTO	PALMETTO	10"	18'	10'	GOOD	REMAIN
9	SABAL PALMETTO	PALMETTO	19"	20'	10'	GOOD	REMAIN
10	SABAL PALMETTO	PALMETTO	11"	19'	12'	GOOD	REMAIN
11	SABAL PALMETTO	PALMETTO	10"	15'	10'	GOOD	RELOCATE

TREE LEGEND

- BURSERIA SIMARUBA / GUMBO LIMBO
- ROYSTONIA ELATA / ROYAL PALM
- LYONIA FERRUGINEA / RUSTY LYONIA
- SABAL PALMETTO / CABBAGE PALM



LINTON SQUARE
PREPARED FOR
GATOR INVESTMENTS

TREE INVENTORY PLAN

Kimley»Horn
445 7th STREET, SUITE 200, BEACH, FL 33480
PHONE: 772-794-4400 FAX: 772-794-4130
WWW.KIMLEY-HORN.COM

DATE: 1/19/2016
PROJECT NO: 1474730000
SHEET NUMBER: L-110

REVISIONS
NO. DATE

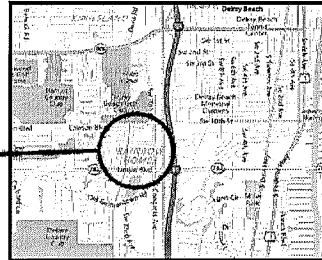
LINTON SQUARE

MASTER DEVELOPMENT APPLICATION

PROPOSED DUNKIN DONUTS OUTPARCEL

1565 SOUTH CONGRESS AVENUE
DELRAY BEACH, FLORIDA 33445

LOCATION OF
EXISTING PROPERTY



SITE MAP
SCALE: NOT TO SCALE

SCOPE OF WORK

THE SCOPE OF WORK FOR SITE PLAN REVIEW IS TO PROPOSE A NEW SINGLE-STORY DUNKIN DONUTS STORE AT AN OUTPARCEL SITUATED ADJACENT TO AN EXISTING SINGLE-STORY SHOPPING CENTER. THE PARCEL IS LOCATED AT THE MAIN ENTRY POINT TO THE SHOPPING CENTER ALONGSIDE CONGRESS AVENUE.

BUILDING DATA SUMMARY

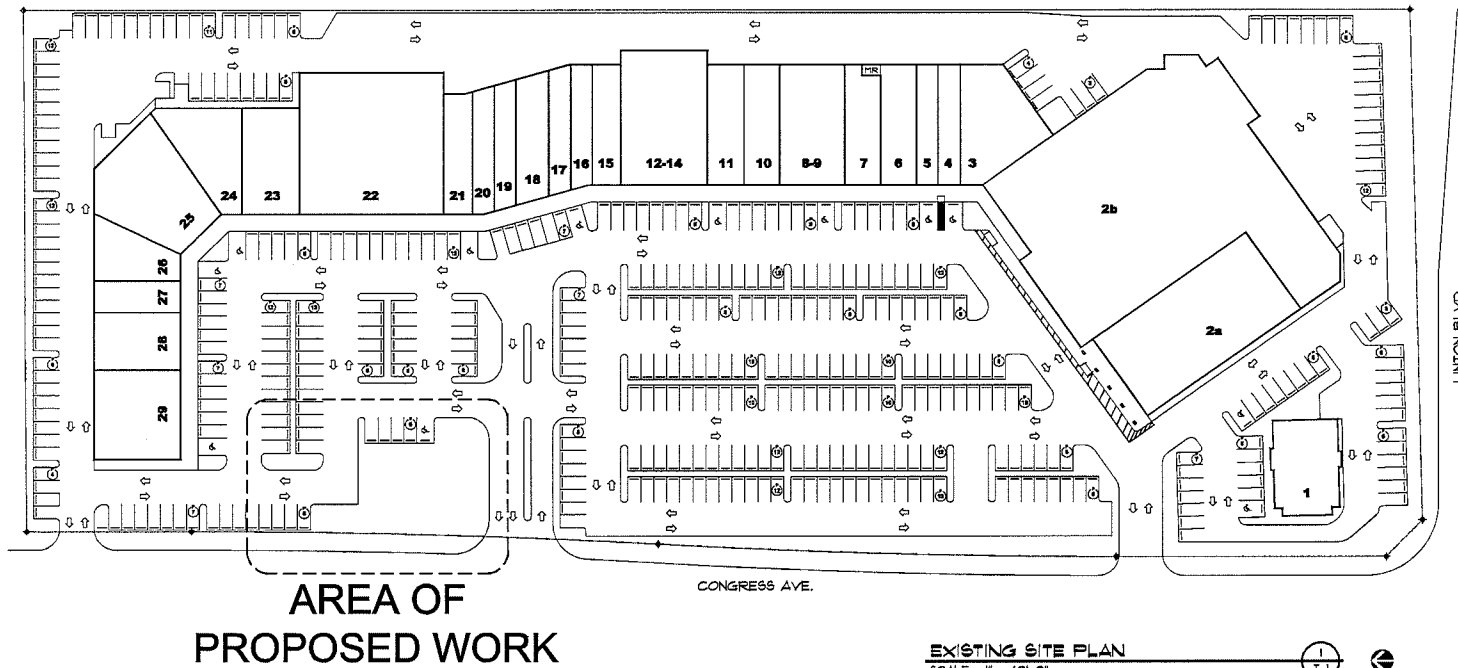
EXISTING BUILDING HEIGHT: ONE STORY
EXISTING CONSTRUCTION TYPE: TYPE III-B
GROSS LEASABLE SQUARE FEET: 1500 SF

INDEX OF DRAWINGS

T-1 TITLE SHEET AND SITE PLAN
SP-1 CIRCULATION PLAN
A-1 FLOOR PLAN
A-2 ELEVATIONS
LS-1 LIFE SAFETY PLAN AND NOTES

GOVERNING CODE:

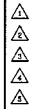
FLORIDA BUILDING CODE 2014
2014 FLORIDA FIRE PREVENTION CODE



AREA OF
PROPOSED WORK

EXISTING SITE PLAN
SCALE: 1" = 40'-0"

Revisions:



Project Number
140112

LINTON SQUARE
MASTER DEVELOPMENT APPLICATION
PROPOSED DUNKIN DONUTS OUTPARCEL
1565 SOUTH CONGRESS AVENUE
DELRAY BEACH, FLORIDA 33445

Project Name
LINTON SQUARE

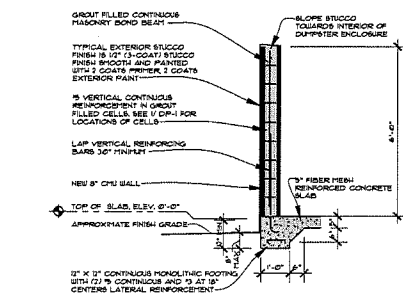
STEPHEN BRASGALLA, ARCHITECT

State of Florida
Registration No. AR12556
6801 West Broward Boulevard
Suite 100
Plantation, Florida 33317
Telephone: 954.514.2001
Telex: 580.100.0000
Architect & Designers, Inc.

UPDATED FOR SITE
PLAN APPROVAL
12-22-15
(NOT FOR
CONSTRUCTION)

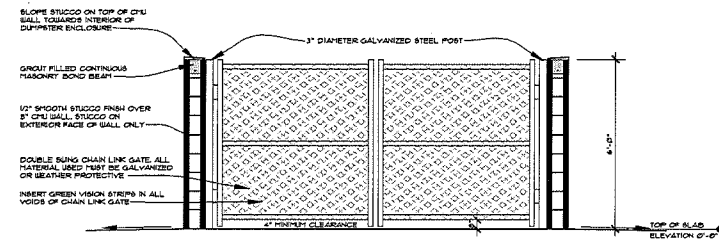
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Scale: SHOWN
Project Number: 140112
Date: 12-22-15

Checked By: STB
Date: 12-22-15
Drawn: T-1



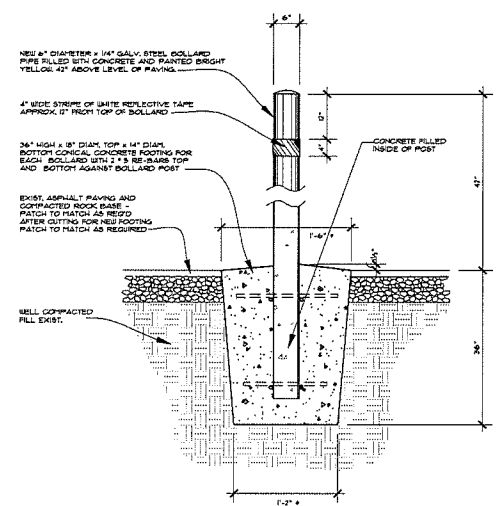
DUMPSTER WALL SECTION
SCALE: 1/2" = 1'-0"

3
DP-1



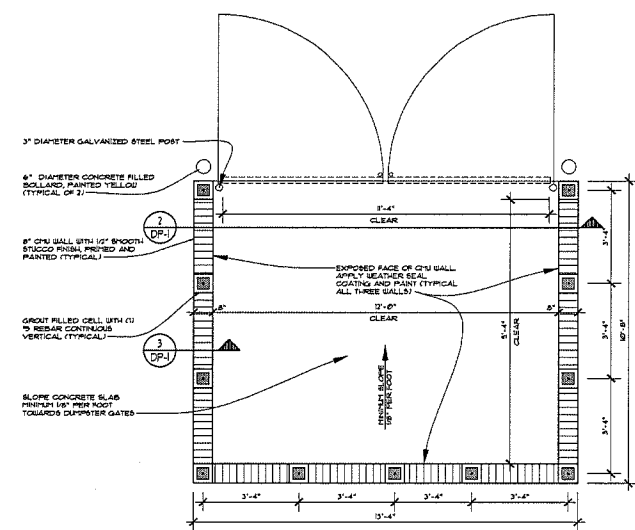
DUMPSTER SECTION
SCALE: 1/2" = 1'-0"

2
DP-1



BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

4
DP-1

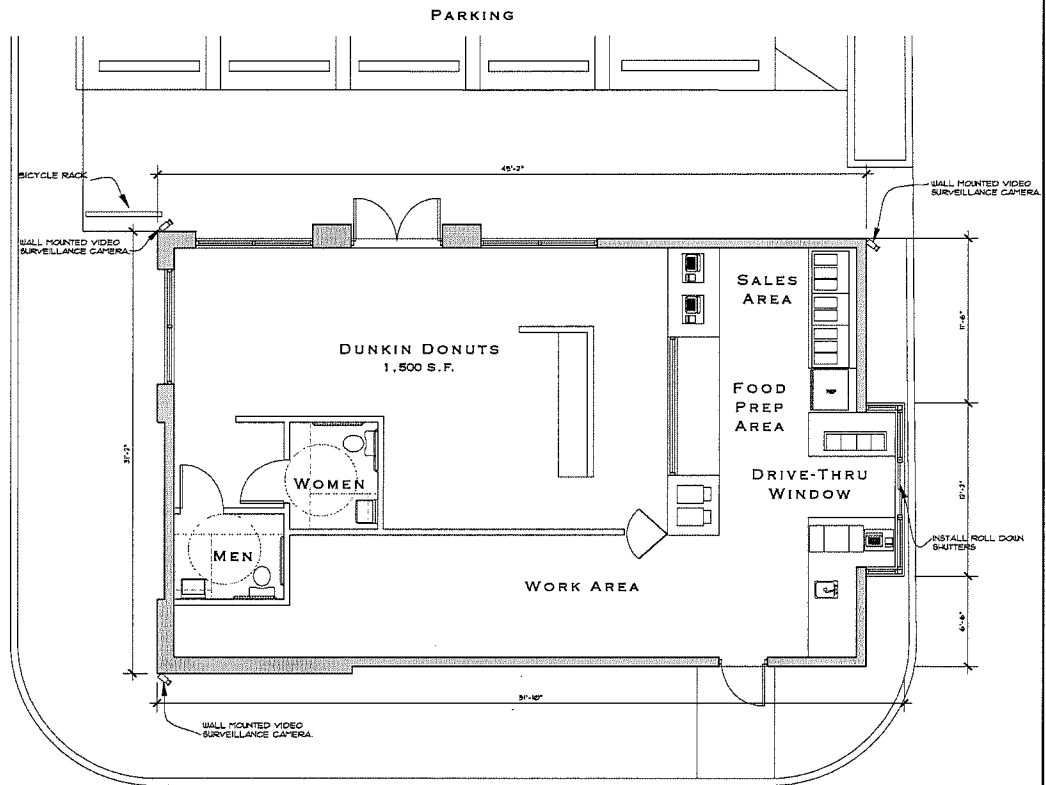


DUMPSTER ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"

1
DP-1

Revisions:

 Project Number
140112
 Project Name
LINTON SQUARE
 MASTER DEVELOPMENT APPLICATION
 PROPOSED DUNKIN DONUTS OUTPARCEL
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 ARCHITECT © 2002
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 Sheet:
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PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



Revisions:

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140112

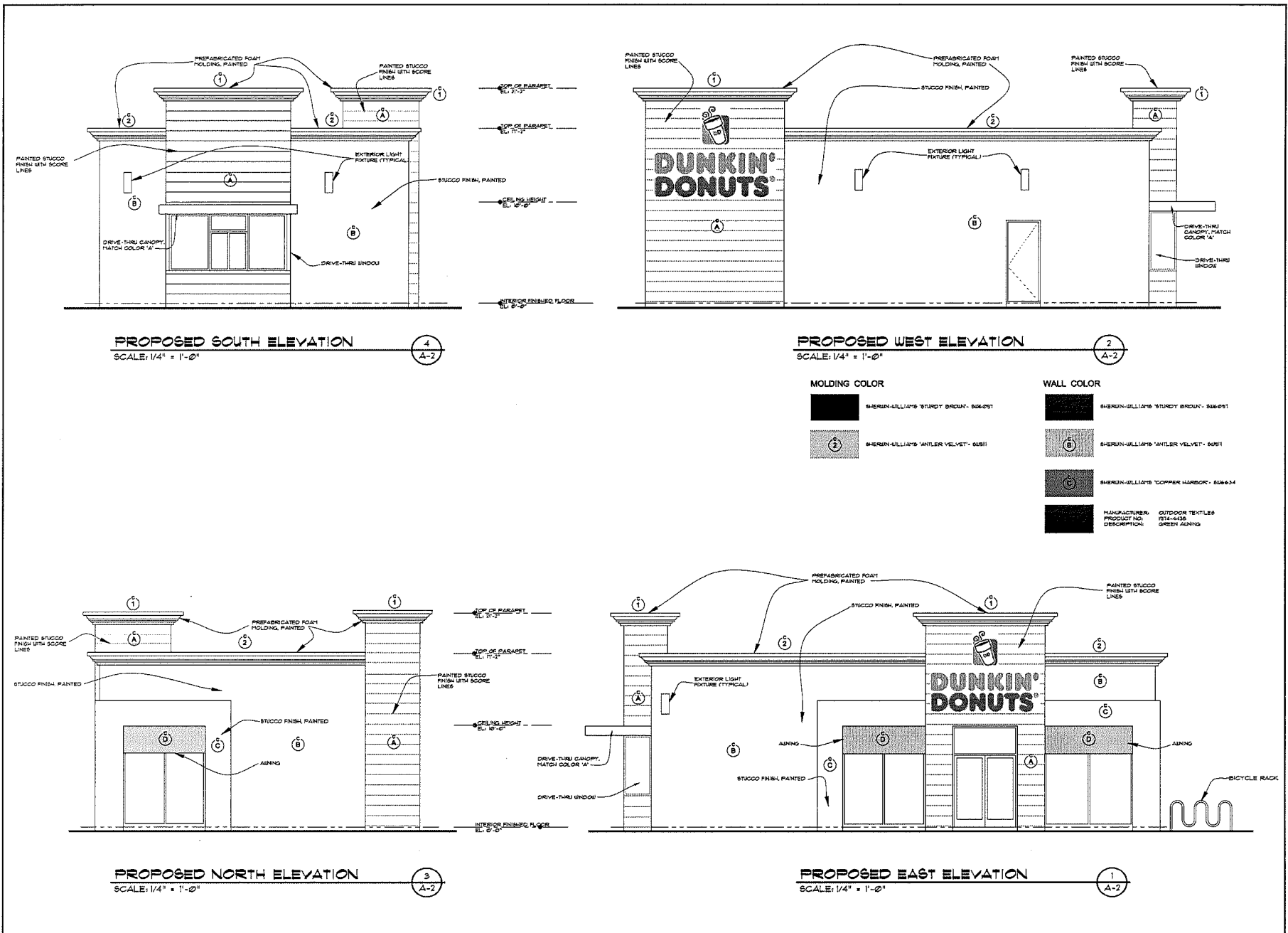
LINTON SQUARE
 MASTER DEVELOPMENT APPLICATION
 PROPOSED DUNKIN DONUTS OUTPARCEL
 1565 SOUTH CONGRESS AVENUE
 DELRAY BEACH, FLORIDA 33445

Project Name
LINTON SQUARE

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 ARCHITECT & DESIGNER, INC.

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Project Number 140112	

Sheet:
A - 1



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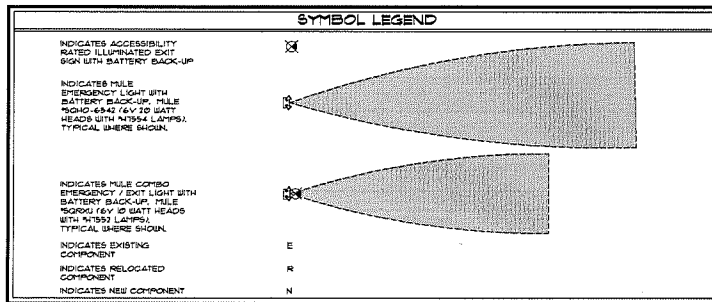
Project Number
140112

LINTON SQUARE
MASTER DEVELOPMENT APPLICATION
PROPOSED DUNKIN DONUTS OUTPARCEL
1565 SOUTH CONGRESS AVENUE
DELRAY BEACH, FLORIDA 33445

Project Name
LINTON SQUARE

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A-2



FIRE EXTINGUISHER SPECIFICATION

INSTALL MINIMUM CLASS 3A-40BC CERTIFIED DRY CHEMICAL TYPE B
POUND MANUAL FIRE EXTINGUISHER RATED TO COMPLY WITH ANSI UL299
ULC-5504 AND TO MEET ALL REQUIREMENTS OF NFPA801 AND ALL
APPLICABLE CODES. INSTALL SUCH THAT TOP OF UNIT IS NO HIGHER
THAN 5'-0" AND BOTTOM IS NOT LOWER THAN 4". COORDINATE
INSTALLATION WITH FIRE DEPARTMENT.

EGRESS DOORS HARDWARE

EXISTING EGRESS EXTERIOR DOORS SHALL COMPLY WITH FLORIDA FIRE
PREVENTION CODE, NFPA 101, SECTION 12.10 DOORS SHALL HAVE THUMB
DEADBOLT WITH EXTENSION KEYLOCK. DOORS SHALL NOT REQUIRE THE
USE OF A KEY, A TOOL OR SPECIAL KNOWLEDGE OR EFFORT FOR
OPERATION FROM THE EGRESS SIDE. CONTRACTOR WILL VERIFY THAT THE
LOCKS ON THE EGRESS DOORS COMPLY WITH THIS CODE. IF NOT,
CONTRACTOR WILL INSTALL LOCKS PER THIS CODE.

EMERGENCY LIGHTING

THE SHADED AREAS INDICATE A ZONE OF LIGHTING ALONG THE PATH OF
EGRESS SHOWN WHICH PROVIDES A MINIMUM OF ONE FOOT-CANDLE OF
LIGHTING AT THE FLOOR LEVEL. THIS LIGHTING PATTERN IS PER THE
SPECIFICATIONS PROVIDED BY THE MANUFACTURER OF THE EMERGENCY
LIGHTING FIXTURE SPECIFIED.

OCCUPANCY SUMMARY

USE	AREA S.F.	SF/PERSON	OCCUPANTS
ASSEMBLY A-1	140	15 NET	50.6
KITCHEN / EMPLOYEE AREAS	140	20.0 GROSS	3.6
TOTAL OCCUPANTS:			54.2 (55)

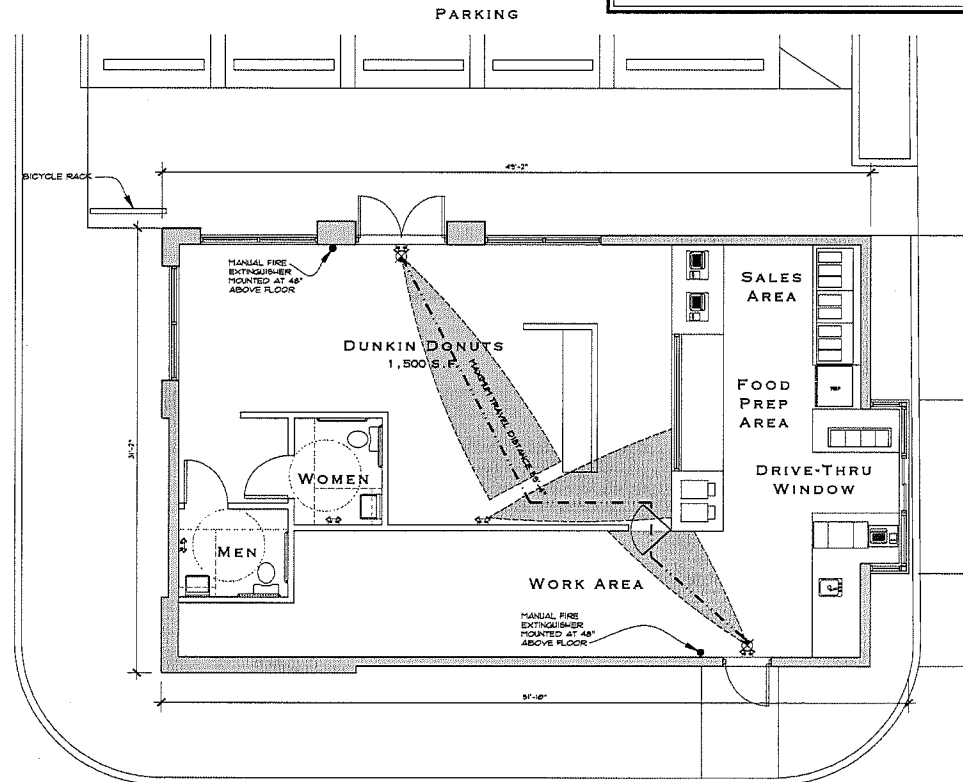
GROSS LEASABLE SQUARE FOOTAGE IS 1500 SQUARE FEET

LIFE SAFETY CRITERIA

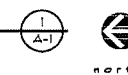
TOTAL OCCUPANTS:	55
MEANS OF EGRESS REQUIRED: (SECTION 1005 OF F.B.C. 2014)	2 INCHES PER PERSON x 55 = 11'
MEANS OF EGRESS PROVIDED:	FRONT 2 AT 11' REAR 1 AT 36' FOR A TOTAL OF 108'

FIRE PREVENTION CODE

FLORIDA FIRE PREVENTION CODE 9TH EDITION - FLORIDA SPECIFIC NFPA
1, FIRE CODE 2012 EDITION AND FLORIDA SPECIFIC NFPA 101, LIFE SAFETY
CODE, 2012 EDITION



LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"



Revisions:

Project Name: **LINTON SQUARE**

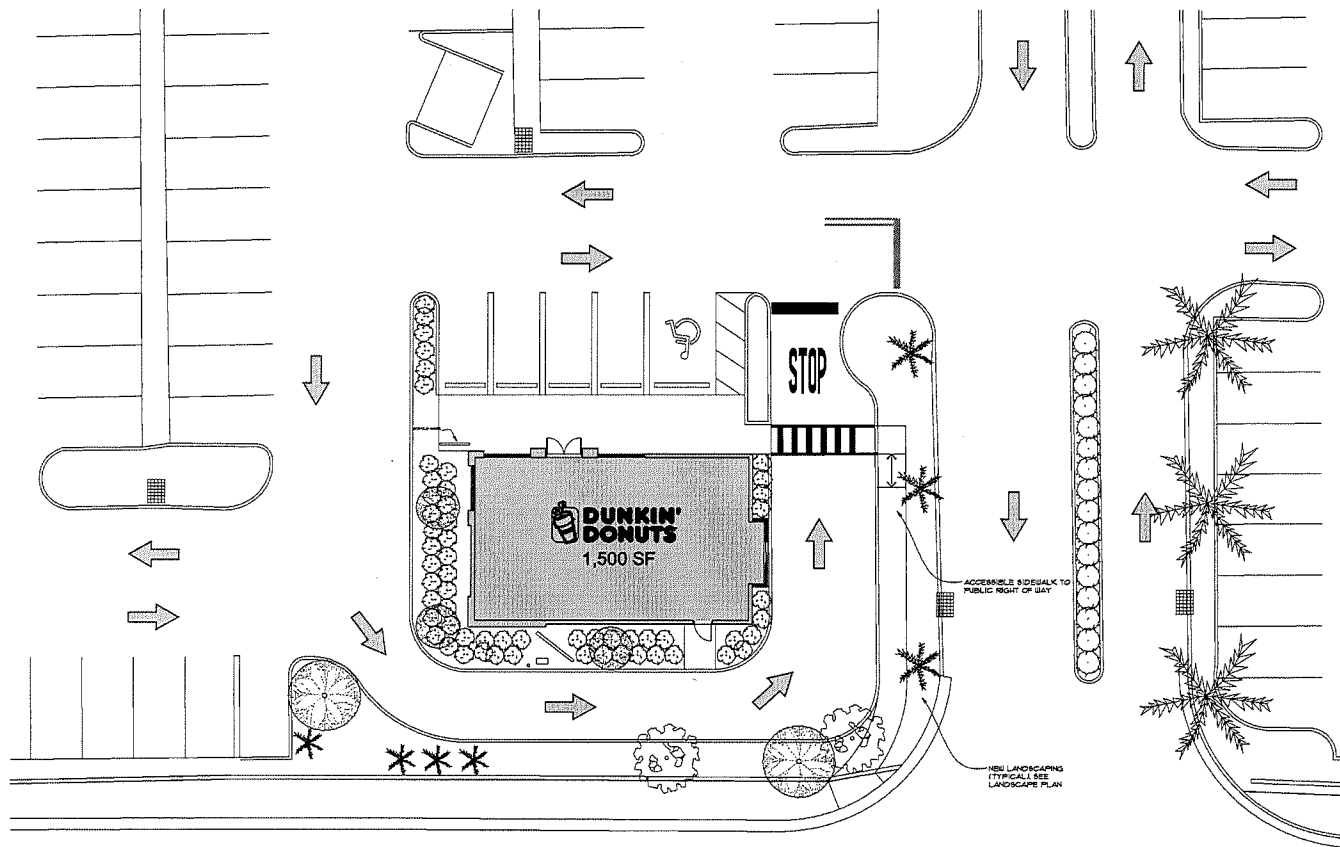
Project Number: **140112**

MASTER DEVELOPMENT APPLICATION
PROPOSED DUNKIN DONUTS OUTPARCEL
1565 SOUTH CONGRESS AVENUE
DELRAY BEACH, FLORIDA 33445

Project Name: **LINTON SQUARE**

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Scale: **SHOWN** Date: **2-18-16**
Project Number: **140112**
Sheet: **LS-1**



PROPOSED CIRCULATION PLAN
SCALE: 1" = 10'-0"

1
SP-1



north

Revisions: 	
Project Number 140112	
Project Name LINTON SQUARE	
Project Description LINTON SQUARE MASTER DEVELOPMENT APPLICATION PROPOSED DUNKIN DONUTS OUTPARCEL 1565 SOUTH CONGRESS AVENUE DELRAY BEACH, FLORIDA 33445	
Architect STEPHEN BRASGALLA, ARCHITECT <small>DESIGN BY FUMHO</small> <small>REGISTRATION NO. A21233</small> <small>8801 WEST BIRCHWOOD BOULEVARD</small> <small>SUITE 100</small> <small>PLANTATION, FLORIDA 33317</small> <small>TELEPHONE 954.514.2801</small> <small>TELEFAX 954.590.8880</small> <small>ARCHITECT @ DESIGNER.NET</small>	
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Scale: SHOWN	Date: 2-18-16
Project Number 140112	
Sheet: SP-1	