



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 905 SW 14th Street (2020-266)

Project Location: 905 SW 14th Street

Request: Class I Site Plan Modification

PCN: 12-43-46-20-59-002-0000

Board: Site Plan Review and Appearance Board

Meeting Date: November 18, 2020

Board Vote: (7-0)

Board Action:

Approved the Class I Site Plan Modification (7-0 vote) for 905 SW 14th Street, by finding the request is consistent with the Comprehensive Plan and Land Development Regulations.

Project Description:

The Applicant is seeking minor modifications to the architectural elevations such as the introduction of new windows, doors, and stairs and the addition of office space by creating a second floor within the existing structure.

Board Comments:

N/A

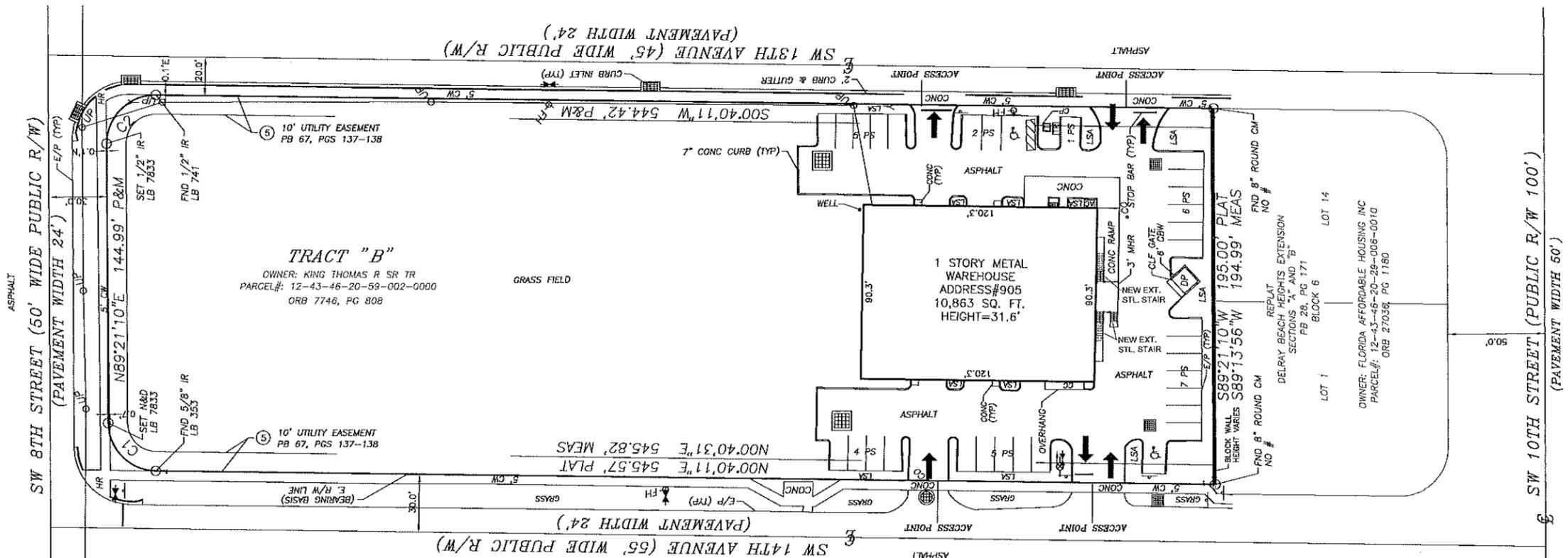
Public Comments:

N/A

Associated Actions:

N/A

Next Action: The SPRAB action is final unless appealed by the City Commission.



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	88°40'59"	38.70'	N45°06'41"E	34.95' PLAT
				N45°04'17"E	34.95' MEAS
C2	25.00'	101°16'11"	39.84'	S44°28'20"E	35.76' PLAT
				S44°25'02"E	35.83' MEAS

CONSTRUCTION TYPE: III-B (SPRINKLERED)

TABLE 601 - FIRE RESISTANCE OF BUILDING ELEMENTS
 PRIMARY STRUCTURAL FRAME: 0 HOUR RATED
 BEARING WALLS:
 EXTERIOR: 0 HOUR RATED (TABLE 602 - DISTANCE GREATER THAN 30')
 INTERIOR: 0 HOUR RATED
 NONBEARING WALLS/PARTITIONS:
 EXTERIOR: 0 HOUR RATED
 INTERIOR: 0 HOUR RATED
 FLOOR CONSTRUCTION/SECONDARY MEMBERS: 0 HOUR RATED
 ROOF CONSTRUCTION/SECONDARY MEMBERS: 0 HOUR RATED
 SEPARATION WALL FIRE RATING: 1 HOUR RATED

OCCUPANCY: BUSINESS - GROUP B
 WAREHOUSE/STORAGE - GROUP S-2

ACTUAL OCCUPANT (EMPLOYEE) LOAD:
 GROUP B - FIRST FLOOR = 6 PERSONS
 GROUP B - SECOND FLOOR = 17 PERSONS
 GROUP S-2 (WAREHOUSE) = 8 PERSONS
 (1 - COORDINATOR, 7 FIELD PERSONNEL)

BUILDING CODE INFORMATION:
 BUILDING CODE: 2017 FLORIDA BUILDING CODE - BUILDING, 6th EDITION
 2017 FLORIDA BUILDING CODE - EXISTING BLDG., 6th EDITION
 2017 FLORIDA BUILDING CODE - PLUMBING, 6th EDITION
 2017 FLORIDA BUILDING CODE - MECHANICAL, 6th EDITION
 2014 N.E.C.
 2017 FLORIDA BUILDING CODE - FIRE PREVENTION, 6th EDITION
 2015 NFPA, 101 LIFE SAFETY CODE
 2015 NFPA1 UNIFORM FIRE CODE

BUILDING DEPARTMENT: CITY OF DERLAY BEACH, FLORIDA
 CLASSIFICATION OF WORK: ALTERATION - LEVEL 2
 AREA OF WORK (SF): SECOND FLOOR EXPANSION = 2,114 SF
 ORIGINAL YEAR BUILT: 1991
 TYPE OF CONSTRUCTION: TYPE III-B (SPRINKLERED)(NOTE: NEW SPRINKLER SYSTEM TO BE INSTALLED)

BUILDING DESIGN: ENCLOSED
 BUILDING AREA: (EXSTG.) FIRST FLOOR = 10,843 SF
 (8,729 SF - WAREHOUSE)
 (2,114 SF - BUSINESS)
 (PROPOSED) SECOND FLOOR = 2,114 SF - BUSINESS
 ALLOWABLE BUILDING AREA PER STORY: 57,000 SF (BUSINESS OCCUPANCY)
 78,000 SF (STORAGE S-2 OCCUPANCY)

BUILDING HEIGHT: 29'-4" (APPROX.)
 ALLOWABLE BUILDING HEIGHT: (BUSINESS AND STORAGE S-2 OCCUPANCY) = 75'-0" ALLOWABLE
 NUMBER OF STORIES: (EXSTG.) 1-STORY (WAREHOUSE), 2-STORY (OFFICES); (PROPOSED)
 ALLOWABLE NUMBER OF STORIES: 4 (BUSINESS OCCUPANCY)
 4 (STORAGE S-2 OCCUPANCY)

WIND SPEED (3 SECOND GUST): 170 MPH (V_{MI}), 132 MPH (V_{ASD})
 EXPOSURE: C

MINIMUM SECOND FLOOR DESIGN LIVE LOAD: 80 PSF (UNIFORM)

INTERIOR WALL/CEILING FINISHES: CLASS C
 FLAME SPREAD INDEX 75-200
 SMOKE-DEVELOPED INDEX 0-450

PARKING REQUIREMENTS FOR INDUSTRIAL USES

WAREHOUSE:
 1 per 1,000 gross floor area Storage/Warehouse Use

BUSINESS:
 4 per 1,000 net floor area up to 3,000 sf
 then 3.5 per 1,000 net floor area over 3,000 sf

Warehouse Gross Area = 8,798 sf / 1,000 = 8.798 (Use 9 spaces)
 Business Net Area = 1,973 sf (First Floor) + 1,973 sf (Second Floor)
 = 3,946 sf / 1,000 = 3.946 x 4 = 15.784 (Use 16 spaces)

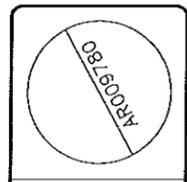
Total Number Required Parking Spaces = 25 spaces
 EXISTING PARKING SPACES = 32 spaces
 (30 standard spaces, 2 accessible spaces)

DRAWING INDEX

SP1 - SITE PLAN, BUILDING CODE INFORMATION
 A1 - EXISTING FIRST FLOOR PLAN
 A2 - EXISTING MEZZANINE LEVEL PLAN
 A3 - FIRST FLOOR PLAN - ALTERATIONS (EXTERIOR STAIRS)
 A4 - SECOND FLOOR PLAN - NEW OFFICE LAYOUT
 A5 - BUILDING ELEVATIONS, STAIR PROFILE, WINDOW/DOOR SCHEDULES
 A6 - BUILDING SECTIONS, SECOND FLOOR FRAMING PLAN, FRAMING DETAILS
 A7 - PART. SECOND FLOOR - RFLCTD. CEILING, PART. SECOND FLOOR - LIFE SAFETY PLAN
 P1 - PART. SECOND FLOOR - PLUMBING PLAN, WASTE RISER, WATER RISER
 M1 - PART. SECOND FLOOR - MECHANICAL PLAN, UNIT SPECIFICATIONS, DETAILS
 ELECTRICAL - PE BUCHANAN CONSULTING INC.
 FIRE SPRINKLER SYSTEM - BY OTHERS

Issue Date:

Revisions		
No.	Date	Description
01		
02		
03		
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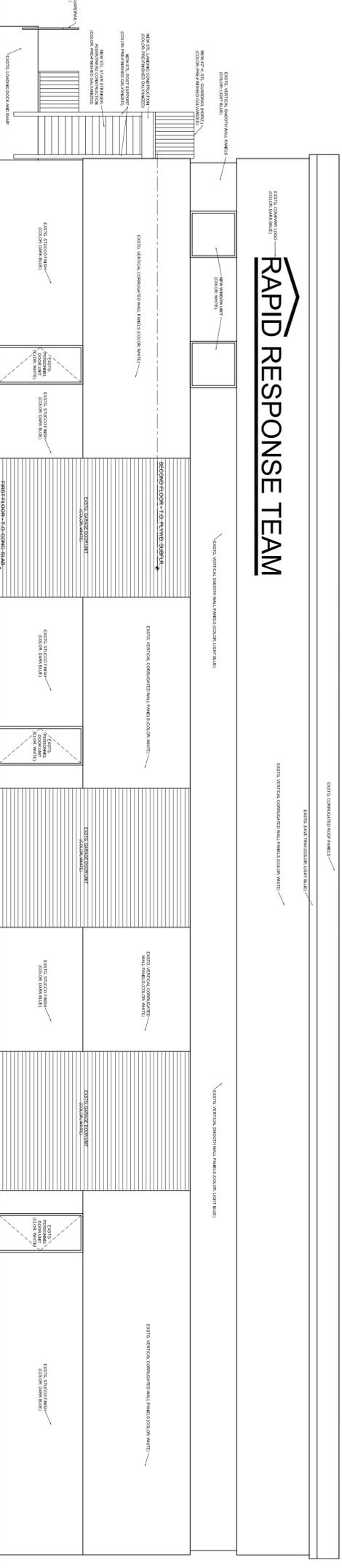
JAMES DRAGO - ARCHITECT
 333 NE 24th Street
 Boca Raton, Florida 33431
 561-361-7161
 email: jdrago@bellsouth.net

SECOND FLOOR OFFICES
 for GS Deerfield LLC
 905 SW 14th Avenue
 Delray Beach, Florida 33444
 Contact: Mr. Steve Berman
 Cell: 954-205-4811 Email: sberman@RRFTL.com

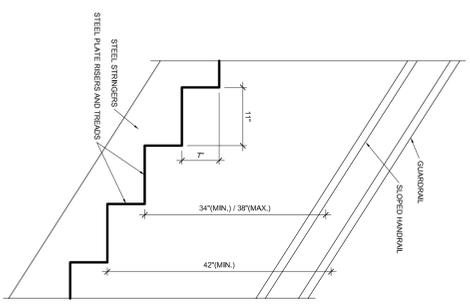
Date: 1.27.2020
 Project Number:
 Designed By:
 Drawn By:
 Checked By:
 Sheet Title: SITE PLAN
 BUILDING CODE INFORMATION
 Sheet Number: **SP1**

NOTE: INFORMATION FOR THIS DRAWING TAKEN FROM A SURVEY PROVIDED BY THE OWNER. JAMES P. DRAGO ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.

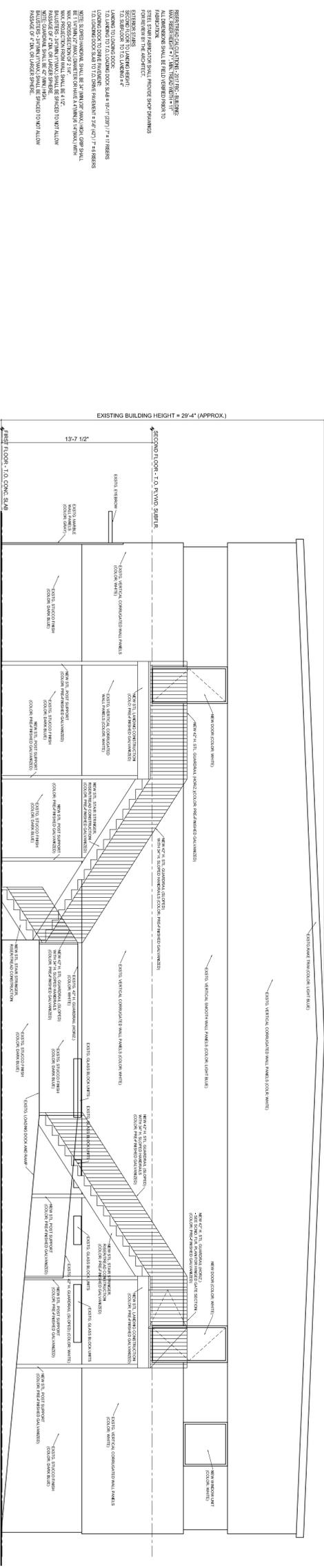
Issue Date	Revisions	
No.	Date	Description
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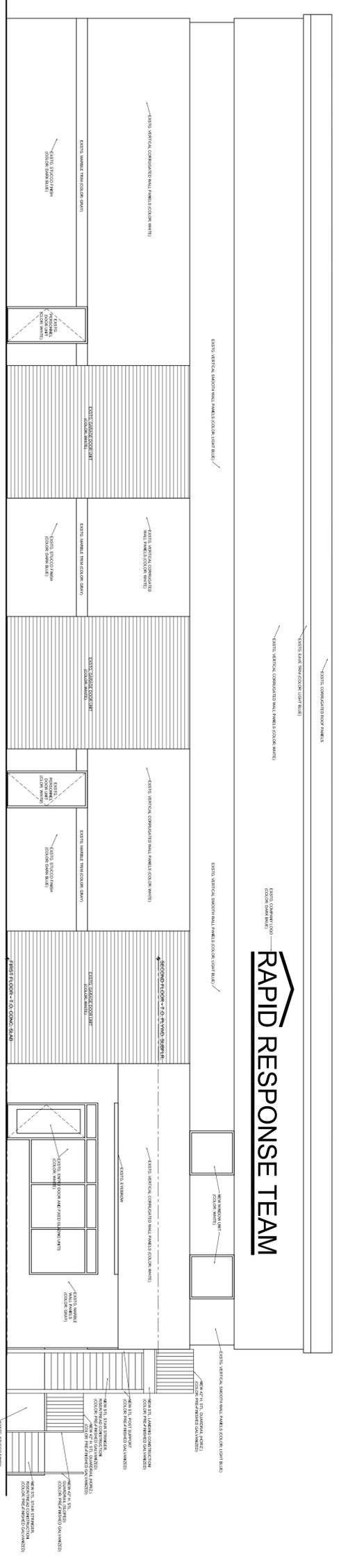
A5.3 EAST ELEVATION
SCALE : 3/16" = 1'-0"



A5.4 EXTERIOR STAIR PROFILE
SCALE : 3/4" = 1'-0"



A5.2 SOUTH ELEVATION
SCALE : 3/16" = 1'-0"



A5.1 WEST ELEVATION
SCALE : 3/16" = 1'-0"

CUSTOMER: GS DEERFIELD LLC JOB: SECOND FLOOR OFFICES

SECOND FLOOR OFFICES
for GS Deerfield LLC
905 SW 14th Avenue
Delray Beach, Florida 33444
Contact: Mr. Steve Berman
Cell: 954-205-4811 Email: sberman@RRTFL.com

JAMES DRAGO - ARCHITECT
333 N.E. 24th Street
Boca Raton, Florida
561-361-7161
jdragob@bellsouth.net



Date:	1.27.2020
Project Number:	
Designed By:	
Drawn By:	
Checked By:	
Sheet Title:	BUILDING ELEVATIONS, EXTERIOR STAIR PROFILE
Sheet Number:	A5