



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 314 NE 3rd Ave

Project Location: 314 NE 3rd Ave

PCN: 12-43-46-16-01-081-0170

Request: Consideration of a Class III Site Plan Modification, Landscape Plan, Architectural Elevations, and a Landscape Waiver for modifications, an addition, and change of use to the existing warehouse building to convert it into an office use, pursuant to LDR section 2.4.5(G)(1)(d), 2.4.5(H), and 2.4.7(B)(5).

Board: Site Plan Review Appearance (SPRAB)

Meeting Date: July 27, 2022

Board Action: Approved on a 6-0 vote (Dana Adler absent)

Board Actions:

Approved the Class III Site Plan Modification (2022-074) request and waiver associated with modifications, an addition, and change of use to the existing warehouse building; along with renovations to the existing 760 sq. ft. second floor residential unit and affiliated garage.

Project Description:

The modifications includes a change of use converting the existing 2,060 sq. ft. warehouse to an office, with an addition of approximately 500 sq. ft. The proposal illustrates numerous site improvements including paving to accommodate an ADA parking space, landscaping, a new refuse container, perimeter fencing, and site lighting. There are also substantial modifications to the architectural design of the existing building. The subject request also includes a waiver from Land Development Regulations (LDR) Section 4.6.16(H)(3)(d), Minimum Landscape Requirements, to allow a 3-foot, 1-inch-wide landscape strip (measured to edge of curb), where a five-foot wide landscape strip is required

Board Comments:

The Board members were supportive of the proposal.

Public Comments: No comment

Associated Actions: N/A

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



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

314 NE 3rd Ave

Meeting	File No.	Application Type
July 27, 2022	2022-074-SPM-SPR-CLIII	Class III Site Plan Modification
Property Owner	Applicant	Agent
Ocean Parker Delray LLC	Ocean Parker Delray LLC	Jeffrey A. Costello, AICP, FRA-RA

Request

Consideration of a Class III Site Plan Modification, Landscape Plan and a Landscape Waiver for modifications, an addition, and change of use to the existing warehouse building to convert it into an office use.

Site Data & Information

Location: 314 NE 3rd Avenue, generally located on the west side of NE 3rd Avenue north of NE 3rd Street.

PCN: 12-43-46-16-01-081-0170

Property Size: 0.16 acres

LUM: CC (Commercial Core)

Zoning: Central Business District (CBD), Railroad Corridor Sub-district

Adjacent Zoning:

- **North:** CBD, Railroad Corridor Sub-district
- **East:** CBD, Railroad Corridor Sub-district
- **South:** CBD, Railroad Corridor Sub-district
- **West:** CBD, Central Core Sub-district

Existing Land Use: Approximately 2,000 square feet of warehouse and one residential unit of approximately 700 square feet.

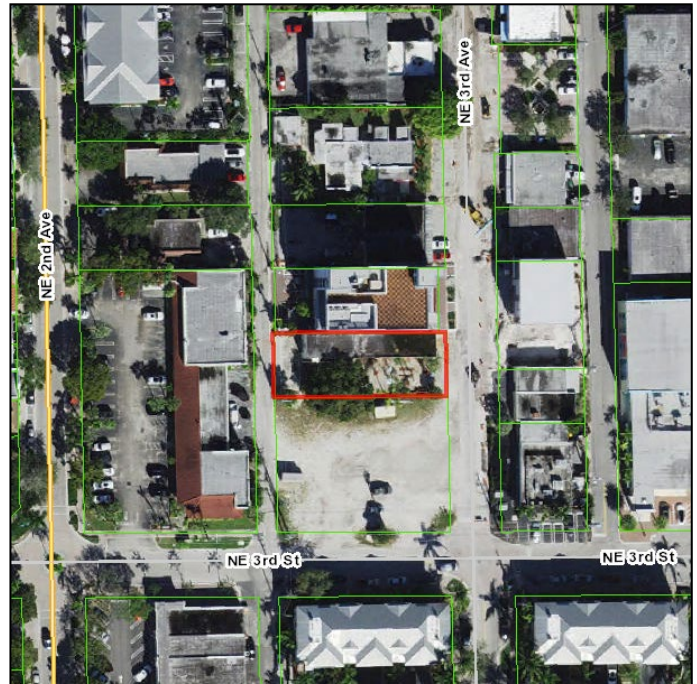
Proposed Land Use: A change of use is proposed to convert the existing warehouse into an office while maintaining the single residential unit.

Floor Area Ratio:

- **Existing:** 0.41
- **Proposed:** 0.5
- **Maximum Allowed:** 3.0

CBD Railroad Corridor Sub-district

- **NE 3rd Avenue:** Secondary Street



Project Planner:

Julian Gdaniec, Senior Planner; gdanieci@mydelraybeach.com
561-243-7365

Attachments

- Site Plan, Architectural Plans, Civil Plans Landscape Plan, Survey
- Applicant Justification Statement



Background

The site was originally developed in 1954 and contains a warehouse on the ground floor and one residential unit on the second floor with a garage accessible via the alley. The warehouse, which exemplifies a simple masonry vernacular style commonly built in the 1950s, has been occupied with an art studio for a number of years. The property fronts NE 3rd Avenue, which has recently undergone streetscape improvements as part of a City funded public improvement project.



Front (East) Elevation



Rear (West) Elevation

Description of Proposal

The Class III Site Plan Modification includes a change of use converting the existing 2,060 sq. ft. warehouse to an office, with an addition of approximately 500 sq. ft. A new covered loggia connecting to an interior courtyard is also proposed, along with renovations to the existing 760 sq. ft. second floor residential unit and affiliated garage. There is no proposed expansion of the residential floor area and additional density is not proposed. The request also incorporates a major face lift to the exterior façade of the existing building.

In addition to the interior and exterior alterations to the structure the proposal illustrates numerous site improvements including paving to accommodate an ADA parking space, landscaping, a new refuse container, perimeter fencing, and site lighting.



The subject request also includes a waiver from Land Development Regulations (LDR) Section 4.6.16(H)(3)(d), Minimum Landscape Requirements, to allow a 3-foot, 1-inch-wide landscape strip (measured to edge of curb), where a five-foot wide landscape strip is required, on the southern interior lot line between the off-street parking and adjacent property.

Review & Analysis: Site Plan and Zoning

LDR Section 2.4.5(G)(1)(d), Class III Site Plan Modification

A modification to the site plan which represents either a change in intensity of use, or which affects the spatial relationship among improvements on the land, requiring partial review of Performance Standards found in Section 3.1.1.

LDR 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, 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 complete review and analysis of the request based on the Required Findings of LDR Section 3.1.1 are provided throughout the following report sections.

**3.1.1(A), 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 Land Use Map.

The subject property has a Land Use Map designation of CC, and a zoning designation of CBD, which is the preferred zoning district to implement the CC land use designation. Pursuant to LDR Table 4.4.13(A), offices are a permitted use in the Railroad Corridor Sub-district of the CBD.

3.1.1(B), Concurrency

Concurrency as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan 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 CIE-2, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.

Potable Water and Sewer: Water and sewer services are existing on-site. Pursuant to the Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South-Central County Wastewater Treatment Plant for the City at build-out.

Drainage: Drainage and water run-off will be addressed through on-site retention, which should not impact the level of service standard.

Transportation: A Traffic Performance Standards (TPS) letter has been provided by Palm Beach County indicating the project is located within the Delray Beach Traffic Concurrency Exception Area (TCEA). As such, the proposed project meets the requirements of traffic concurrency.

Parks and Open Space: Pursuant to LDR Section 5.3.2, a park impact fee of \$500.00 per dwelling unit is collected prior to issuance of a building permit for each unit. Given that there are no additional units proposed, a park impact fee is not required.

Solid Waste: The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2054.

Schools: The proposed scope of work does not include the addition of new residential units. As such, school concurrency review is not applicable.

Section 3.1.1 (C), Consistency

A finding of overall consistency may be made even though the action may 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.

The applicable subsections of Article 3.2, Performance Standards, are Section 3.2.1, which requires a determination of consistency with the Comprehensive Plan, and Section 3.2.3, which provides standards for site plan actions and is provided as Appendix A.

Comprehensive Plan

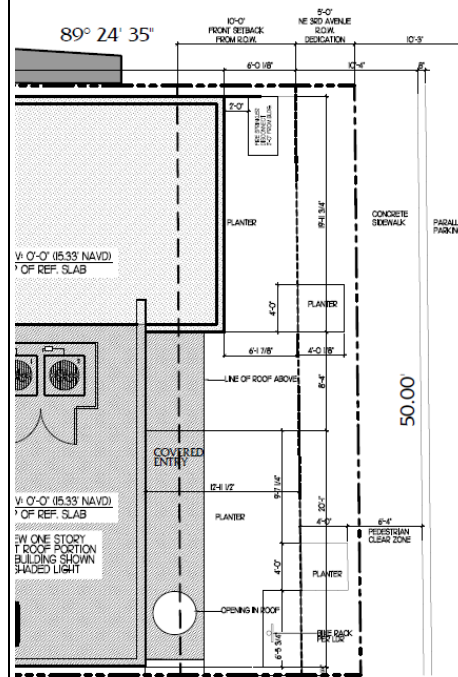
Overall, the proposed modifications are consistent with any applicable Goals, Objectives, or Policies of the Comprehensive Plan, particularly those of the Neighborhood, Districts, and Corridors Element. The Proposal includes the adaptive reuse and modification of an existing building that will maintain the historically low-scale development pattern originally found along NE 3rd Avenue, as evidenced by the proposed floor area ratio of 0.5, whereas 0.41 exists.

Policy NDC 1.3.7 Implement the Commercial Core land use designation using form-based code to provide for adaptive-reuse, development... that preserves the downtown's historic moderate scale, while promoting a balanced mix of uses that will help the area continue to evolve into a traditional, self-sufficient downtown...

Section 3.1.1 (D), Compliance with the LDRs:

Whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.

**Section 4.4.13, Central Business District**

Standard/Regulation	Review
Height Table 4.4.13(C)	Maximum: 54 feet, 4 stories Proposed: 19 feet, 1-2 stories
Streetscape Standards 4.4.13(E)(2)	In an effort to adapt to the unique street design on NE 3 rd Avenue an alternative streetscape design has received approval from the Development Services Director pursuant to LDR Section 4.4.13(E)(2)(b)(4) as the proposed configuration is consistent with the intent of the regulations.
Minimum Streetscape Width	Required: 15 feet Curb Zone: 4 feet (min.) Ped. Clear Zone: 6 feet (min.) Front Setback Area: up to 15 feet Provided: 16 feet, 4 inches (total) Ped. Clear Zone: 6 feet, 4 inches Curb Zone: 4 feet Front Setback Area: 6 feet, 1 inch Due to existing circumstances, the pedestrian clear zone directly abuts the street and curb, with the curb zone placed between the pedestrian clear zone and front property line. The curb zone includes the required street trees, which will be located within the five-foot wide area dedicated for right of way. 
Remaining Front Setback Area 4.4.13(E)(2)(a)3.	Required: Hardscape or Landscaping comprised of plants in removable planters, palms and/or ground planting may be installed adjacent to the building provided views into storefront windows are not obstructed. Proposed: The remaining front setback continues the hardscaping to the main entrance flanked by a mix of planted ground covers that will further enhance the building's streetscape appeal while maintaining an unobstructed view of the building and, more specifically, the windows.
Frontage Type: Lobby 4.4.13(E)(4)(g)	Required: Emphasize main entry, consistent with architecture, in scale and proportion with building, accessible from sidewalk, overhang encroachment up to 10 feet, post encroachment up to 5 feet Proposed: Lobby entrance detail meets description; overhang and supporting posts encroach 5 feet.
Architectural Elevations 4.4.13(F)	A review of the CBD architectural requirements is provided under the Architectural Elevations section of the report.
Civic Open Space LDR Section 4.4.13(G)	Not required, based on size of parcel.

Other Requirements

Standard/Regulation	Review
Lighting (Photometric Plan) 4.6.8(A)(3), Illumination Standards: Table 2	Illumination spillover is limited to the maximum degree feasible given the minimum illumination requirements for street lighting, off-street parking illumination, and lighting at the building entrance.



Off-Street Parking 4.4.13(l)(2)(d), properties less than 65 feet in width with a building no more than two stories in height are not required to provide off-street parking, except for restaurant and lounge uses.	Off-street parking is not required; 3 parking spaces plus two multi-modal spaces provided on-site. The applicant is electing to provide an ADA space accessible from the alley and the residential unit will maintain the two parking spaces in the existing garage, which is accessed via a driveway connection to the alley. Two multi-modal parking spaces are provided between the residential driveway and the off-street ADA space that may be utilized by golf carts, motorcycles, or other legal alternative modes of transportation.
Bicycle Parking LDR Table 4.4.13(M)	One bicycle rack is located on the southeast corner of the site.

Review & Analysis: Landscape Plan

LDR Section 2.4.5(H)(5), Findings

At the time of action on a landscape plan, the approving body shall make finding with respect to the proposed plan's relationship to the following:

(a) Objectives of landscaping regulations Section 4.6.16.;

(b) Site and landscape design standards pursuant to Section 4.6.16.

An overall determination of consistency with respect to the above items is required in order for a landscaping plan to be approved.

In addition to the landscaping at the front of the building and the provided street trees, the rear and side (south) area of the property have also been enhanced by additional landscaping improvements that includes a mix of trees and palms, as well as a variety of ground covers.

The plan has been reviewed for compliance with LDR Section 4.6.16 by the senior landscape planner and project planner. The plans have been deemed compliant in all aspects with an exception that necessitates a landscape waiver as detailed below.

Tree Removal/Relocation

Regarding tree mitigation requirements, the applicant is proposing to relocate one palm and remove one palm but will not remove any existing canopy trees from the property.

Relocation

Tree #	Common Name	Scientific Name	Height	Spread	DBH	Condition Rating	Comments
Palm #	Common Name	Scientific Name	Height	Spread	Clear Trunk	Condition Rating	Comments
B	Coconut Palm	Cocos nucifera			24'	70%	

Removal

Tree #	Common Name	Scientific Name	Height	Spread	DBH	Condition Rating	Comments
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Number of Trees with Condition $\geq$ 50% : 0 trees

Number of Trees with Condition < 50%: 0 trees

Total DBH: 0" Removed

Total # of Trees Removed: 0

Palm #	Common Name	Scientific Name	Height	Spread	Clear Trunk	Condition Rating	Comments
C	Cabbage Palm	Sabal palmetto			10'	70%	

Number of Palms with Condition $\geq$ 50% : 1 Palms

Number of Palms with Condition < 50%: 0 Palms

**Waiver**

Pursuant to **LDR Section 2.4.7(B)(5)**, prior to granting a waiver, the granting body shall make findings that granting of a waiver:

- Shall not adversely affect the neighboring area.
- Shall not significantly diminish the provision of public facilities.
- Shall not create an unsafe situation.
- Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

Pursuant to **LDR Section 4.6.16(H)(3)(d)**, a landscaped barrier shall be provided between the off-street parking area or other vehicular use area and abutting properties. The landscape barrier may be two feet at the time of planting and achieve and be maintained at not less than three nor greater than six feet in height to form a continuous screen between the off-street parking area or vehicular use area and such abutting property. This landscape barrier shall be located between the common lot line and the off-street parking area or other vehicular use area in a planting strip of not less than five feet in width that is free of any vehicular encroachment, including car overhang.

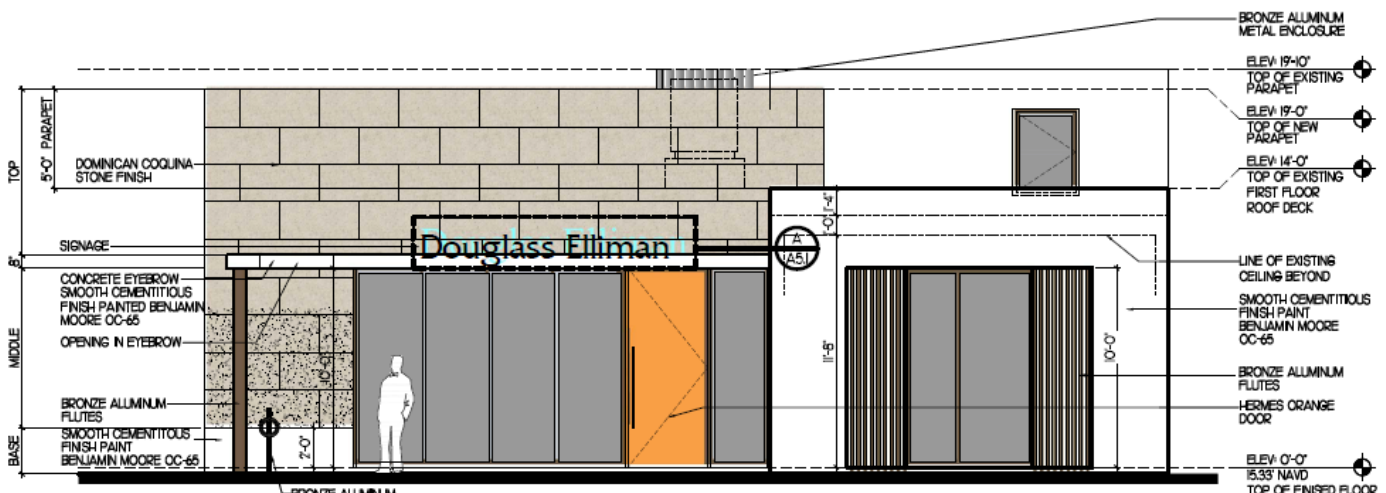
A waiver has been requested to provide a 3-foot, one-inch planting strip where a minimum 5-foot planting strip is required along the southern interior property line between the proposed off-street ADA parking space and adjacent property.

If approved, the waiver is not anticipated to adversely affect the neighboring area or create an unsafe situation. Landscape buffering is still proposed to the maximum degree feasible given the limited space. The waiver will not diminish the provision of public facilities as access to the alley is adequately maintained and the waiver is requested to facilitate the inclusion of an ADA parking space, which is an amenity to those members of the public that may visit the subject property but are unable to find adequate parking elsewhere within a reasonable proximity. The waiver would not grant a special privilege as the request is not being made in order to accommodate minimum required parking. Likewise, any reduced visual screening that may result from the waiver is far less impactful given that it is located back of house adjacent to a service alley where it is common to find existing properties with the entirety of the rear setback adjacent to the alley paved with hardscape.

Note: A waiver for the proposed landscape strip to the north of the property is not required because the driveway providing access to the garage is an existing site condition and the applicant is proposing to decrease the degree of nonconformity that is currently present.

Review & Analysis: Architectural Elevations**LDR Section 2.4.5(l)(5), Architectural (appearance) elevations: Findings**

At the time of action on architectural elevations the approving Board shall make findings with respect to the objectives and standards as contained in the architectural regulations, Section 4.6.18. An overall determination of consistency with respect to the above is required in order for an architectural plan to be approved.



**LDR Section 4.6.18, Architectural Elevations and Aesthetics****(A) Minimum Requirements**

1. *The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.*
2. *It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.*

The minimum aesthetic standards of this Section have been met by the proposed architectural modifications to the building. The modifications maintain an overall appropriate design that expresses proper design concepts, which are further defined and regulated by the architectural standards provided in the CBD.

(E), Criteria for Board Action

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.*

The proposed modifications meet the intent of the Criteria for Board Action in that the modifications are in good taste and design and will contribute to the continued adaptive reuse and redevelopment occurring along NE 3rd Avenue, which have significantly improved the streetscape and brought more economic investment to the area. The added architectural features and details appear to be of high quality and will contribute to the positive image of Delray Beach. A more thorough analysis and overview of the architectural elevations is provided in the review of the requirements provided in Section 4.4.13(F).

LDR Section 4.4.13(F), Architectural Standards.

To ensure high quality architecture in the downtown area, the following architectural standards apply to all buildings in the Central Business District Sub-districts and in the OSSHAD with CBD Overlay. In addition to the standards in Section 4.6.18, the following standards apply in all CBD Sub-districts.

Standard/Regulation	Review
Façade Composition Tripartite Composition: Base Middle, Top 4.4.13(F)(2)	The improvements generally meet the intent of the building composition requirements, which are not currently exemplified by the existing building. For example, a base doesn't currently exist on the building; the addition includes a 2-foot tall base, and the overhang above the entrance defines a top.
Appropriate Architectural Styles 4.4.13(F)(3)	Proposed Style: Masonry Modern Style Details: Flat roof, emphasis of solid mass, smooth stucco and pre-cast stone finishes, windows are generally recessed, limited ornamentation; expanded eyebrow above entrance to provide shade, stone and wood detailing; and tripartite composition.
Walls 4.4.13(F)(4)	Required: Maximum two primary material's appropriate to architectural style Provided: Smooth stucco and coquina stone finish, appropriate for Masonry Modern Required: Maximum four base wall colors Provided: Two base wall colors, white and coquina
Openings 4.4.13(F)(5)	Transparency requirement has been met. Public entrances are easily identified. Overhead door facing NE 3 rd Avenue has been removed.
Roofs 4.4.13(F)(6)	Flat roof and rooftop equipment are screened by a parapet and appropriate to the Masonry Modern style. Rooftop terraces are not included in the plans; access is provided for maintenance purposes only.



Standard/Regulation	Review
Parking Garages 4.4.13(F)(8)	The existing garage door opening along the alley will be maintained; the new door will continue to provide screening of the interior parking reserved for the residential unit.
Reduction of Urban Heat Islands 4.4.13(F)(9)	White Energy Star roofing will be installed to comply with this requirement. The non-roofed shade coverage and courtyard/patio area (light-colored, high albedo surface) will provide 675 sq. ft. or 39%, exceeding the 30% requirement of LDR Section 4.4.13(F)(9)(a).
Green Building Practices 4.4.13(F)(10)	Green building certification is not required for developments containing less than 50,000 square feet; the applicant has not specifically indicated if any green building elements will be incorporated into the project.

The proposed building improvements exhibit many characteristics of the Masonry Modern style. The exterior utilizes predominately smooth stucco and stone finishes. The articulation of the massing emphasizes the solidity of the structure without coming across as overtly heavy or cumbersome. The ratio of glass to wall smartly balances the need to incorporate transparency along the frontage while also maintaining the solidity of the structure. There is a prominent roof overhang that provides shade and frames the front entrance to the building. The design utilizes wood accent finishes in a subtle and effective way. The addition has a defined base, middle, and top that is achieved utilizing elements such as material variation and horizontal projections, which are effective methods of introducing a tripartite composition into a single-story structure with flat roof.

Review by Others

The **Downtown Development Authority (DDA)** reviewed the subject request, and recommended approval at its meeting of July 11, 2022.

Optional Board Motions

- Move approval** of the Class III (2022-074) Site Plan Modification, Landscape Plan, Architectural Elevations and Waiver for a change of use, modifications, and an addition to the subject property, located at **314 NE 3rd Avenue**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- Move approval, as amended**, of the Class III (2022-074) Site Plan, Landscape Plan, Architectural Elevations and Waiver for a change of use, modifications, and an addition to the subject property, located at **314 NE 3rd Avenue**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- Move denial** of the Class III (2022-074) Site Plan, Landscape Plan, Architectural Elevations and Waiver for a change of use, modifications, and an addition to the subject property, located at **314 NE 3rd Avenue**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.
- Move to continue with direction.**

Technical Notes

Prior to certification of the site plan, the following must be completed:

- Update site plan data table to correct scrivener's error.
- Update site plan to clarify a specific proposed material for the hardscape in the remaining front setback area adjacent to the streetscape, as well as the area to be dedicated as right of way but improved by the applicant.
- Enter into a landscape maintenance agreement with the City of Delray Beach.
- Provide the requisite five-foot right of way dedication to the City of Delray Beach.

Note: Submit separate application for review and approval of signage; not included with the subject request per LDR.

Courtesy Notices

- ☒ Courtesy Notices were sent to:
- Del-Ida Park Historic District



Appendix A:
Section 3.2.3, Standards for site plan and/or plat actions

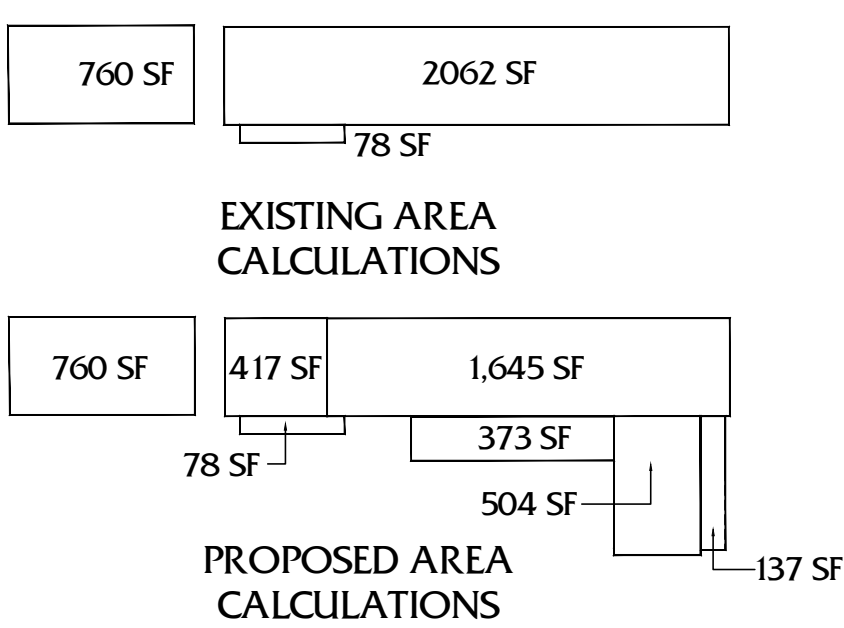
- A. Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.
☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- B. All development shall provide pedestrian, bicycle, and vehicular interconnections to adjacent properties, where possible, and include accessible routes from the entry points of publicly accessible buildings to the sidewalk network in accordance with the Americans with Disabilities Act (ADA).
☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- C. Open space enhancements and recreational amenities shall be provided to meet Objective OPR 1.4 and other requirements of the Goals, Objectives, and Policies, as applicable, of both the Open Space, Parks, and Recreation Element and Conservation Element.
☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- D. Any proposed street widening or modification to traffic circulation shall be evaluated by the City, and if found to have a detrimental impact upon or result in the degradation of an existing neighborhood, the request shall be modified or denied.
☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- E. Remaining infill lots within the Coastal High Hazard Area of the Coastal Planning Area shall be developed using zoning which is identical or similar to the zoning of adjacent properties or that results in less intense development.
☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- F. Property shall be developed or redeveloped in a manner so that the 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.
☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- G. Development shall provide a variety of housing types that accommodates the City's growing and socio-economically diverse population to meet the Goals, Objectives, and Policies the Housing Element.
☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- H. Consideration shall be given to the effect a development will have on the safety, livability, and stability of surrounding neighborhoods and residential areas. Factors such as but not limited to, noise, odors, dust, and traffic volumes and circulation patterns shall be reviewed and if found to result in a degradation of the surrounding areas, the project shall be modified accordingly or denied.
☐ Not applicable
☒ Meets intent of standard
☐ 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
- J. Tot lots and recreational areas, serving children, teens, and adults 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
☐ Meets intent of standard
☐ Does not meet intent
- K. Development shall not exceed the maximum limits established in the Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts, of the Neighborhoods, Districts, and Corridors Element or specific standards established in the zoning districts that limit density (dwelling units per acre) or intensity (floor area ratio) and must adhere to whichever limit is lower. Development in areas included in density or incentive programs (i.e., workforce housing programs specified in Article 4.7-Family/Workforce Housing) may exceed the Standard density limit, up to the specified Revitalization/Incentive density established for the program; development in all other areas shall not exceed the Standard density.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent

AREA CALCULATIONS	
EXISTING 1ST FLOOR A/C	1,645 SF
NEW 1ST FLOOR A/C	504 SF
NEW GAR/STOR FLOOR A/C	495 SF
TOTAL 1ST FLOOR A/C	2,644 SF
EXISTING 2ND FLOOR A/C	760 SF
TOTAL UNDER AIR	3,404 SF
COV. ENTRY / COV. LOGGIA	510 SF
TOTAL BUILDING	3,914 SF

PERCENTAGE AREA CALCULATIONS	
EXISTING BUILDING	2900 SF
BUILDING ADDITION	1,014 SF
PERCENTAGE NEW	34.9%



314 NE 3RD AVENUE	
CENTRAL BUS. DIST. / RAILROAD CORR. SUB DIST.	
MAXIMUM LOT COVERAGE	
TOTAL LOT AREA* (6,755 SF - DED. R.O.W. 350 SF)	6,405 * SF
PROPOSED LOT COVERAGE * 49.2%	3,154 * SF
MAX ALLOWABLE LOT COVERAGE * N/A	0 * SF

MAXIMUM F.A.R.	
TOTAL LOT AREA	6,405 * SF
PROPOSED F.A.R. * 41.2%	2,644 * SF
MAX ALLOWABLE F.A.R. * 300%	19,215 * SF

NOTE: ALL UTILITIES TO BE UNDERGROUND

PROJECT SUMMARY	
RENOVATION LEVEL	3
ARCHITECTURAL STYLE	MASONRY MODERN
PROJECT DESCRIPTION	COMPLETE RENOVATION FROM ART STUDIO / WAREHOUSE WITH SECOND FLOOR 1 BEDROOM APARTMENT TO BUSINESS OFFICE WITH SECOND FLOOR 1 BEDROOM APARTMENT INCLUDING INSTALLATION OF FULL BUILDING FIRE SPRINKLER SYSTEM

PROJECT DATA	
PROJECT ADDRESS	314 NE 3RD AVENUE, DELRAY BEACH, FLORIDA
FOLIO NUMBERS	12-43-46-16-01-081-0170
LEGAL DESCRIPTION	LOT 17, BLOCK 81 THE SUBDIVISION OF BLOCK 81 ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 11, PAGE 31, RECORDED IN THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA SAID LAND SITUATE, LYING, AND BEING IN PALM BEACH COUNTY
OCCUPANCY TYPE	MIXED USE-BUSINESS / RESIDENTIAL R-3
ZONING CLASSIFICATIONS	CENTRAL BUSINESS DISTRICT / RAILROAD CORRIDOR SUB-DISTRICT
CONSTRUCTION TYPE	VB
INTERIOR FINISH CLASS	A
FINISH FLOOR ELEVATION	15.12' NAVD.
FLOOD ZONE	D
BASE FLOOD ELEVATION	15.12' NAVD.
YEAR BUILT	1954
EXISTING BUILDING HEIGHT	12'-11"
PROPOSED BUILDING HEIGHT	14'-8"
LOT SIZE	6,405 SQ. FT.
SQUARE FOOTAGE	3,913 SQ. FT.

LEGAL DESCRIPTION

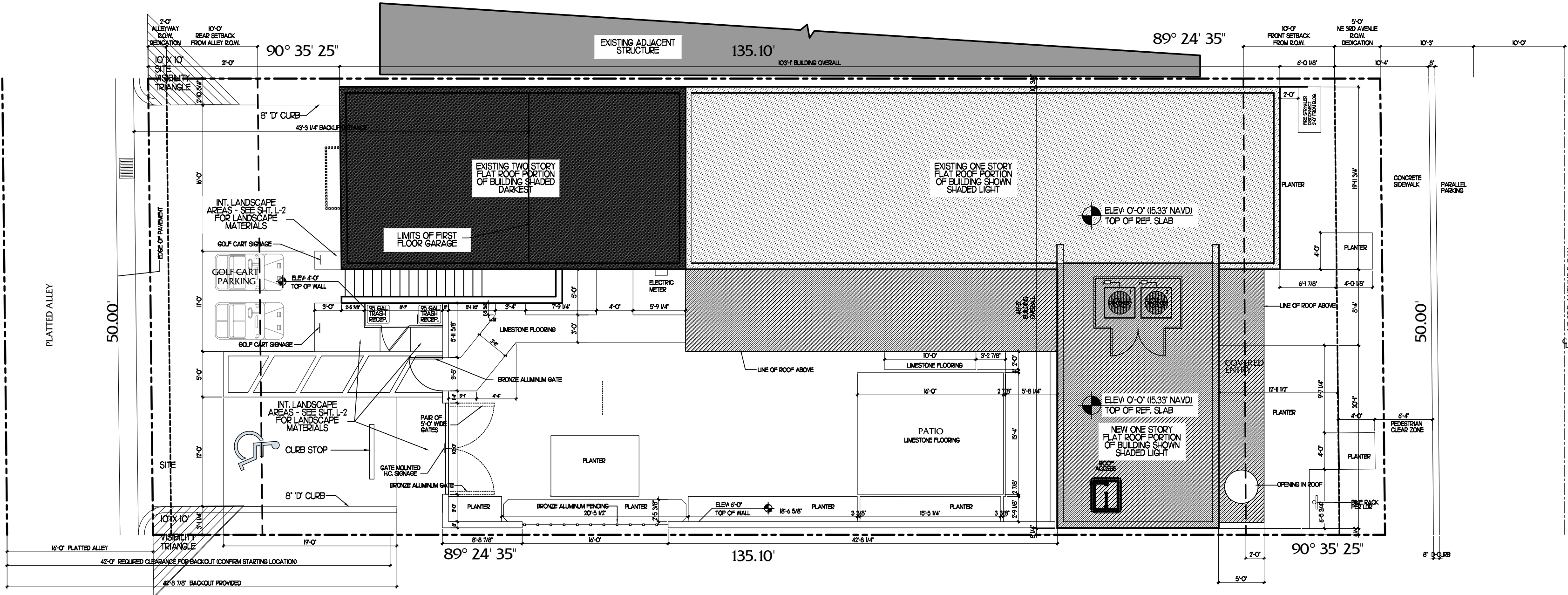
LOT 17, BLOCK 81 THE SUBDIVISION OF BLOCK 81 ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 11, PAGE 31, RECORDED IN THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA SAID LAND SITUATE, LYING, AND BEING IN PALM BEACH COUNTY, FLORIDA.

LOCATION MAP

SITE PLAN LEGEND	
	EXISTING CMU WALLS TO REMAIN
	NEW CMU WALLS TO REMAIN
	EXISTING INTERIOR WALLS TO REMAIN
	NEW INTERIOR PARTITION
	PROPERTY LINE
	EASEMENT LINE
	SET BACK LINE

Project Number:
21268

314 NE 3rd Avenue
Delray Beach, Florida



NORTH

SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION

SITE PLAN

1" = 10'-0"

A F I N I T I
a r c h i t e c t s

6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487

561.750.0445 AFINTIARCHITECTS.COM

Revisions	
CITY COMMENTS	02/29/22
CITY COMMENTS	03/29/22
CITY COMMENTS	06/28/22

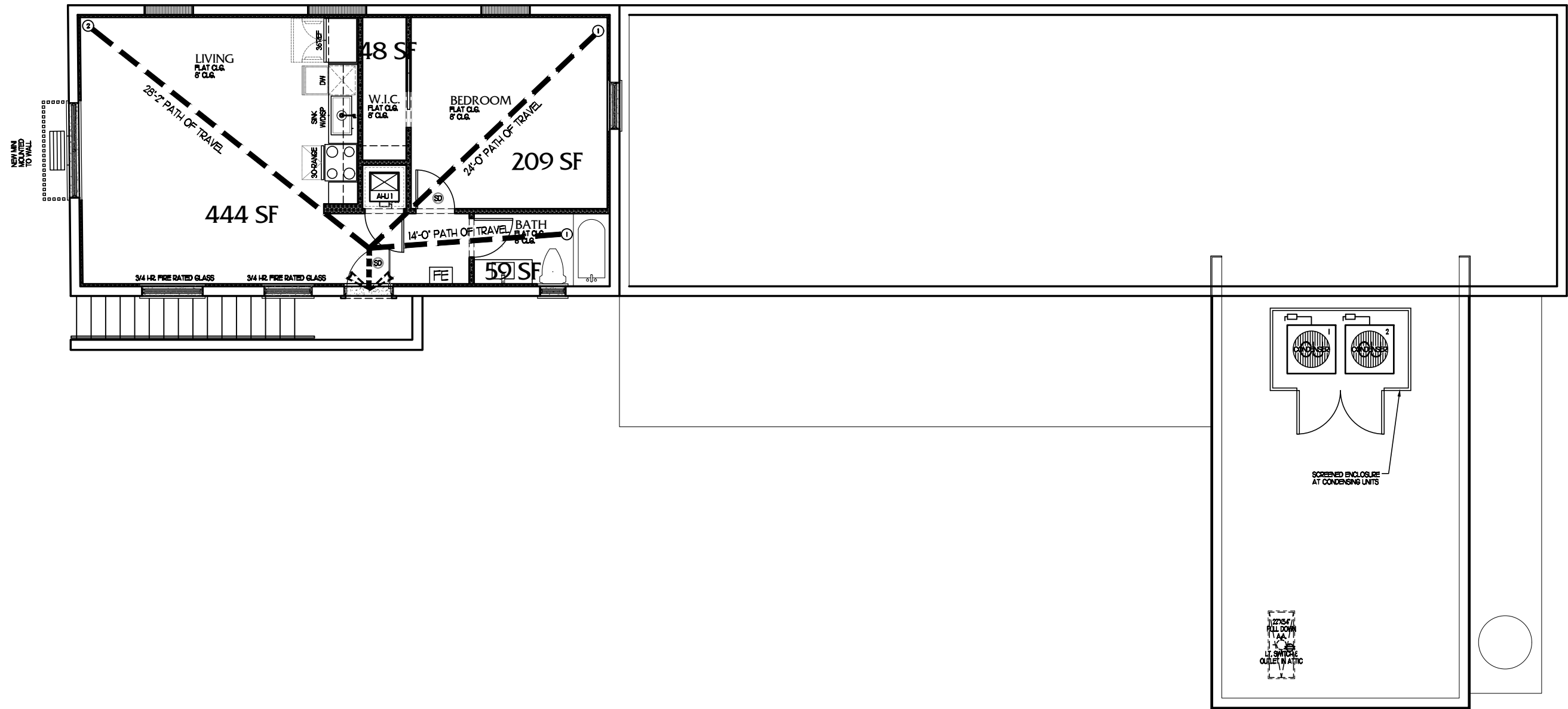
NOT FOR CONSTRUCTION

Date 02/23/2022
Drawn | Checked --- | ---
Date | Approval 03/29/22
Date | Permit -
Date | Construction -

Seal:

AA0002340 © 2022

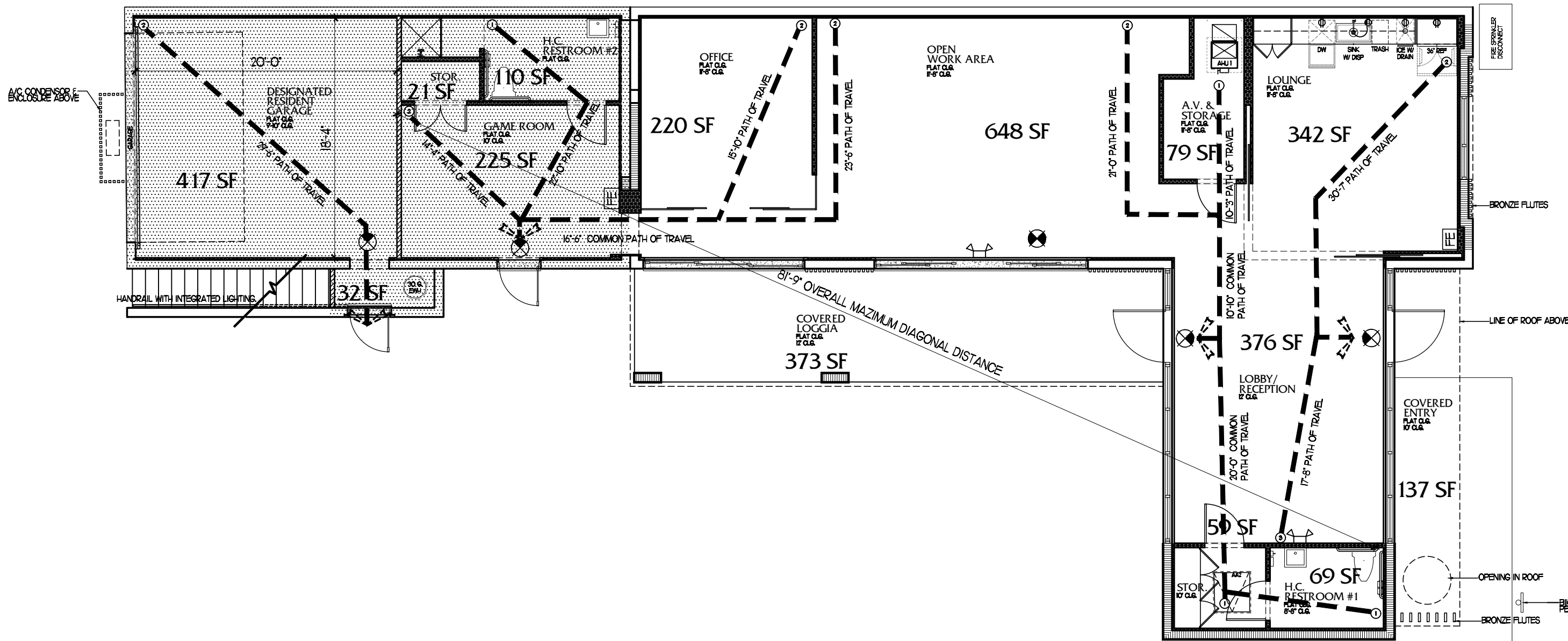
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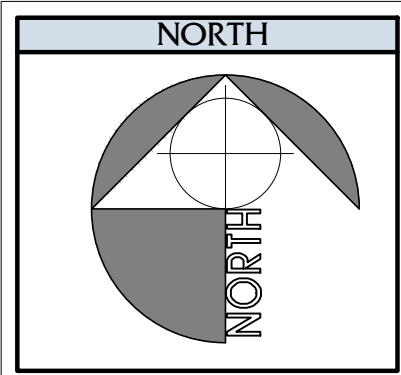
PROPOSED SECOND FLOOR LIFE SAFETY PLAN
SCALE 1/8" = 1'-0"

CONSTRUCTION REQUIREMENTS				
GROUP B1B-3				
TYPE VES/SPRINKLERED				
BUILDING CAPACITIES				
OFFICE BUILDING				
INTERIOR				
USE	AREA	SQ. FT. PER OCCUPANT	NO. OF OCCUPANTS	
BUSINESS				
LOBBY/RECEPTION	375 SF.	150 (BUSINESS AREA)	3	
LOUNGE	347 SF.	150 (BUSINESS AREA)	2	
OPEN WORK AREA	648 SF.	150 (BUSINESS AREA)	4	
OFFICE	220 SF.	150 (BUSINESS AREA)	2	
GAME ROOM	225 SF.	150 (BUSINESS AREA)	2	
TOTAL	1850 SF.		13	
TOILET ROOMS				
H.C. RESTROOM #1	68 SF.	*	1	
H.C. RESTROOM #2	100 SF.	150	1	
TOTAL	178 SF.		2	
STORAGE				
OFFICE STORAGE	316.58 SF.	150	1	
A.V. & STORAGE ROOM	79 SF.	150	1	
TOTAL	395 SF.		2	
RESIDENTIAL				
LIVING	444 SF.	200	2	
BEDROOM / W.C.	209 & 48 SF.	200	1	
BATH	59 SF.	200	1	
BED. RESIDENT GAR. & STO.	449 SF.	200	2	
TOTAL	1209 SF.		6	
TOTALS				
BUILDING A.V.C. TOTALS	3,955 SF.		23	
COLL. ENTRY L.L. LOBBIA	50 SF.			
GRAND TOTAL	3,965 SF.			

LIFE SAFETY LEGEND	
	SMOKES NO. OF OCCUPANTS PER ROOM/AREA
	MAXIMUM TRAVEL DISTANCE
	1-HR. FIRE-RATED CEILING ASSEMBLY - SEE DETAIL BULBO
	1-HR. FIRE-RATED WALL ASSEMBLY - SEE DETAIL BULBO
LEGEND 1:	
	CEILING MOUNTED EMERGENCY EXIT SIGN (SEE ELECTRICAL PLANS FOR ALL LOCATIONS)
	ALL FIRE EXTINGUISHERS TO BE SLB ABC TYPE IN CABINETS PLACED NO MORE THAN 75'-0" APART • EA. FLOOR.



PROPOSED FIRST FLOOR LIFE SAFETY PLAN
SCALE 1/8" = 1'-0"



LIFE SAFETY FLOOR PLANS
1/8" = 1'-0"

Project Number:
21268

314 NE 3rd Avenue
Delray Beach, Florida

A F F I N I T I
a r c h i t e c t s

6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487

561.750.0445 AFFINITIARCHITECTS.COM

Revisions

CITY COMMENTS 02.23.22

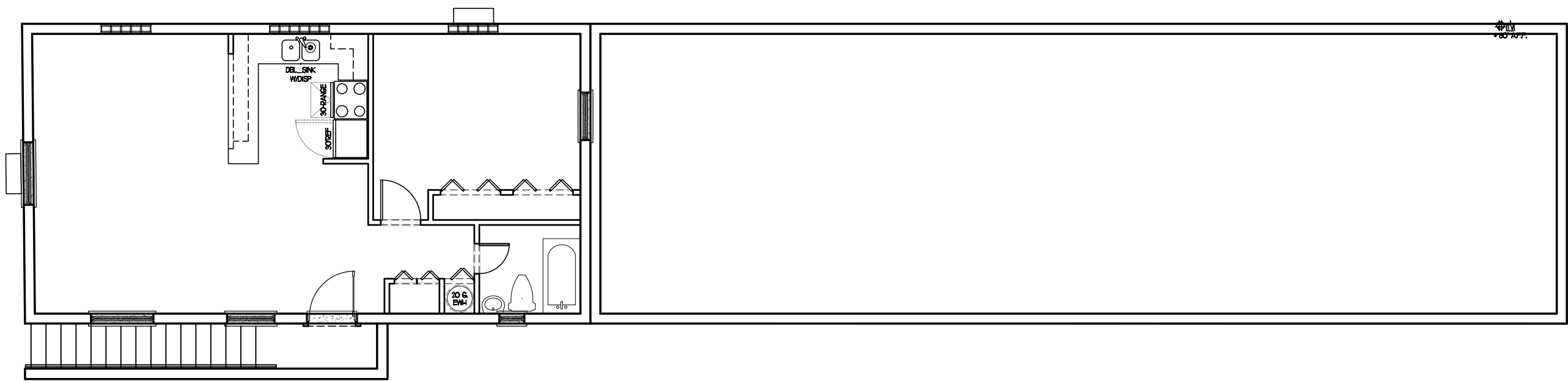
SITE PLAN APPROVAL

Date 02/23/2022
Drawn | Checked
Date | Approval
Date | Permit
Date | Construction

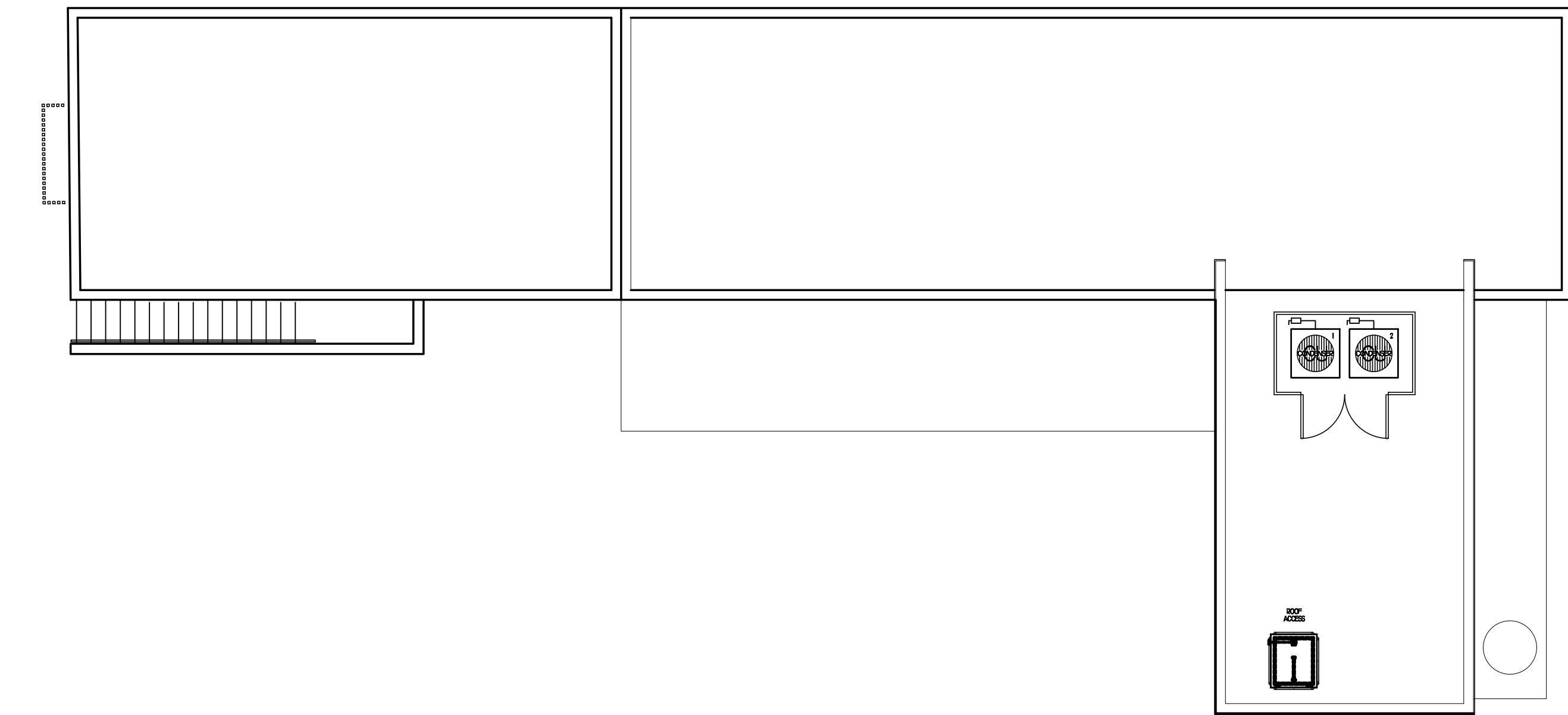
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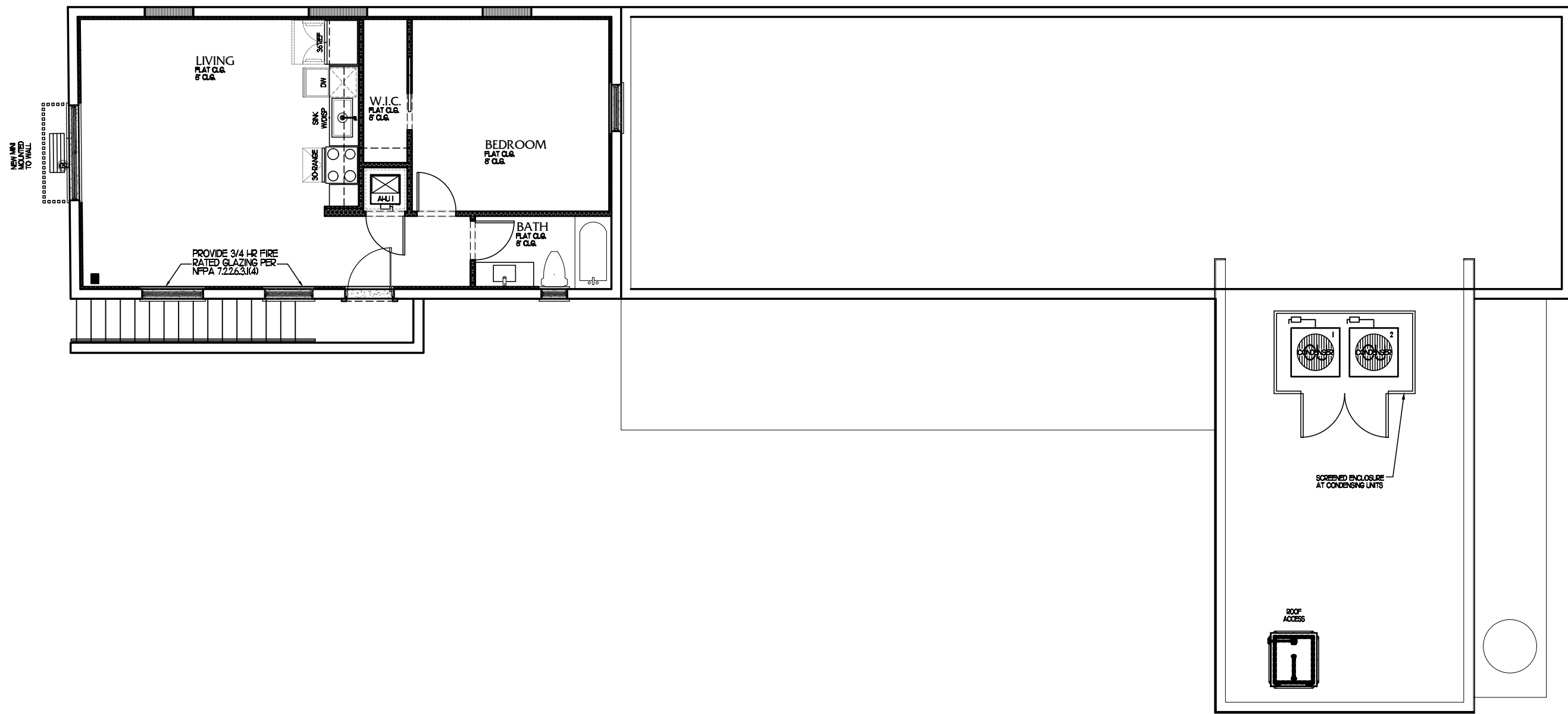
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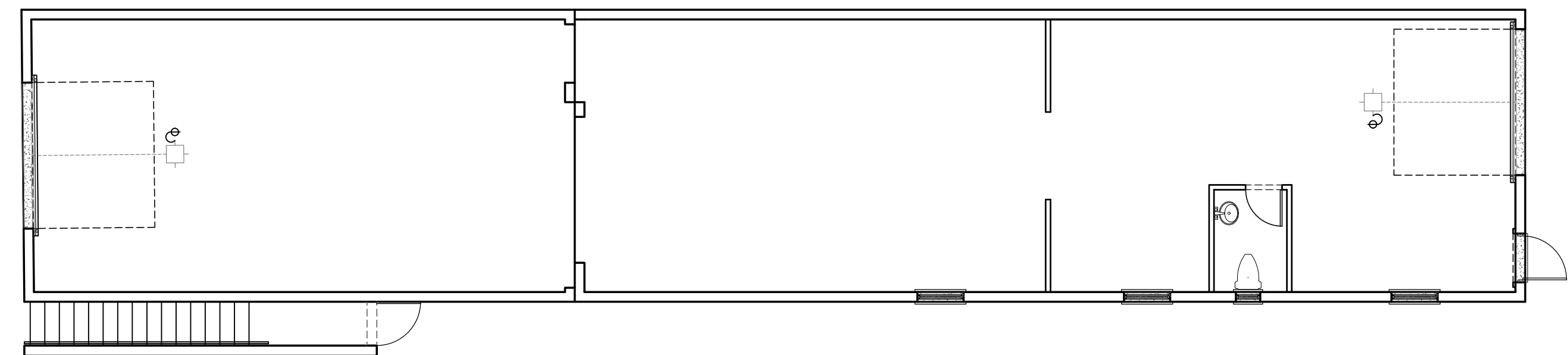
EXISTING SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



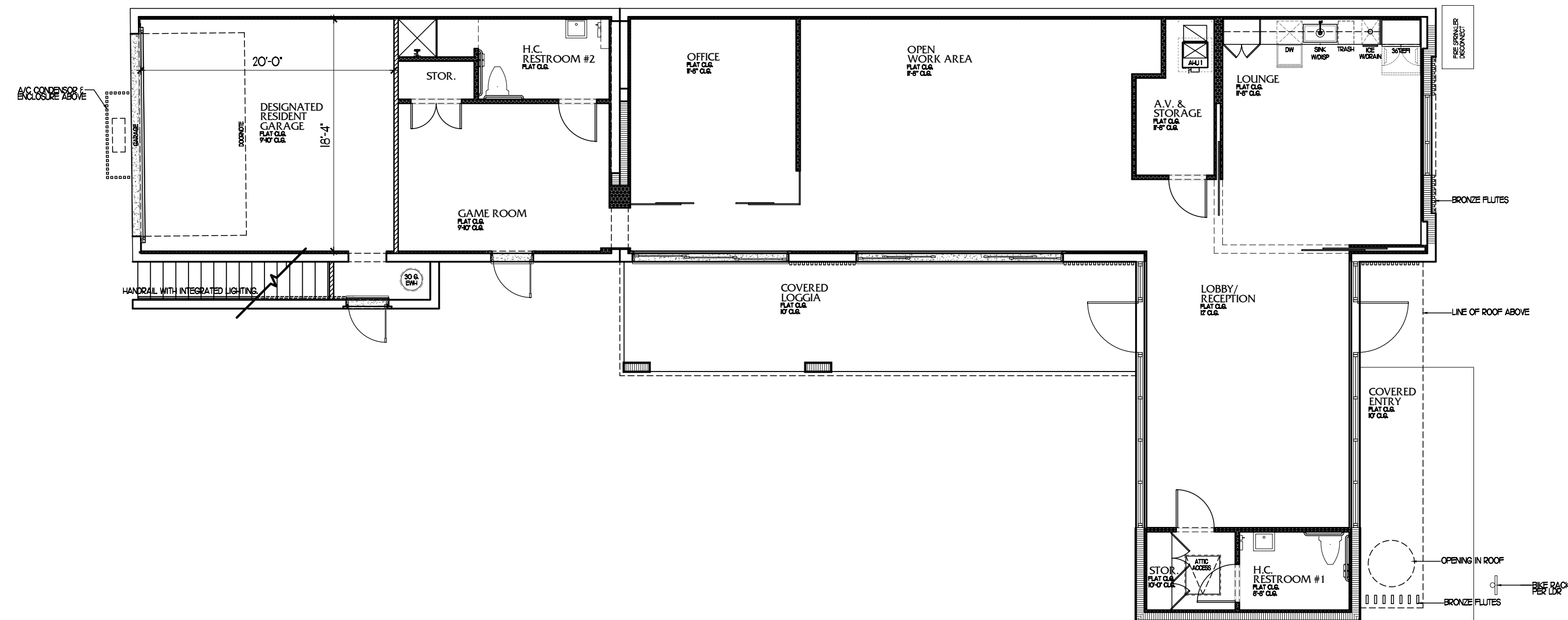
PROPOSED ROOF PLAN
SCALE 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

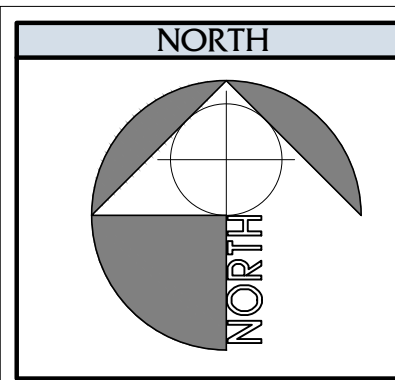


EXISTING FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

AREA CALCULATIONS	
EXISTING 1ST FLOOR A/C	1,645 S.F.
NEW 1ST FLOOR A/C	504 S.F.
NEW GAR/STOR FLOOR A/C	449 S.F.
TOTAL 1ST FLOOR A/C	2,598 S.F.
2ND FLOOR A/C	760 S.F.
TOTAL UNDER AIR (+ 2,148)	2,906 S.F.
COV. ENTRY / COV. LOGGIA	510 S.F.
TOTAL BUILDING	3,865 S.F.
PERCENTAGE AREA CALCULATIONS	
EXISTING BUILDING	2,900 S.F.
BUILDING ADDITION	1,014 S.F.
PERCENTAGE NEW	34.9%



Revisions

CITY COMMENTS	02.23.22
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SITE PLAN APPROVAL

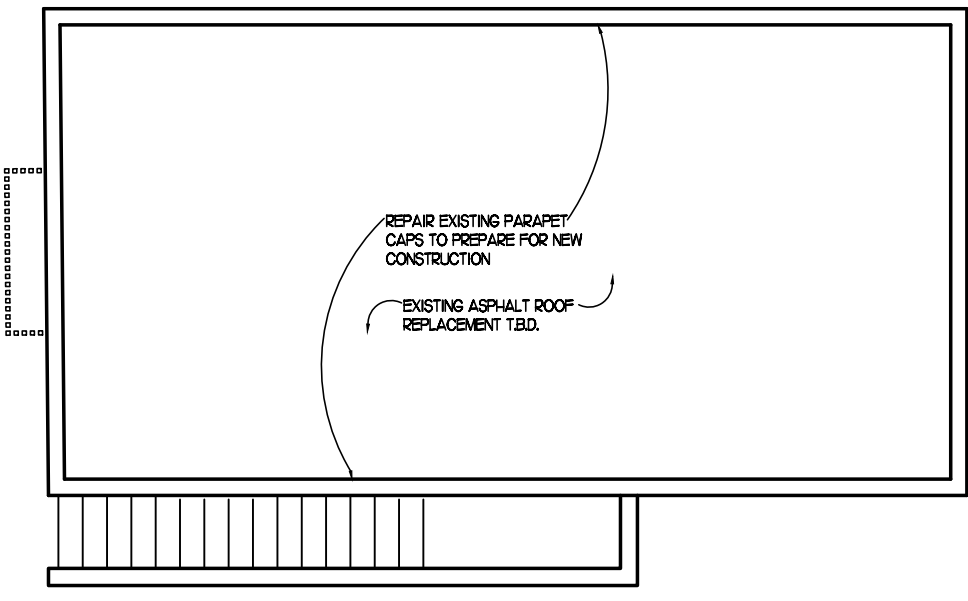
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Drawn Checked	---
Date Approval	-
Date Permit	-
Date Construction	-

Seal:

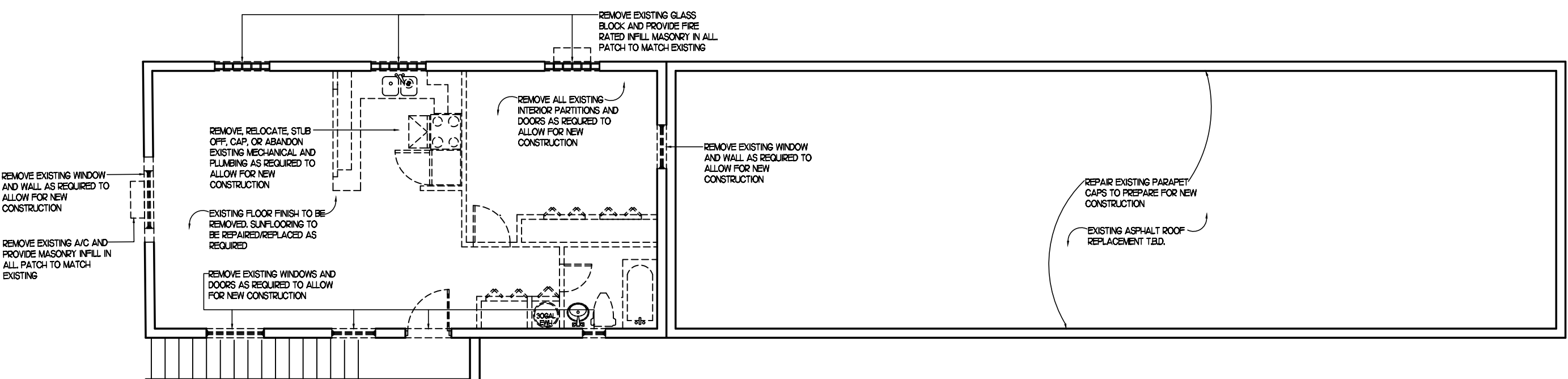
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AA0002340 © 2022

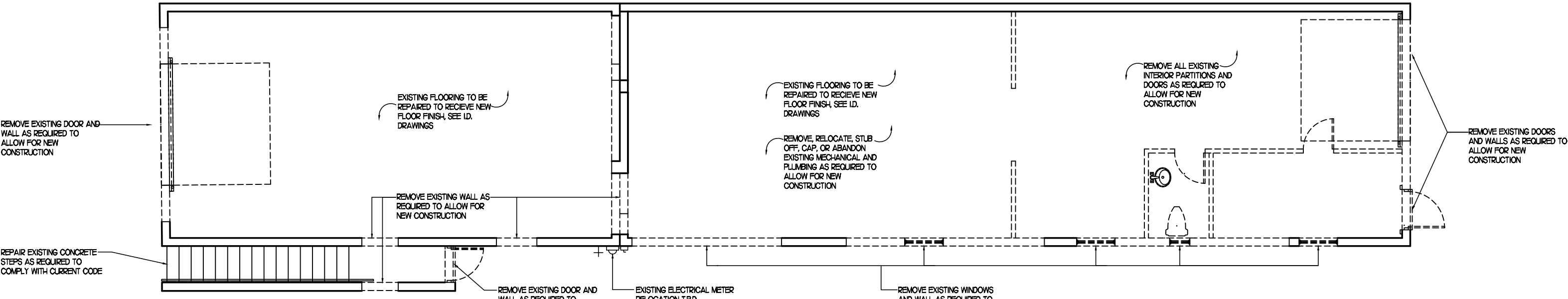
A3.1



UPPER ROOF PLAN
SCALE 1/8" = 1'-0"



SECOND FLOOR DEMOLITION PLAN
SCALE 1/8" = 1'-0"



FIRST FLOOR DEMOLITION PLAN
SCALE 1/8" = 1'-0"

DEMOLITION PLAN

1/8" = 1'-0"

SITE PLAN APPROVAL	
Date	02/23/2022
Drawn Checked	--- ---
Date Approval	-
Date Permit	-
Date Construction	-

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A5.1

Architectural drawing of the North Elevation of a building. The drawing shows a cross-section of the building with various materials and finishes indicated. Key features include a gabled portion with a stone finish, a smooth cementitious finish, and a brick finish. The drawing is labeled with dimensions and elevations. A scale bar indicates 1/4" = 1'-0". The drawing is titled "NORTH ELEVATION" and "SCALE 1/4" = 1'-0"."

Architectural drawing of the East Elevation of the Douglass Elliman building facade. The drawing shows a multi-story building with a brick upper section and a modern lower section. The modern section features large glass windows and doors, some with bronze aluminum flutes. The drawing includes dimensions for height (10' 0" to 10' 6"), width (3' 0" to 3' 6"), and material specifications (e.g., "BRONZE ALUMINUM FLUTES", "SMOOTH CEMENTITIOUS FINISH"). A sign for "Douglass Elliman" is visible on the facade. The drawing is labeled "EAST ELEVATION" and "SCALE 1/8" = 1'-0"

Architectural drawing of the West Elevation of the building. The drawing shows a cross-section of the building facade with various materials and dimensions. Key features include a smooth cementitious finish with a Benjamin Moore OC-65 paint, a bronze aluminum enclosure, a mechanical equipment setting, a new parapet with a dome-shaped cooling stone finish, and a new first floor roof deck. Dimensions are provided for various elements, including a 10'0" wide section, a 6'0" high section, and a 2'0" wide section. The drawing is labeled "WEST ELEVATION" and "SCALE: 1/8" = 1'-0"

Architectural drawing of the alternate west elevation of the building. The drawing shows a cross-section of the building with various materials and finishes. Key features include a bronze aluminum enclosure, a mechanical equipment behind the line of roof beyond, a stone finish, and a water aluminum finished left hand side. The drawing is labeled with dimensions and elevations.

Labels and dimensions:

- ELEV 14'-0" TOP OF EXISTING SECOND FLOOR ROOF DECK
- SMOOTH STUCCO FINISH PAINT BROWN MOORE OC-65
- BRONZE ALUMINUM ENCLOSURE # 60.101
- ELEV 10'-0" TO TOP OF EXISTING SECOND FLOOR
- WATER ALUMINUM FINISHED LEFT HAND SIDE
- BRONZE ALUMINUM ENCLOSURE
- MECHANICAL EQUIPMENT BEHIND LINE OF ROOF BEYOND
- ELEV 11'-0" TOP OF NEW PARAPET
- DOMINICAN COLUMBIA STONE FINISH
- ELEV 14'-0" TOP OF NEW FRESH FLOOR ROOF DECK
- LINE OF CEILING BEYOND
- ELEV 8'-0" TOP OF WALL
- ELEV 4'-0" TOP OF WALL
- ELEV 0'-0" NEW NEW HAND TOP OF FRESH FLOOR
- 8'-0"
- SCALE: 1/8" = 1'-0"

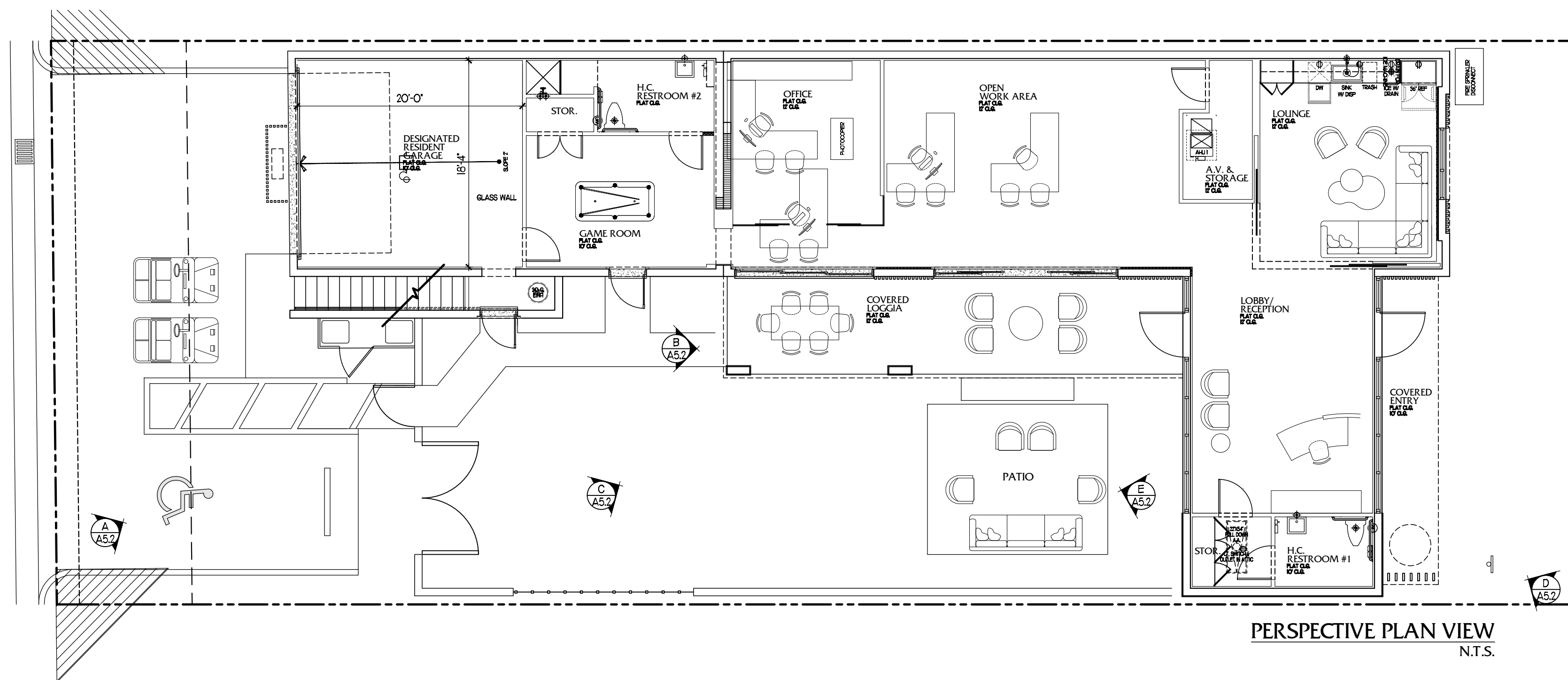
ALTERNATE WEST ELEVATION

[illegible]

Architectural drawing of the alternate south elevation of a building. The drawing shows a long, low profile with a flat roof. On the left, there is a section with a gabled roof and a set of stairs. The main body of the building has a series of windows and a central entrance. The right side features a taller section with a textured wall. Various materials and finishes are specified, including smooth cementitious finish, Dominican cooling stone finish, and bronze aluminum fluted. Elevation markers on the left indicate levels from 0'-0" to 10'-0". A scale of 1/8" = 1'-0" is provided at the bottom right.

Architectural drawing of the alternate south elevation of a building. The drawing shows a long, low profile with a flat roof. On the left, there is a section with a gabled roof and a set of stairs. The main body of the building has a series of windows and a central entrance. The right side features a taller section with a textured wall. Various materials and finishes are specified, including smooth cementitious finish, Dominican cooling stone finish, and bronze aluminum fluted. Elevation markers on the left indicate levels from 0'-0" to 10'-0". A scale of 1/8" = 1'-0" is provided at the bottom right.

PROPOSED ELEVATIONS



Project Number:
21268

314 NE 3rd Avenue
Delray Beach, Florida

AFFINITI
architects

0100 BROKEN SOUND HWY. NW - Suite 8 - Boca Raton FL - 33487

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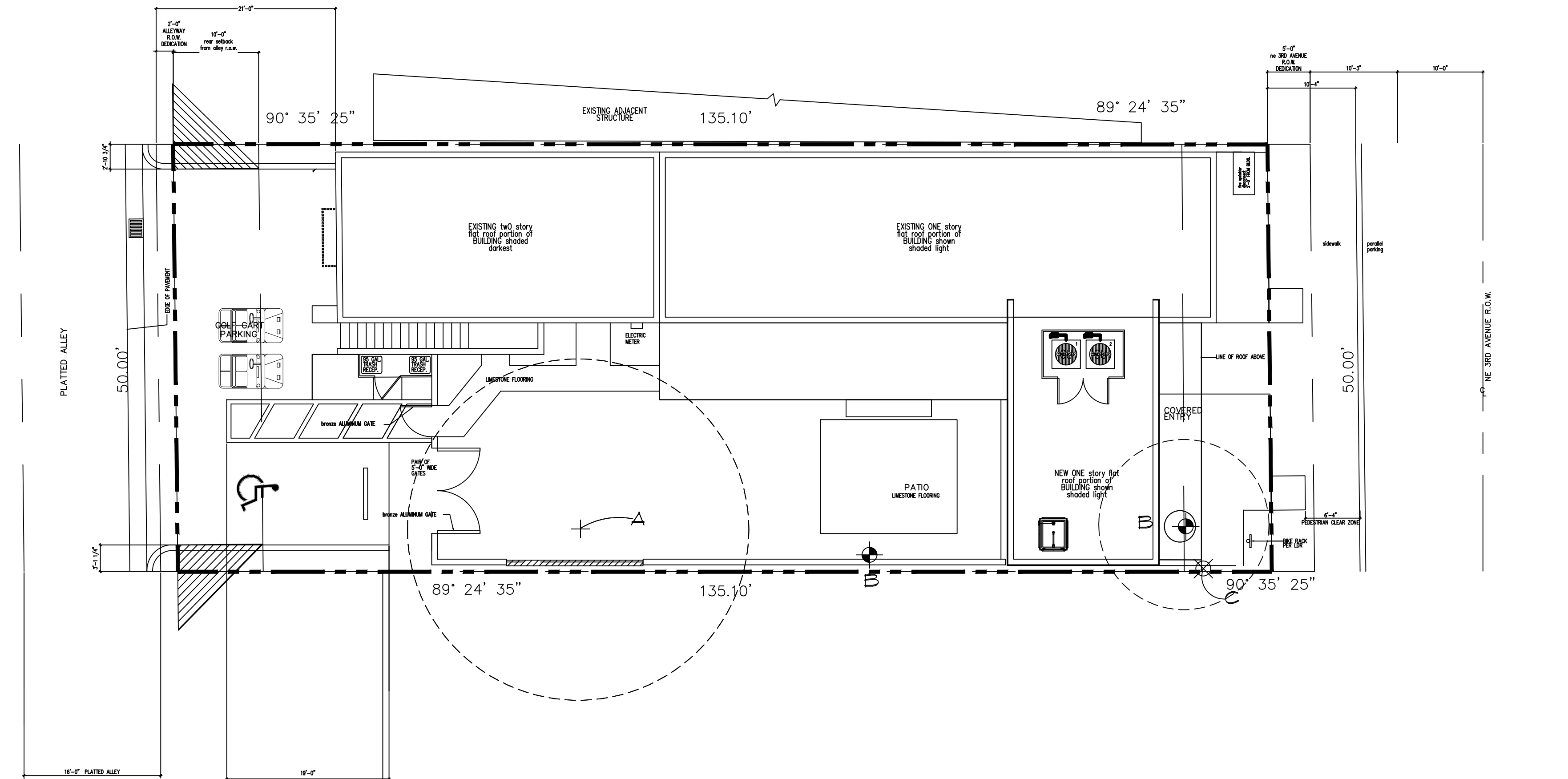
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awn Checked	--- ---
ate Approval	-
ate Permit	-
ate Construction	-

Deal:

A5.2

ELEVATION PERSPECTIVES



LEGEND

- EXISTING TREES TO BE REMOVED

EXISTING TREES TO REMAIN

EXISTING PALMS TO REMAIN
- EXISTING TREES TO BE RELOCATED

NEW LOCATION OF RELOCATED TREES

PROPOSED PALMS

PROPOSED TREES

Tree Disposition and Mitigation

Project Address: 314 NE 3 Avenue			Parcel ID (for multiple IDs, use one for the common area):				
Preserve							
Tree #	Common Name	Scientific Name	Height	Spread	DBH	Condition Rating	Comments
A	Seagrape	Coccoloba uvifera	40'	35'	67"	60%	
Palm #	Common Name	Scientific Name	Height	Spread	Clear Trunk	Condition Rating	Comments
Relocation							
Tree #	Common Name	Scientific Name	Height	Spread	DBH	Condition Rating	Comments
Palm #	Common Name	Scientific Name	Height	Spread	Clear Trunk	Condition Rating	Comments
B	Coconut Palm	Cocos nucifera			24'	70%	
Removal							
Tree #	Common Name	Scientific Name	Height	Spread	DBH	Condition Rating	Comments
				Number of Trees with Condition ≥ 50% : 0 trees		Total DBH: 0" Removed	
				Number of Trees with Condition < 50%: 0 trees		Total # of Trees Removed: 0	
Palm #	Common Name	Scientific Name	Height	Spread	Clear Trunk	Condition Rating	Comments
C	Cabbage Palm	Sabal palmetto			10'	70%	

Number of Palms with Condition ≥ 50% : 1 Palms
Number of Palms with Condition < 50%: 0 Palms

John Sutton
John Sutton/Sutton Consulting Arborist
ISA Certified Arborist #SO-0326

project:
314 ne 3 ave
delray beach, fl.

dave bodker
landscape architecture/planning inc.
601 n. congress ave., suite 106-a
delray beach, florida 33445
561-276-6311

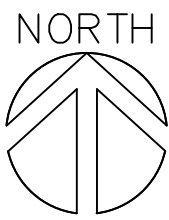
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sheet title:

existing tree
plan

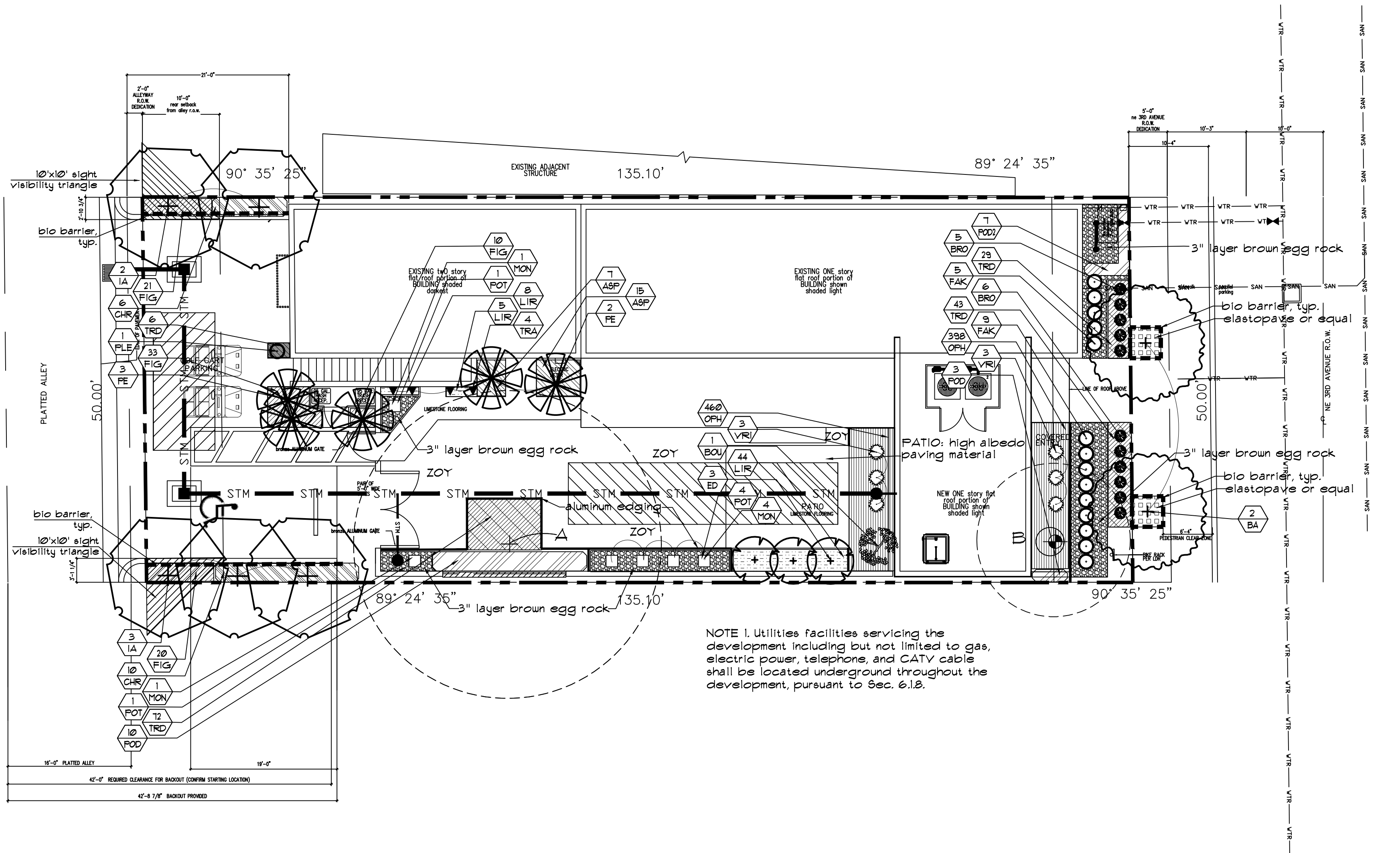
project number:
15221
date: 12/20/2021
scale: 1" = 10'
drawn by: lmb

revisions:
A02/28/22-city comments
A04/25/22-city comments
A05/19/22-interior landscape
A06/22/22-city comments
A
A

sheet:



L-1



PLANT LIST

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY	NATIVE *	ORNAMENTAL ONLY +
BA	Bulnesia arborea Versawood	16' ht. x 8' spr., 3" cal. 8' c.t.	2		
ED	Elaeocarpus decipiens Japanese Blueberry	12' ht. x 6' spr., 2" cal. 3' c.t. matched	3		+
IA	Ilex attenuata East Palatka Holly	16' ht. x 5' spr., 3" cal. 8' c.t.	5	*	
FE	Psychosperma elegans Solitaire Palm	16' o.a. ht., 8' c.t. matched	5		+
ASP	Aspidistra elatior variegata Variegated Aspidistra	18" ht. x 18" spr., 18" o.c.	22		+
BOU	Bougainvillea Purple Bougainvillea	5' ht. sculptural stump	1		+
BRO	Neoregelia 'Jeffrey Block' Jeffrey Block Bromeliad	18" ht. x 18" spr.	11		+
CHR	Chrysobalanus icaco Green Tip Coccolup	4' ht. x 2' spr., 2" o.c.	16	*	
FAK	Tripsacum floridanum Dwarf Fakahatchee Grass	24" ht. x 18" spr., 18" o.c.	14	*	+
FIG	Ficus microcarpa Green Island Ficus	10" ht. x 10" spr., 12" o.c.	84		
LIR	Liriope muscari 'Evergreen Giant' Evergreen Giant Liriope	12" ht. x 12" spr., 12" o.c.	51		+
MON	Monstera deliciosa Swiss Cheese Plant	36" ht. on moss pole to be planted in glazed pots	6		+
OPH	Ophiopogon japonicus Mondo Grass	5" ht. x 5" spr., 4" o.c.	858		+
FLE	Dracaena reflexa 'Variegata' Pleomele	5' ht., 3 ppp	1		+
FOD	Fodocarpus macrophyllus Fodocarpus	6' ht. x 2' spr., 2" o.c.	13		+
FOD2	Fodocarpus macrophyllus Fodocarpus	4' ht. x 2' spr., 2" o.c.	7		+
FOT	White glazed pots to be planted with Monstera deliciosa	± 30" ht. x 18" square	6		+
TRA	Trachelospermum jasminoides Confederate Jasmine	8' ht., 5 runners on Jacobs cable	4		+
TRD	Trachelospermum asiaticum 'Minima' Dwarf Asian Jasmine	5" ht. x 12" spr., 12" o.c.	150		+
VRJ	Yriessia imperialis Imperial Bromeliad	3' ht. x 3' spr.	6		+
ZOY	Empire japonicum Zoysia Zoysia Sod	full, fresh sod	as required		
	Gravel	brown egg rock	3" layer		
	4" Aluminum Edging	1/8"x4"	as required		
	Bio Barrier	36" D. hung vertically	as required		

NOTE: Ornamental only; not used to fulfill any code requirement

CODE DATA

A	TOTAL LOT AREA		6,409 S.F.
B	STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC.		4,538 S.F.
C	TOTAL PERVIOUS LOT AREA	$C = (A - B)$	1,867 S.F.
H	TOTAL PAVED VEHICULAR USE AREA		915 S.F.
I	TOTAL INTERIOR LANDSCAPE AREA REQUIRED	$I = (H \times 10)$	92 S.F.
J	TOTAL INTERIOR LANDSCAPE AREA PROVIDED		115 S.F.
K	TOTAL INTERIOR SHADE TREES REQUIRED	$K = (I/25 S.F.)$	2 TREES
L	TOTAL INTERIOR SHADE TREES PROVIDED		2 TREES
M	TOTAL LINEAR FEET SURROUNDING PARKING OR VEHICULAR USE AREAS		53 L.F.
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED	$N = (M/30)$ $N = (M/25)$ IF ADJACENT TO PROPERTY IN RESIDENTIAL USE	2 TREES
O	TOTAL NUMBER OF PERIMETER TREES PROVIDED		2 TREES
P	TOTAL NUMBER OF EXISTING TREES TO BE SAVED ON SITE		2 TREES
Q	TOTAL NUMBER OF NATIVE TREES REQUIRED	$Q = (K + N \times 50)$	2 TREES
R	TOTAL NUMBER OF NATIVE TREES PROVIDED		1 TREES
S	TOTAL NUMBER OF TREES ON PLAN PROVIDED		8 TREES

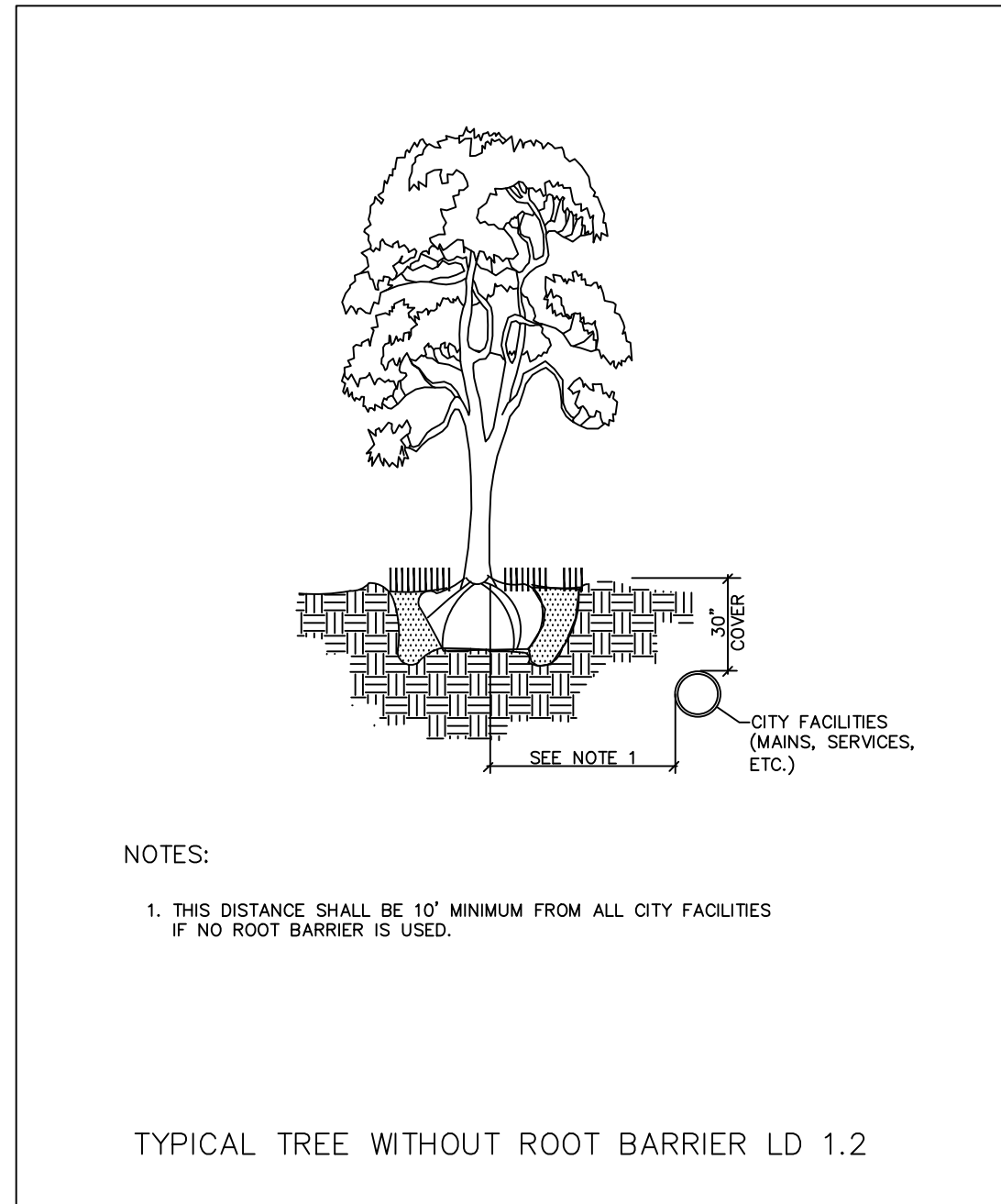
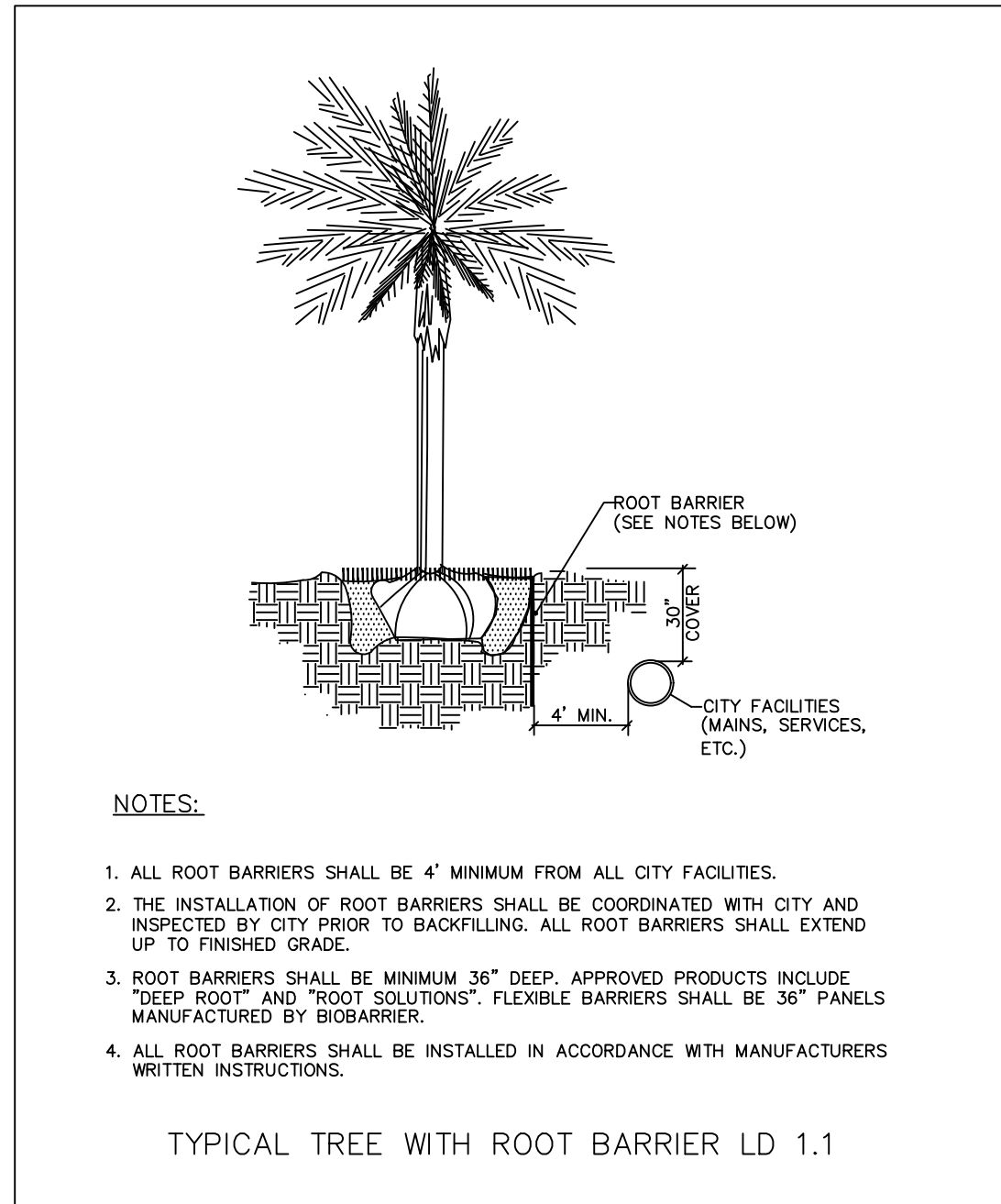
- ALL PLANT MATERIAL SHALL BE FLORIDA # GRADE OR BETTER.
- MULCH SHALL BE APPLIED TO A MINIMUM DEPTH OF THREE (3) INCHES IN ALL PLANTING BEDS.
- ALL PROHIBITED PLANT SPECIES SHALL BE ERADICATED FROM THE SITE.
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM, AUTOMATICALLY OPERATED, TO PROVIDE COMPLETE COVERAGE TO ALL PLANT MATERIALS AND GRASS.
- SOO AND IRRIGATION SHALL BE PROVIDED WITHIN THE UNPAVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE.
- THREE (3) PALMS ARE EQUIVALENT TO ONE (1) SHADE TREE.
- ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS: LD 11 & LD 12.

NOTE:
ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS LD 11 AND LD 12.

THE AREA BETWEEN THE PROPERTY LINE / ROW LINE AND THE EDGE OF PAVEMENT OF CITY STREETS SHALL BE SOCCED OR LANDSCAPED WITH A GROUND COVER ACCEPTABLE TO THE CITY ENGINEERING DEPARTMENT. IT IS UNDERSTOOD THAT ANY REPAIRS DUE TO CITY MAINTENANCE WILL BE REPLACED. (THE CITY WILL ONLY REPLACE WITH ST. AUGUSTINE OR BAHIA GRASS.

A COST ESTIMATE WILL BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION.

AN IRRIGATION PLAN WILL BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION.



project:
314 ne 3 ave
delray beach, fl.

dave bodker
landscape architecture/planning inc.

601 n. congress ave., suite 106-a
delray beach, florida 33445
561-276-6311

#LA0000999

sheet title:
planting plan

project number:
15221

date: 12/20/2021
scale: 1" = 10'
drawn by: imb

revisions:
A02/28/22-city comments
A04/25/22-city comments
A05/19/22-interior landscape
A06/22/22-city comments
A
A

sheet:



L-2

2 of 3 sheets

(3) To reduce weed growth, Palm fronds may be taper trimmed by not more than one-third. (4) Palm fronds with mechanical damage, such as foliage, spikes, equipment and nails, shall be removed. 11. Chlorine: The allowable level of Chlorine in Colgate, as set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants." 12. Plant material shall not be accepted when the ball of earth surrounding the roots has been cracked, broken or severely damaged. 13. Root pruning of plant material, when necessary, shall be done a minimum of 4 weeks, or for a period as determined by the Landscape Architect, prior to planting at the project. Soil: A. Soil shall be solid soil and shall be commercial quality grade. Note: Quality grade shall be based on the standards of soil quality grades (premium, standard or economy) as established by the Turf Grass Growers Association of Florida Inc. The soil shall be well suited with roots and will firm enough to have a compact top growth and healthy root development. Soil shall be free of objectionable gravel and broad leaf waste. Soil shall not be accepted if it contains harmful debris. Soil sections shall be strong enough to support when suspended vertically from a firm grasp on the upper lip of the section. Soil shall not be harvested or transported when moisture content (necessity, dry or wet) may adversely affect its survival. Soil shall be relatively free of trash. B. All fertilizer shall comply with the State of Florida Fertilizer law.	Planting Soil: A. All plant material, unless indicated otherwise, shall be installed with a planting soil composed of sandy loam (50% sand), and 50% topsoil or the equivalent. The planting soil shall be taken from ground that has never been strip-mined, with a slight acid reaction (5.5 to 6.5 pH) and without an excess of organic or carbonate. Soil shall be delivered in a loose friable condition. Water: A. Potable, from municipal water supplies or other sources which are approved by a public health department. Mulch: A. Mulch shall be: (1) "Florimulch" or other approved recycled mulch (approved by Landscape Architect or other governing agency). Fertilizer: A. New and existing Trees and Palms: Fertilize with 8-2-12 palm fertilizer with micronutrients per manufacturer's recommendation. B. New and existing Shrubs and Groundcover: Fertilize with 8-2-12 palm fertilizer with micronutrients at a rate of 1/2 to 1 pound 800 SF of area. C. Annuals: Fertilize with Osmocote - 18-18-18 or approved equal. D. Competition and Quality: All fertilizer shall be uniform in composition and quality. Granular fertilizer shall be free clumping and delivered in unopened bags. All bags containers or totes shall be fully labeled with the manufacturer's analysis.	Staking and Guying: A. Staking and guying shall be the responsibility of the Contractor. Staking and guying shall not be attached to existing structures. Staking and guying shall be attached to the plant material only. Any method of staking and guying other than those indicated in the details, without advance approval from the Landscape Architect prior to their installation under no circumstances shall be approved. B. The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities or other facilities which are disrupted due to the hole or other proper landscape service which may be necessary to the protection of the material a part of the scope of work for the project. The Contractor shall be responsible for the appropriate local jurisdiction the project is located in. C. The Contractor shall be responsible for the appropriate local jurisdiction the project is located in. D. The Contractor shall be responsible for the appropriate local jurisdiction the project is located in. E. 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Tree Staking, above 2" cal.

Orange plastic mesh fencing

3 of 3 sheets