



Planning, Zoning & Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: SE 2nd Avenue Parking Lot
Project Location: 215 & 219 SE 2nd Avenue
Request: Extension Request for a Class V Site Plan, Landscape Plan and Associated Waivers

Board: Site Plan Review and Appearance Board
Meeting Date: August 10, 2016

Board Action:

Approved the Extension Request for the Class V Site Plan (5-0, Shannon Dawson and Andrew Youngross, Absent); Approved the Extension Request for the Landscape Plan (5-0, Shannon Dawson and Andrew Youngross, Absent); Approved the Extension Request for the Terminal Landscape Island Waiver (5-0, Shannon Dawson and Andrew Youngross, Absent); Approved the Extension Request for the Stacking Distance Waiver (5-0, Shannon Dawson and Andrew Youngross, Absent); Approved the Extension Request for the Perimeter Landscape Strip Waiver (5-0, Shannon Dawson and Andrew Youngross, Absent).

Project Description:

The property consists of 5,718 sq. ft. (0.1313 acres) of vacant land. It is owned by the Community Redevelopment Agency (CRA) of Delray Beach. The parcel is located within the CBD-RC (Central Business District – Railroad Corridor) and has a CC (Commercial Core) Future Land Use Map designation.

On August 13, 2014, the Site Plan Review and Appearance Board (SPRAB) approved a Class V Site Plan, Landscape Plan, Landscape Island Width Waiver, Stacking Waiver and Perimeter Landscape Buffer Width Waiver to allow construction of a fourteen space public parking lot with associated infrastructure, lighting and landscaping enhancements.

The CRA has requested a 24-month extension for the Class III Site Plan modification to allow an expiration date of August 13, 2018. Otherwise, the plans and all associated waivers would expire on August 13, 2016.

Staff explained that the SE 2nd Avenue Parking lot did not need to demonstrate compliance with the new CBD Zoning District streetscape standards, as this standard is only applicable to actual building construction. Staff also explained that the site plan had been certified and all prior SPRAB conditions of approval had been met.

Board comments:

The Board supported staff's findings and approved the 24-month extension request for the Class V Site Plan, Landscape Plan, Landscape Island Width Waiver, Stacking Waiver and Perimeter Landscape Buffer Width Waiver, with no conditions.

Public input – noting comments and concerns:

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

Appealable Item Report

Associated Actions: None.

Next Action: None.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

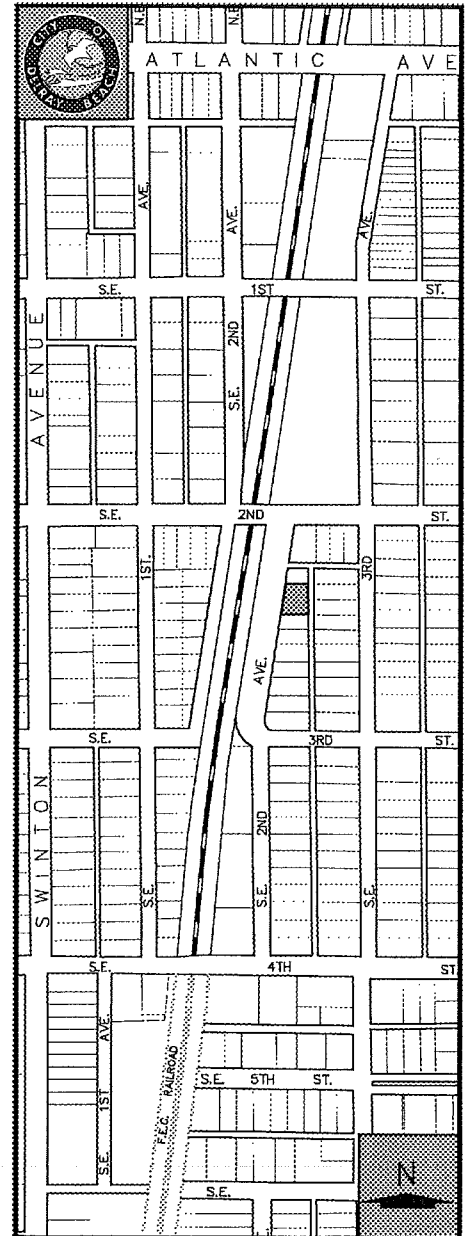
MEETING DATE: August 10, 2016

ITEM: SE 2nd Avenue Parking Lot – Extension Request for a Class V Site Plan associated with construction of a fourteen (14) space public parking lot with associated infrastructure, lighting and landscaping enhancements.

RECOMMENDATION: Approve the Extension Request for the Class V Site Plan, Landscape Plan, Architectural Elevations, 9' Terminal Landscape Island Waiver, 5' Stacking Waiver and 5' Perimeter Landscape Buffer Waiver.

GENERAL DATA:

Owner/Applicant/Agent.....	Delray Beach CRA (Community Redevelopment Agency)
Location.....	On the east side of SE 2 nd Avenue, south of SE 2 nd Street across from the FEC railroad tracks
Property Size	5,718 sq. ft. (0.1313 acres)
Future Land Use Map	CC (Commercial Core)
Zoning.....	CBD (Central Business District)
Adjacent Zoning..... North:	CBD (Central Business District)
East:	R-1-A (Single Family Residential)
South:	CBD (Central Business District)
West:	CBD (Central Business District)
Existing Land Use.....	Vacant
Proposed Land Use.....	Public Parking Lot
Water Service.....	Available via an 8" water main within the SE 2 nd Avenue r.o.w.
Sewer Service.....	Available via an 8" sewer main within the adjacent alley in the rear (to the east)



ITEM BEFORE THE BOARD

The item before the Board is that of granting an extension of the following aspects of a development proposal for **SE 2nd Avenue Parking Lot**, pursuant to Land Development Regulations (LDR) Section 2.4.4(F):

- Site Plan
- Landscape Plan
- Waiver Requests

The subject property is located on the east side of SE 2nd Avenue, south of SE 2nd Street across from the FEC railroad tracks (215 & 219 SE 2nd Avenue).

BACKGROUND

The property consists of 5,718 sq. ft. (0.1313 acres) of vacant land. It is owned by the Community Redevelopment Agency (CRA) of Delray Beach. The parcel is located within the CBD-RC (Central Business District – Railroad Corridor) and has a CC (Commercial Core) Future Land Use Map designation.

On August 13, 2014, the Site Plan Review and Appearance Board (SPRAB) approved a Class V Site Plan, Landscape Plan, Landscape Island Width Waiver and Perimeter Landscape Buffer Width Waiver to allow construction of a fourteen space public parking lot with associated infrastructure, lighting and landscaping enhancements.

Now before the Board for consideration is a 24-month extension request for the Class III Site Plan modification, to allow an expiration date of August 13, 2018.

EXTENSION ANALYSIS

LDR Section 2.4.4(F)(1) “Extensions”:

Pursuant to LDR Section 2.4.4(F)(1)(*Extensions*), extensions may be granted to the previously approved application, pursuant to the following:

- (a) A written request for an extension must have been received by the City at least forty-five days prior to the expiration date;
- (b) The letter must set forth the basis and reason for the extension;
- (c) The extension shall be considered by the same body which granted the original approval; and
- (d) The extension, if granted, shall be for eighteen months unless otherwise stated.

It is noted that the applicant officially submitted the extension request on June 27, 2016, which is 47 days prior to the expiration of the approved site plan. Per the aforementioned LDR section 2.4.4(F)(1)(a), the extension was provided at least forty-five days prior to the site plan expiration date. The Class V Site Plan is set to expire on August 13, 2016 (two years from the approval date).

The extension is requested for 24 months. Pursuant to LDR Section 2.4.4(F)(1)(d), eighteen month extensions are allowed by code, unless otherwise stated. Since the applicant has requested a longer extension of time frame, then 24 months is the time frame which shall be considered. If approved, an extension for 24 months or until August 13, 2018 shall be the effective expiration date.

LDR Section 2.4.4(F)(2) "Commencement of Construction Activities":

Pursuant to LDR Section 2.4.4(F)(2), when there are substantial improvements on the site, the granting agency shall consider the diligence and good faith of the developer to actually commence and complete the construction. In considering "diligence and good faith", the granting body shall consider:

- (a) When the construction commenced (construction which is commenced immediately preceding expiration generally indicates a lack of good faith);
- (b) The extent to which construction has proceeded;
- (c) The extent to which there has been a bonafide continuous effort to develop but because of circumstances beyond the control of the developer, it was not possible to proceed.

The various efforts undertaken towards ultimately achieving the goal of construction of the development proposal since the Board granted site plan approval on August 14, 2014 are as follows:

- a) On February 24, 2015, the City Commission approved the stacking waiver request.
- b) On March 6, 2015, the Planning and Zoning Director certified the Class V Site Plan confirming it addressed all original SPRAB conditions of approval.
- c) On March 10, 2016, CRA and City staff held a public engagement meeting to review the completed construction documents. Objections to the east-west alley improvements were voiced by some of the residents citing the potential negative impacts of the traffic within the residential area.
- d) On May 3, 2016, the residents successfully petitioned the City Commission to remove the east-west alley and provide access from the north-south alley through the subject parking lot. This change necessitated the need to revise the

construction and bid documents accordingly to comply with City Commission direction.

- e) Due to the change in Engineering staff, the project was further delayed and was advertised in July 2016. It is anticipated that it will take an average of 5 months from the time of bid advertisement to commencement of construction. A time extension is requested to allow sufficient time for Engineering staff to prepare the bid documents and award the contract for the Osceola Park Business Area improvements.

LDR Section 2.4.4(F)(3) "No Construction":

Pursuant to LDR Section 2.4.4(F)(3), when the project has not commenced construction, or construction has not been deemed substantial, the request for extension shall be considered pursuant to the following:

- (a) The project shall be evaluated pursuant to the land development regulations in effect at the time of consideration of the extension request and shall comply with such current requirements;
- (b) Additional submittal information including a new application and copies of previously submittal material may be required;
- (c) The granting body must make findings pursuant to 2.4.4(B);
- (d) The granting body may impose additional conditions of approval pursuant to 2.4.4(C) to insure compliance with any applicable changes to regulations or changes in circumstances which have occurred since the previous approval.

The Board-approved plans were certified on March 6, 2015. However, the design of the project was prolonged an additional nine months due to the required utility relocation and additional public engagement efforts. Thus, no construction has begun to date.

There have been no changes to the lighting requirements pursuant to LDR Section 4.6.8 since the time of the original approval. The most recent changes to the lighting section occurred prior to this approval (i.e. Ord. 41-08, 11/03/08). The photometric plan provided met the new lighting standards and requirements at the time of site plan certification and continue to be met.

There have been no changes in the City's Landscape Code since the site plan approval on August 13, 2016. The requirements for larger landscape islands and shade trees within the islands were codified in LDR Section 4.6.16 via Ord. 06-12 on February 21, 2012. With approval of the requested landscape island width waiver and perimeter landscape buffer waiver, the landscape plan met the new landscaping standards and requirements at the time of site plan certification which continue to be met.

There have been changes to the CBD Zoning District requirements pursuant to LDR Section 4.4.13 since the time of the original approval. All changes to the CBD Zoning District have occurred after the time of its original approval on August 13, 2014 (i.e. via Ord. No. 02-15 on 02/24/15; Ord. No. 27-15 on 10/20/15; and Ord. No. 28-15 on 12/02/15). The approved plans do not meet current streetscape design standards are required in LDR Section 4.4.13(E)(2)(a). However, staff concurs that the application of this Section was developed to address commercial properties with "buildings" and how their frontages are designed to address the transition to the public realm of the downtown streets, not to a public parking lot and Capital Improvement Program (CIP) project where there is no proposed vertical construction. Thus, the plans are not required to meet current streetscape standards.

Additionally, while no relief is required, the plans do not reflect compliance with LDR Section 4.6.9(D)(2)(b) with respect to the 10' wide parking stall required when parking spaces back out onto an alley. Currently, plans reflect the standard 9' parking stall widths for the proposed 2 spaces which back out onto the alley. Whereas, the stall width is 18' for the 2 spaces and 20' is required. The provision of the additional width will not adversely affect any aspect of the development proposal and LDR requirements will be satisfactorily met. The City Engineer has agreed to make these changes in the field such that plan revisions are not deemed necessary. Staff supports this correction method and these changes will be verified in the field prior to building permit issuance.

If the request for the extension were denied, it would necessitate the filing of a new Class V Site Plan application and reconsideration of approval for any required waivers.

ALTERNATIVE ACTIONS

- A. **Postpone** with direction.
- B. Move **approval** of the Extension Request for the Class V Site Plan, Landscape Plan, Architectural Elevations and associated waivers for the SE 2nd Avenue Parking Lot, by adopting the findings of fact and law contained in the staff report, and finding that the request, and approval thereof, meets criteria set forth in Section 2.4.4(F)(1) & (2) of the Land Development Regulations, subject to conditions.
- C. Move **denial** of the Extension Request for the Class V Site Plan, Landscape Plan, Architectural Elevations and associated waivers for the SE 2nd Avenue Parking Lot, by adopting the findings of fact and law contained in the staff report, and finding that the request, and approval thereof, does not meet criteria set forth in Section 2.4.4(F)(1) & (2) of the Land Development Regulations.

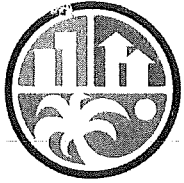
STAFF RECOMMENDATION

Move **approval** of the Extension Request for the Class V Site Plan, Landscape Plan, Architectural Elevations and associated waivers for the SE 2nd Avenue Parking Lot, by adopting the findings of fact and law contained in the staff report, and finding that the request, and approval thereof, meets criteria set forth in Section 2.4.4(F) of the Land Development Regulations.

Attachments:

- Applicant Extension Request Letter
- SPRAB Staff Report Dated August 13, 2014

Staff Report Prepared by: Candi Jefferson, Senior Planner



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

June 27, 2016

Mr. Tim Stillings, Director
City of Delray Beach
Department of Planning and Zoning
100 NW 1st Avenue
Delray Beach, FL 33444

**Re: SE 2nd Avenue Parking Lot (215 & 219 SE 2nd Avenue Class V Site Plan Approval) –
Time Extension Request (PZ File No. 2014-159 SPF)**

Dear Tim:

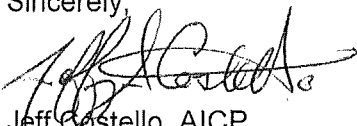
The CRA is requesting a time extension for the SE 2nd Avenue Parking Lot pursuant to Section 2.4.4.(F), Extensions, of the LDR. Located in the Osceola Park Business District, the subject site received SPRAB approval on August 13, 2014 with an expiration of August 13, 2016. The 14 space parking lot is part of the City/CRA's joint Capital Improvement Project (CIP) for the Osceola Park Business Area which also implements the adopted Osceola Park Neighborhood Plan. The scope of the project includes improvements to SE 2nd Avenue and SE 2nd Street, adjacent sidewalks, on-street parking, as well as, the subject parking lot for the existing businesses, and two (2) alleys between SE 2nd and 3rd Avenues (see attached Exhibit A).

As indicated above, the subject site is part of a larger CIP project which typically requires extensive coordination between the CRA and the City and utility companies and numerous public engagement meetings. The typical arrangement involves the CRA funding all or a portion of the project and the City's Engineering staff overseeing the design, bidding, and construction processes. The design process of these projects usually takes one (1) year with construction to occur the following year. The design of the project was prolonged an additional nine (9) months due to the required utility relocation and additional public engagement efforts.

On March 10, 2016, CRA and City staff held a public engagement meeting to review the completed construction documents. Objections to the east-west alley improvements were voiced by some of the residents citing the potential negative impacts of the traffic within the residential area. The residents successfully petitioned the City Commission on May 3, 2016 to remove the east-west and provide access from the north-south alley through the subject parking lot. This change necessitated the need to revise the construction and bid documents accordingly to comply with City Commission's directions. Furthermore, due to the change in Engineering staff, the project was further delayed and is currently expected to be advertised in July 2016. It is anticipated that it will take an average of five (5) months from the time of bid advertisement to commencement of construction. Therefore, a time extension is requested to allow sufficient time for Engineering staff to prepare the bid documents and award the contract for the Osceola Park Business Area improvements.

Please feel free to contact me at (561) 276-8640 should you have additional questions.

Sincerely,



Jeff Costello, AICP
CRA Executive Director



SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

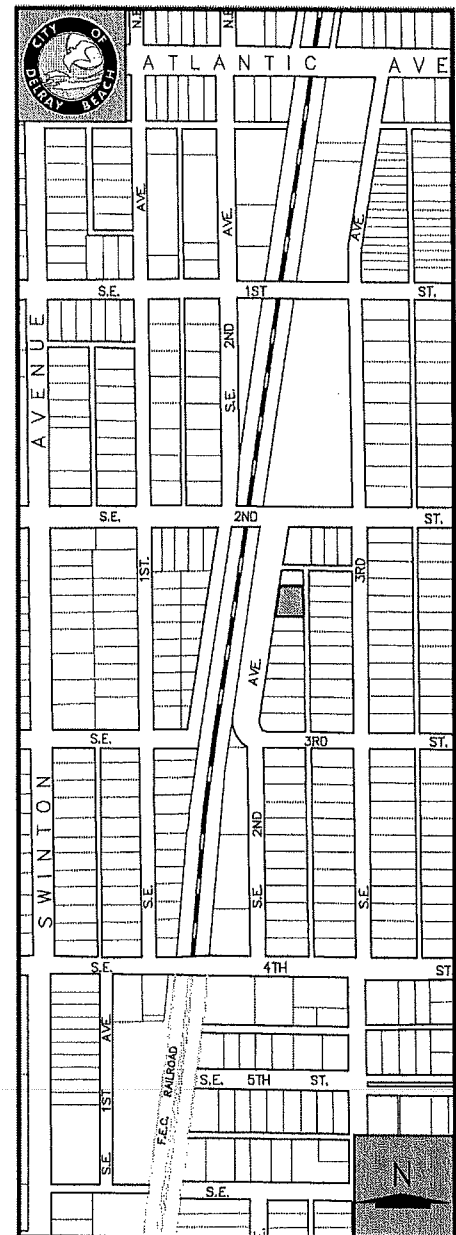
---STAFF REPORT---

MEETING DATE: August 13, 2014

ITEM: SE 2nd Avenue Parking Lot – Class V Site Plan associated with construction of a fourteen (14) space public parking lot with associated infrastructure, lighting and landscaping enhancements

GENERAL DATA:

Owner/Applicant/Agent.....	Delray Beach CRA (Community Redevelopment Agency)
Location.....	On the east side of SE 2nd Avenue, south of SE 2nd Street across from the FEC railroad tracks
Property Size	5,718 sq. ft. (0.1313 acres)
Future Land Use Map	CC (Commercial Core)
Zoning.....	CBD-RC (Central Business District – Railroad Corridor)
Adjacent Zoning.....	North: CBD-RC (Central Business District – Railroad Corridor)
	East: R-1-A (Single Family Residential)
	South: CBD-RC (Central Business District – Railroad Corridor)
	West: CBD-RC (Central Business District – Railroad Corridor)
Existing Land Use.....	Vacant
Proposed Land Use.....	Public Parking Lot
Water Service.....	Available via an 8" water main within the SE 2 nd Avenue right-of-way
Sewer Service.....	Available via an 8" sewer main within the adjacent alley in the rear (to the east)



ITEM BEFORE THE BOARD

The action before the Board is approval of a Class V site plan request for **SE 2nd Avenue Parking Lot** pursuant to LDR Section 2.4.5(F). The request involves the following elements:

- Site Plan
- Landscape Plan
- Waiver Requests

The property is located on the east side of SE 2nd Avenue, south of SE 2nd Street across from the FEC railroad tracks.

BACKGROUND

The property consists of 5,718 sq. ft. (0.1313 acres) of vacant land. It is owned by the Community Redevelopment Agency (CRA) of Delray Beach. The parcel is located within the CBD-RC (Central Business District – Railroad Corridor) and has a CC (Commercial Core) Future Land Use Map designation.

The action now before the Board for consideration is approval to construct a fourteen (14) space public parking lot with associated infrastructure, lighting and landscaping enhancements.

PROJECT DESCRIPTION

The development proposal incorporates the following:

- Construction of a fourteen (14) space parking lot for utilization by the general public
- Provision of one (1) handicap accessible parking space
- Provision of a bicycle rack
- Provision of an interior pedestrian walkway connector to SE 2nd Avenue
- Installation of interior decorative light fixtures
- Litter receptacle
- Associated landscaping

The Class V Site Plan application also includes three (3) waiver requests as follows:

- A waiver to LDR Section 4.6.16(H)(3)(i), whereas nine foot (9') terminal landscape islands are required and no terminal landscape island is proposed adjacent to the handicap space and reduced width islands are proposed throughout the site (i.e. six (6) locations total).
- A waiver to LDR Section 4.6.9(D)(3)(c)(1), whereas a minimum five foot (5') stacking distance is required and no stacking distance is proposed.
- A waiver to LDR Section 4.6.16(H)(3)(a), whereas a minimum five foot (5') perimeter buffer is required adjacent to vehicular use areas and no perimeter landscape buffer is proposed.

SITE PLAN ANALYSIS

COMPLIANCE WITH THE 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.

Handicap Accessible Parking:

Pursuant to LDR Section 4.6.9(C)(1)(b), special parking spaces designed for use by the handicapped shall be provided pursuant to the provisions of Florida Accessibility Code for Building Construction. (Accessibility for residential structures is covered by the Federal Fair Housing Act). The development proposes to provide one (1) handicap accessible parking space. Thus, this LDR requirement has been met.

Bicycle Parking:

LDR Section 4.6.9(C)(1)(c) and Transportation Element Policy D-2.2 of the Comprehensive Plan recommend that a bicycle parking facility be provided. One (1) bike rack is proposed along SE 2nd Avenue. Thus, this LDR requirement has been met.

Lighting:

Pursuant to LDR Section 4.6.8(A)(3), the minimum illumination for public parking lots in commercial and industrial areas is 1.0 foot candles and the maximum is 12.0 foot candles. The proposed photometric plan complies with these illumination standards since the minimum illumination provided is 1.3 foot candles and the maximum is 5.6 foot candles. The elevation detail of the decorative light pole on the photometric plan indicates a proposed height of 19' 10 5/8" which is under the twenty-five foot (25') foot maximum height. Thus, the lighting plan is in compliance.

Open Space:

Per LDR Section 4.4.13(F)(2), a minimum of 10% of non-vehicular open space is required in the CBD-RC (Central Business District – Railroad Corridor) zoning district. The proposed parking lot complies with this requirement since 20.72% non-vehicular open space is provided.

Sight Visibility Triangles:

Pursuant to LDR Section 4.6.14(B)(1), a ten foot (10') sight triangle is required at the intersection of the driveways at the main ingress/egress driveway or alleyway. The 10' sight triangles have been correctly depicted and indicate visibility within the 3' to 6' height requirement. Thus, this standard is met.

Other Issues:

Local Road Right-of-Way Requirements:

Pursuant to LDR Sections 5.3.1 (A) and (D) and Table T-1 of the Comprehensive Plan Transportation Element, the following table describes the required rights-of-way and the existing rights-of-way adjacent to the subject property:

Item Considered	Sidewalk Width -Existing-	Sidewalk Width -Proposed-	Curb & Gutter -Existing-	Curb & Gutter -Proposed-	Right-Of-Way -Existing-	Right-Of-Way Dedication
SE 2 nd Ave.	N/A	Yes (5')	No	No	50'	N/A
16' Alley	N/A	N/A	N/A	N/A	16'	2'

Pursuant to LDR Section 5.3.1.D.2., fifty feet (50') of right-of-way is required for a local roadway with curb and gutter and sixty feet (60') of right-of-way is required for a local roadway without curb and gutter. No curb and gutter exists for SE 2nd Avenue, thus an additional 10' of right-of-way is required. Therefore, 5'

is required adjacent to the right-of-way along the frontage of the subject property. A reduction in the required right-of-way width was considered at the Development Services Management Group (DSMG) meeting of May 29, 2014. The City Engineer and DSMG recommended the reduction of right-of-way for SE 2nd Avenue from 60' to 50'. However, as a condition of approval, the right-of-way from the center line to the subject property shall be depicted on the site plan.

Alley Right-of-Way Requirements:

Pursuant to LDR Section 5.3.1(D)(2), the required width of an alley is 20' or the existing dominant width. Further, pursuant to LDR Section 5.3.1(D)(3), additional right-of-way width may be required to promote public safety and welfare, provide for storm water management, provide adequate area for street trees and to ensure adequate access, circulation and parking in high intensity use areas. The existing alley right-of-way width is sixteen feet (16'). The City Engineer and DSMG have determined that the width of the alley should be expanded to a width of twenty feet (20'), which is consistent with the widths provided with recent redevelopment proposals. Therefore, a dedication of two feet (2') from the subject property is required from this development and has been depicted on the site plan. It is attached as a condition of approval that the two foot (2') of right-of-way dedication for the alley also be shown on the landscape plan and civil plans for consistency.

Sidewalk Requirements:

Pursuant to LDR Section 6.1.3(B), a minimum five foot (5') sidewalk is required for all local roads. No sidewalk exists along SE 2nd Avenue. The applicant proposes to construct a 5' sidewalk. Thus, this standard is met.

Technical Items: While the revised site plan has accommodated most of the staff concerns, the following items remain outstanding, and will need to be addressed prior to certification of the site plan unless otherwise noted:

1. The subject two (2) lots shall be combined via unity of title and recorded with Palm Beach County.
2. For consistency with the site plan, update the landscape plan and civil plans to indicate that a two foot (2') alleyway dedication is provided along the alley.
3. Provide delivery confirmation receipts indicating that all four (4) agencies have been transmitted the Notification to Utility Providers forms. No forms have been returned to date.
4. Revise the location map on the site plan (Sheet SP101) for consistency with LDR Section 2.4.3(A)(4), to clearly depict the location within the vicinity of a one-half mile radius. The exact location cannot be determined from the location map currently provided.
5. Along SE 2nd Avenue, the site plan shall dimension the adjacent right-of-way from the center line.
6. Label and graphically depict the proposed five foot (5') sidewalk along SE 2nd Avenue on all plans.
7. Correct the index on the cover sheet (Sheet C-1) and adjust contents of the development proposal resubmittal package for consistency with the plans required and provided per processing of this application. Some pertinent pages have been omitted (i.e. Sheets D1-D3, K2, PD1-PD4, PD9-PD20, PMS1-PMS4, L1-L4 & IR1-IR7) and some are unnecessary (i.e. Sheets E1-E3).

LANDSCAPE ANALYSIS

The City's Senior Landscape Planner has reviewed the proposed landscape plan and found that it complies with LDR Section 4.6.16, with the exception of the items associated with the requested waivers. The proposed landscaping consists of a variety of trees including Spanish Stopper, East Palatka Holly, Wild Date Palm and Southern Live Oak. Proposed shrubs include Compact Yesterday, Today and Tomorrow, Katie Belles Lomandra Grass, Firepower Nandina and Fireball Bromeliad. The groundcover will consist of Variegated Flax Lily and St. Augustine Floratam. Pending approval of the associated waivers, the landscape plan will be deemed in compliance.

WAIVER ANALYSIS

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

- (a) Shall not adversely affect the neighboring area;
- (b) Shall not significantly diminish the provision of public facilities;
- (c) Shall not create an unsafe situation; and,
- (d) 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.

Analysis of Waiver #1:

Terminal Landscape Islands For Parking Rows

Pursuant to LDR Section 4.6.16(H)(3)(i), nine foot (9') terminal landscape islands are required and no terminal landscape island is proposed adjacent to the handicap space and reduced width islands are proposed throughout the site (i.e. six (6) locations total).

The applicant has provided the following verbatim justification statement regarding the waiver request:

"The parking lot is comprised of (2) separate parking lot areas with 12 spaces provided on the 219 SE 2nd Avenue property and 2 spaces provided on the 215 SE 2nd Avenue property. 9' parking terminus islands would eliminate 2 parking spaces."

For the two (2) parking rows that terminate along the SE 2nd Avenue frontage, additional landscaping is provided within the public right-of-way to offer relief to the absence of landscaping within the parcel boundaries. For example, the six-space parking row to the north only provides 8½" to 3'0" of landscaping abutting the parking row. However, when consideration is given to include landscaping within the public right-of-way, 6'0" to 8'0" of landscaping is provided. Similarly, adjacent to the handicap space, only 0'0" to 1½" of landscaping is provided. However, when consideration is given to include landscaping within the public right-of-way, 4'0" to 6'0" landscaping is provided. Along the alley in the rear, the amount of landscaping provided is reduced by the two foot (2') alley dedication. Thus, while only 3'0" of landscaping is provided on-site, 5'3½" to 5'8" of landscaping is provided when consideration is given to include the landscaping within the public right-of-way. It is noted that the two-space parking row which backs out onto the alley provides 5'4" of landscaping to the north and 4'0" landscaping to the south. While this is less than the required 9' terminal landscape island, maximizing the number of available public parking spaces is a priority. The site is limited due to the non-symmetrical geometry of the parcels. In conclusion, granting of the requested waiver will not diminish the provision of public facilities or result in the grant of a special privilege. Consequently, a positive finding with respect to LDR Section 2.4.7(B)(5) can be made.

Analysis of Waiver #2:

Stacking Distance

Pursuant to LDR Section 4.6.9(D)(3)(c)(1), the minimum stacking distance shall be five feet (5') for one (1) to twenty (20) proposed parking spaces. The applicant has proposed zero feet (0') of stacking distance between the SE 2nd Avenue entrance and the handicap parking space.

A waiver has been requested to reduce the stacking distance from five feet (5') to zero feet (0'). The applicant has provided the following verbatim justification statement regarding the waiver request:

"The overall distance from the parking lot to the edge of pavement of SE 2nd Avenue is 17' and will not create an unsafe situation and also achieve the required stacking distance."

Pursuant to 4.6.9(D)(3)(c)(1), the minimum stacking distance shall be five feet (5') for one (1) to twenty (20) proposed parking spaces. A waiver to this requirement is justifiable to allow the site to accommodate the maximum amount of parking feasible. Given the lot size constraints of 5,718 sq. ft. (0.1313 acres), the site has had to maximize the provided parking on-site. In turn, a reduction to zero feet (0') of stacking does not affect the neighboring areas or create an unsafe situation because sufficient stacking is provided between the travel lane and the point where the first parking space is reached. Specifically, the northernmost parking row which terminates at the SE 2nd Avenue right-of-way line provides only four feet (4') stacking. However, when consideration is given to include the length of the stacking area where the driveway apron tapers, twenty feet (20') of stacking is provided. Similarly, the southernmost parking row which terminates at the SE 2nd Avenue right-of-way line provides zero feet (0') of stacking at the handicap space. However, when consideration is given to include the length of the stacking area to terminate where the driveway apron tapers, sixteen feet (16') of stacking is provided. Along the alley, the minimum five foot (5') stacking would have been met were it not for the two foot (2') alley dedication. Thus, granting of the requested waiver will not diminish the provision of public facilities or result in the grant of a special privilege. Consequently, positive findings can be made in the reduction of the required stacking from five feet (5') to zero feet (0') with respect to LDR Section 2.4.7(B)(5).

Analysis of Waiver #3:

Landscape Strip Separating Vehicle Use Area

Pursuant to LDR Section 4.6.16(H)(3)(a), a 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 foot (5') in width. No planting strip has been provided along the west property line and zero feet (0') is proposed.

A waiver has been requested to reduce the landscape barrier from five feet (5') to zero feet (0') along the west property line. The applicant has provided the following verbatim justification statement regarding the waiver request:

"The sidewalk proposed adjacent to the proposed parking lot will be shifted 5' to the west to accommodate the required perimeter landscape buffer."

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 property in a planting strip of not less than five feet (5') in width. A waiver to this requirement is justifiable based upon the fact that more than adequate landscaping will remain in the adjacent public right-of-way (i.e. ranging 4 to 8 feet) along SE 2nd Avenue. Therefore, the provision of the five foot (5') buffer within the public right-of-way as opposed to inside the parcel boundaries will not affect the neighboring areas or create an unsafe situation. Granting of the requested waiver will not diminish the provision of public facilities or result in the grant of a special privilege. Consequently, positive findings can be made with respect to LDR Section 2.4.7(B)(5).

REQUIRED FINDINGS

REQUIRED FINDINGS (Chapter 3):

Pursuant to LDR Section 3.1.1 (Required Findings), prior to the approval of development applications, certain findings must be made in a form which is 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 Future Land Use Map Consistency, Concurrency, Comprehensive Plan Consistency and Compliance with the LDRs as noted below.

Section 3.1.1 (A) - Future Land Use Map:

The subject property has a Future Land Use Map designation of CC (Commercial Core) and is zoned CBD-RC (Central Business District – Railroad Corridor). The CBD-RC zoning district is consistent with the CC Future Land Use Map designation. Pursuant to LDR Section 4.4.13(B)(3)(b), public parking lots are allowed as a principal use in the CBD-RC zoning district. Based upon the above, positive findings can be made with respect to consistency with the Future Land Use Map.

Section 3.1.1 (B) - Concurrency:

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

Section 3.1.1 (C) - Consistency (Standards for Site Plan Actions):

As described in Appendix B, a positive finding of consistency can be made as it relates to Standards for Site Plan Actions.

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

As described under the Site Plan Analysis of this report, a positive finding of compliance with the LDRs can be made, when all outstanding items attached as conditions of approval are addressed.

Comprehensive Plan Policies:

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

Transportation Element Policy D-1.1: All new development and redevelopment shall provide for the installation of sidewalks or otherwise accommodate pedestrian traffic so that a pedestrian does not have to use vehicular travelways to access common areas or neighboring properties.

The development proposal has accommodated this policy. The proposed development promotes pedestrian movements by providing convenient walkway access from the interior of the parking lot to the adjacent proposed sidewalk along SE 2nd Avenue. Thus, this standard is met.

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 Area.

The development proposal has accommodated one (1) bike rack on site. Based upon the above, the development will comply with Transportation Element Policy D-2.2.

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 and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.

The subject property is currently vacant land. There are no special physical or environmental characteristics of the land that would be negatively impacted by the proposed development. The development will be complimentary with the surrounding uses and provide parking opportunities for adjacent businesses and the general public.

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 identifies the zoning designations and uses that are adjacent to the subject property:

	<i>Zoning:</i>	<i>Use:</i>
<i>North</i>	Central Business District–Railroad Corridor (CBD-RC)	Distribution Warehouse
<i>South</i>	Central Business District–Railroad Corridor (CBD-RC)	Retail Convenience Store
<i>East</i>	Single Family Residential (R-1-A)	Single Family Homes
<i>West</i>	Central Business District–Railroad Corridor (CBD-RC)	Public Rights-of-Way (SE 2 nd Avenue & FEC Railroad)

With respect to the uses, compatibility is not a concern. The development proposal will provide additional public parking spaces for the adjacent properties. Adjacent uses include retail/commercial and light industrial uses and single family residences. Based on the above, a finding can be made that the proposed development will be compatible and harmonious with adjacent and nearby properties and the properties will not experience a depreciation of property values.

REVIEW BY OTHERS

The subject property is not in an area that requires review by the Historic Preservation Board (HPB, Pineapple Grove Main Street (PGMS) or the Downtown Development Authority (DDA).

Community Redevelopment Agency (CRA):

At its meeting of May 22, 2014, staff presented the project to the CRA and they recommended approval.

Courtesy Notices:

Courtesy notices have been sent to the following homeowner's and/or civic associations:

- Delray Citizen's Coalition
- Osceola Park

Public Notices:

Public notice is not required. Letters of objection or support, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

ASSESSMENT AND CONCLUSION

As part of the CRA Work Plan for FY 2013-14 and the City's Capital Improvement Program, the CRA and City are partnering on the SE 2nd Street/2nd Avenue Beautification project to provide streetscape enhancements and additional parking for the Osceola Park area businesses. The project includes construction of a new 14-space public parking lot with new sidewalk, landscaping, irrigation and City standard decorative lighting on the CRA-owned property located at 215 & 219 SE 2nd Avenue. Due to the non-symmetrical geometry of the parcels, maximizing the number of available public parking spaces will require waivers for the required stacking distance and landscape buffers from both the right-of-way and the landscape islands at the ends of the parking row. However, the 50' wide right-of-way allows these requirements to still be accommodated, but located within the right-of-way. The proposed parking lot will provide additional parking for adjacent businesses and the general public. The parking lot will be an asset to the neighbors and the community as whole. The proposed development will comply with the policies of the Comprehensive Plan and Chapter 3 of the Land Development Regulations, subject to approval of the associated waivers and attached conditions of approval. Positive findings can be made with respect to Section 2.4.5(F)(5) regarding compatibility of the proposed development with surrounding properties.

ALTERNATIVE ACTIONS

- A. Postpone with direction.
- B. Move approval of the Class V site plan, landscape plan and waiver requests for the **SE 2nd Avenue Parking Lot**, 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 Sections 2.4.5(F)(5), 2.4.7(B)(5), and Chapter 3 of the Land Development Regulations, subject to the attached conditions of approval.
- C. Move denial of the Class V site plan, landscape plan and waiver requests for **SE 2nd Avenue Parking Lot**, 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 Sections 2.4.5(F)(5), 2.4.7(B)(5), and Chapter 3 of the Land Development Regulations.

STAFF RECOMMENDATION

By Separate Motions:

Waiver #1 **Terminal Landscape Islands**

Move **approval** of the request for waiver to LDR Section 4.6.16(H)(3)(i), to eliminate the requirement for minimum nine foot (9') terminal landscape islands and allow zero feet (0') adjacent to the handicap space, as well as reduced width islands proposed throughout the site (i.e. six (6) locations total), 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 2.4.7(B)(5) of the Land Development Regulations.

Waiver #2 **Stacking Distance**

Move **approval** of the request for waiver to LDR Section 4.6.9(D)(3)(c)(1), to reduce minimum stacking distance to zero feet (0') for parking lots with one (1) to twenty (20) spaces, whereas a minimum five foot (5') stacking distance is required, by adopting the findings of fact and law contained in the staff report,

and finding that the request is consistent with LDR Section 2.4.7(B) (5) of the Land Development Regulations.

Waiver #3 Perimeter Landscape Strip

Move **approval** of the request for waiver to LDR Section 4.6.16(H)(3)(a) to reduce the perimeter landscape strip from five feet (5') to zero feet (0'), 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 2.4.7(B)(5) of the Land Development Regulations.

Site Plan:

Approve the request for a Class V Site Plan for **SE 2nd Avenue Parking Lot**, 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 Sections 2.4.5(F)(5), and Chapter 3 of the Land Development Regulations, subject to the following conditions:

1. The subject two (2) lots shall be combined via unity of title and recorded with Palm Beach County.
2. For consistency with the site plan, update the landscape plan and civil plans to indicate that a two foot (2') alleyway dedication is provided along the alley.
3. Provide delivery confirmation receipts indicating that all four (4) agencies have been transmitted the Notification to Utility Providers forms. No forms have been returned to date.
4. Revise the location map on the site plan (Sheet SP101) for consistency with LDR Section 2.4.3(A)(4), to clearly depict the location within the vicinity of a one-half mile radius. The exact location cannot be determined from the location map currently provided.
5. Along SE 2nd Avenue, the site plan shall dimension the adjacent right-of-way from the center line.
6. Label and graphically depict the proposed five foot (5') sidewalk along SE 2nd Avenue on all plans.
7. Correct the index on the cover sheet (Sheet C-1) and adjust contents of the development proposal resubmittal package for consistency with the plans required and provided per processing of this application. Some pertinent pages have been omitted (i.e. Sheets D1-D3, K2, PD1-PD4, PD9-PD20, PMS1-PMS4, L1-L4 & IR1-IR7) and some are unnecessary (i.e. Sheets E1-E3).

Landscape Plan:

Approve the Landscape Plan for **SE 2nd Avenue Parking Lot**, based on positive findings with respect to Section 4.6.16 of the Land Development Regulations, subject to approval of the associated waivers with respect to the required 9' perimeter landscape islands and 5' perimeter buffers relief being granted.

APPENDIX A CONCURRENCY FINDINGS

Pursuant to 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 is available an 8" water main within the SE 2nd Avenue right-of-way
- ☐ Sewer service is available via an 8" sewer main within the adjacent alley in the rear (to the east)

Pursuant to the 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 at build-out. Based upon the above, positive findings can be made with respect to this level of service standard.

Drainage:

Drainage is to be accommodated via sheet flow to catch basins that drain to an exfiltration system. There are no problems anticipated in complying with South Florida Waste Management District (SFWMD) requirements and thus, obtaining a surface water permit.

Streets and Traffic:

The proposed public parking lot use does not generate traffic demand, therefore a finding of concurrency as it relates to traffic is not applicable.

Parks and Recreation Facilities:

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

Solid Waste:

The public parking lot use will not generate waste. However, the Solid Waste Authority (SWA) has indicated that its facilities have sufficient capacity to handle all development proposals until the year 2046, thus a positive finding with respect to this level of service standard can be made.

School Concurrency:

The proposed development does not contain a residential component, therefore a finding of concurrency is not applicable.

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 _____

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

Not applicable _____
Meets intent of standard X
Does not meet intent _____

- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.**

Not applicable X
Meets intent of standard _____
Does not meet intent _____

- F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.**

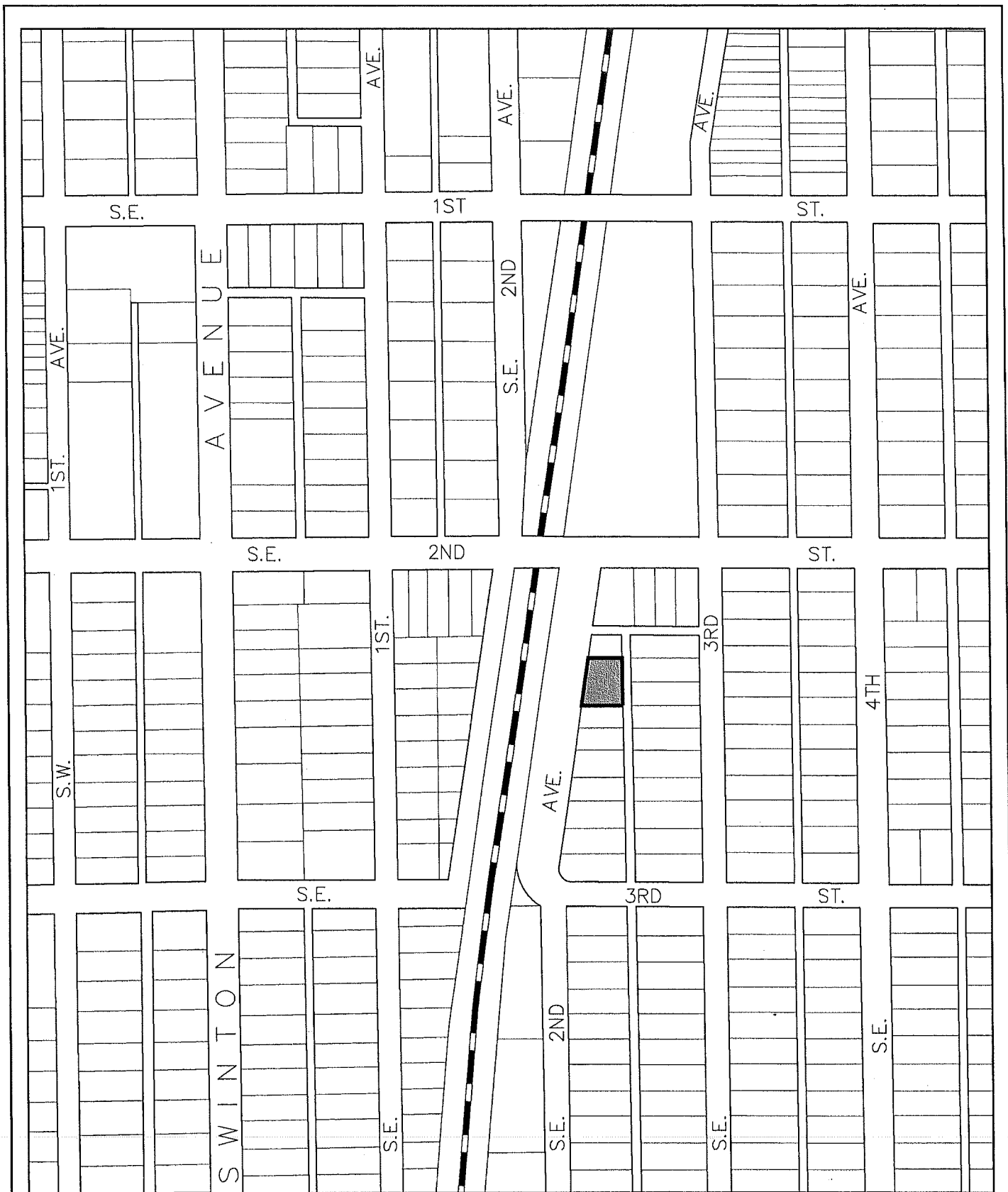
Not applicable _____
Meets intent of standard X
Does not meet intent _____

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.

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.

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.

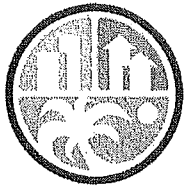
Not applicable X
Meets intent of standard
Does not meet intent



SUBJECT PROPERTY

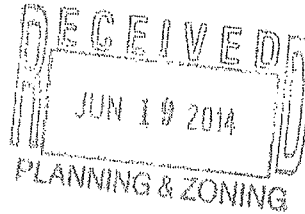


SE 2ND AVENUE PARKING LOT
215 & 219 SE 2ND AVENUE
LOCATION MAP



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

June 16, 2014



Mr. Dana Little, AICP, Director
City of Delray Beach
Department of Planning and Zoning
100 NW 1st Avenue
Delray Beach, FL 33444

Re: Waiver Request: SE 2nd Avenue Parking Lot – Reduction in Minimum Stacking Distance and Minimum Landscape Requirements

Dear Dana:

As part of the CRA Work Plan for FY 2013-14 and the City's Capital Improvement Program, the CRA and City are partnering on the SE 2nd Street/2nd Avenue Beautification project to provide streetscape enhancements and additional parking for the Osceola Park area businesses. The project includes construction of a new 14-space public parking lot with new sidewalk, landscaping, irrigation and City standard decorative lighting on the CRA-owned property located at 215 & 219 SE 2nd Avenue. Due to the non-symmetrical geometry of the parcels, maximizing the number of available public parking spaces will require waivers for the required stacking distance and landscape buffers from both the right-of-way and the landscape islands at the ends of the parking row. However, the 50' wide right-of-way allows these requirements to still be accommodated, but located within the right-of-way.

The City of Delray Beach Community Redevelopment Agency (CRA) therefore respectfully requests a waiver to LDR Section 4.6.9(D)(3)(c)(1) stacking distances, LDR Section 4.6.16(H)(3)(d) concerning perimeter landscaping requirements along SE 2nd Avenue and LDR Section 4.6.16(H)(3)(i) concerning minimum width of islands at the terminal ends of the parking rows associated with the proposal to construct a 14 space public parking lot located at 215 & 219 SE 2nd Avenue.

Waiver Request:

Pursuant to LDR Section 4.6.9(D)(3)(c)(1), the minimum required stacking distance between a right-of-way and the first parking space or aisle way in a 14-space parking lot on a local street is 5 feet. In addition, pursuant to LDR Section 4.6.16(H)(3)(a), perimeter landscaping requirements adjacent to public rights-of-way, a landscape barrier shall be located between the right-of-way or other vehicular use area and the off-street parking area in a planting strip of not less than five (5) feet in width and LDR Section 4.6.16(H)(3)(i) each row of parking spaces shall be terminated by landscape islands with a minimum dimension of nine (9) feet.

The application as proposed includes a stacking distance that varies from 2' – 5', and a landscape strip that varies from 0' – 2' along SE 2nd Avenue and 5' along the Alleyway, which will require relief from the referenced sections.

To: Dana Little, AICP, Director
Re: SE 2nd Avenue Parking Lot – Waiver Request Letter
Page 2

Waiver Findings:

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

- (a) Shall not adversely affect the neighboring area;
- (b) Shall not significantly diminish the provision of public facilities;
- (c) Shall not create an unsafe situation; and,
- (d) 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.

Waiver Analysis:

The parking lot is comprised of (2) separate parking lot areas with 12 spaces provided on the 219 SE 2nd Avenue property and 2 spaces provided on the 215 SE 2nd Avenue property. Due to the site constraints created by the non-symmetrical geometry of the parcels, and to maximize the number of available public parking spaces for area businesses, providing the required stacking distance, perimeter landscape strip and 9' parking terminus islands would eliminate 2 parking spaces. However, the 50' wide right-of-way along SE 2nd Avenue provides adequate width to allow a standard 5' landscape strip and the required 5' sidewalk within the right-of-way to mitigate and provide the same visual requirements of Section 4.6.16. as part of the overall SE 2nd Street/2nd Avenue Streetscape Beautification Project. The 5' landscape buffer is also sufficient for the proposed smaller size trees that are limited by the overhead FPL power lines.

The sidewalk proposed adjacent to the proposed parking lot will be shifted 5' to the west to accommodate the required perimeter landscape buffer and also achieve the required stacking distance. The overall distance from the parking lot to the edge of pavement of SE 2nd Avenue is 17' and will not create an unsafe situation.

The requested waivers will enhance the provision of public facilities by providing needed parking for area businesses and residents, while maximizing the number of parking spaces available on the site, as part of the overall SE 2nd Street/2nd Avenue Streetscape Beautification project. The waiver will not result in a special privilege as the proposed public parking lot is located within the City's CBD-RC (Central Business District – Railroad Corridor) and similar waivers have been granted under similar circumstances in the past in the downtown area. In addition, the waiver will not create an unsafe situation; will not adversely affect the neighboring area; and, will not significantly diminish the provision of public facilities. Thus, positive findings can be made with respect to LDR Section 2.4.7(B) (5).

Should you have any questions or need additional information, please do not hesitate to contact us. Thank you for your consideration.

Sincerely,



Diane Colonna, AICP
CRA Executive Director

CITY OF DELRAY BEACH

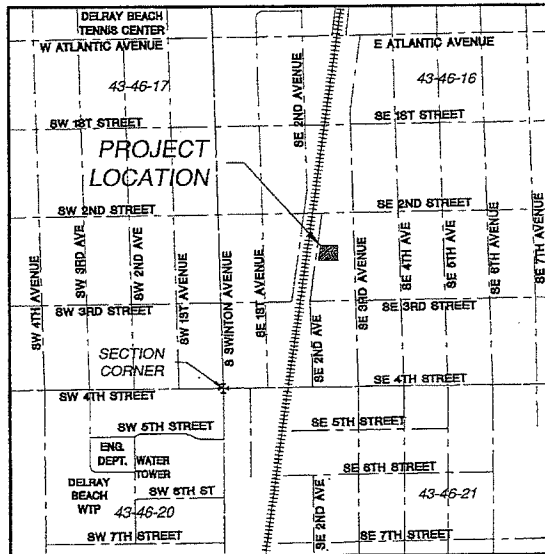
SE 2ND STREET IMPROVEMENTS DELRAY BEACH, FLORIDA



PROJECT No: 125520
09/05/2014

INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
C-1	COVER SHEET
G-1	ABBREVIATIONS & LEGEND
K-1	KEY MAP
GN-1	GENERAL NOTES
S-1	BOUNDARY AND TOPOGRAPHIC SURVEY
SP-101	OVERALL SITE PLAN AND SITE DATA
SP-102	COMPOSITE OVERLAY PLAN
SP-103	PARKING DETAILS
D4	EXISTING CONDITIONS AND DEMOLITION PLAN
PD-5	ROADWAY PLAN
PD-6 - PD-8	ENGINEERING DETAILS
PMS-4	SIGNING AND PAVEMENT MARKINGS
L-5	PARKING LOT PLANTING PLAN
L-6	PLANTING DETAILS
L-7	LANDSCAPE NOTES & DETAILS
PHM-1	PHOTOMETRIC SITE PLAN



LOCATION MAP

SCALE: 1" = 400'
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
SECTIONS: 16 & 17 TWP.: 46S RGE.: 43E



PLANS PREPARED BY:



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™
560 Village Boulevard • Suite 340 • West Palm Beach, FL 33409
Phone: 561.684.6161 • Fax: 561.684.6360

Certificate of Authorization 514

CITY OFFICIALS

MAYOR	CARY GLICKSTEIN
VICE-MAYOR	AL JACQUET
DEPUTY VICE-MAYOR	SHELLY PETROLIA
COMMISSIONER	ADAM FRANKEL
COMMISSIONER	JORDANA JARJURA
CITY MANAGER	TERRANCE STEWART



CRA OFFICIALS

CHAIRMAN	HERMAN STEVENS, ESQ.
VICE-CHAIR	ANNETTE GRAY
1ST VICE-CHAIR	CATHY BALESTRIERE
TREASURER	WILLIAM BRANNING
COMMISSIONER	REGINALD COX
COMMISSIONER	JOSEPH BERNADEL
COMMISSIONER	PAUL ZACKS
LEGAL	GOREN, CHEROF, DOODY, EZROL & TOLCOS

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 16 & 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, BEING A PORTION OF THE TOWN OF LANTON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

NOTES:

- RESPONSIBILITY FOR THE USE OF THESE PLANS FOR ANY PURPOSE PRIOR TO SECURING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THIS PROJECT WILL FALL SOLELY UPON THE USER.
- AN ELECTRONIC CAD FILE WILL BE PROVIDED FOR SURVEY LAYOUT. SURVEYOR IS RESPONSIBLE FOR VERIFICATION OF ALL LOCATIONS IN EXISTING FIELD. CONSTRUCTION LAYOUT IS THE SOLE RESPONSIBILITY OF THE SURVEYOR AND THE ELECTRONIC CAD FILE IS PROVIDED ONLY AS A GENERAL GUIDE.
- THE PUBLIC ROADWAYS INDICATED IN THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE MANUAL OF UNIFORM STANDARD SPECIFICATIONS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS & HIGHWAYS - STATE OF FLORIDA.
- THE ELEVATIONS SHOWN ON THE ROADWAY CONSTRUCTION DRAWINGS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD 83) UNLESS OTHERWISE NOTED.

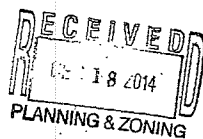
BENCHMARK:

PALM BEACH ENGINEERING DEPARTMENT "JUPITER", ELEVATION (NAVD 83) CLOSED TO "MORALES" ELEVATION (NAVD 83)

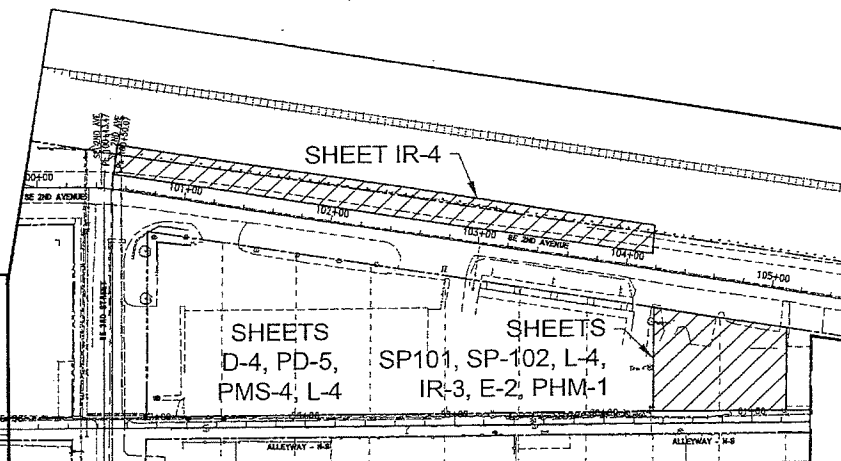
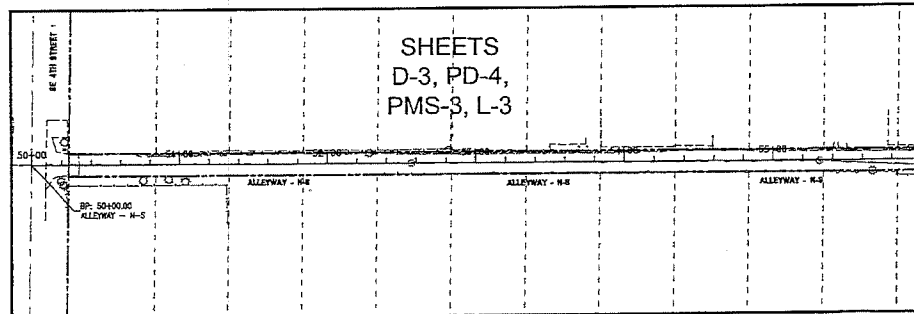
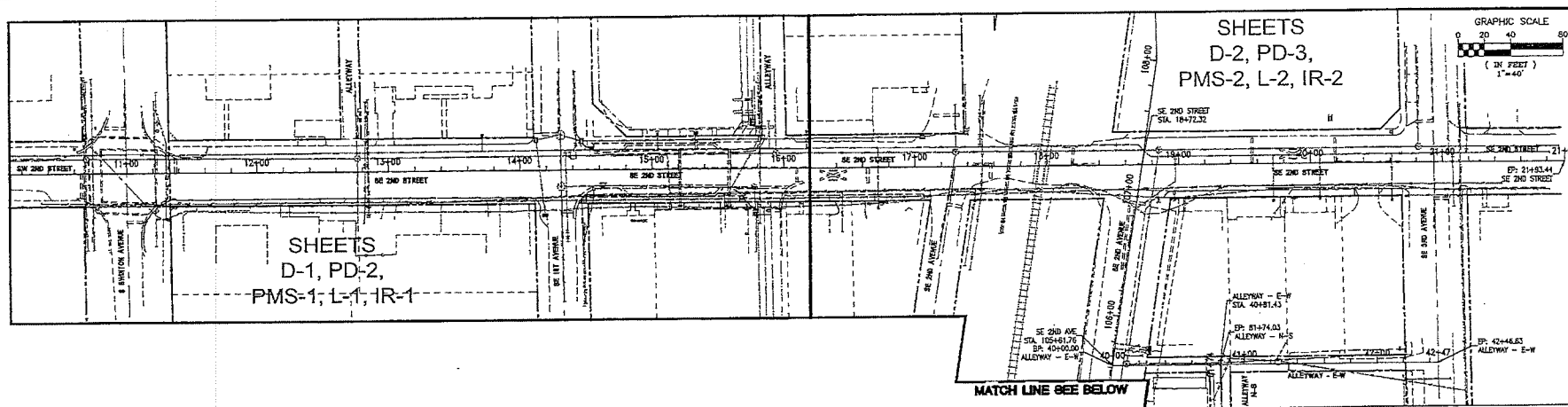
SITE PLAN APPROVAL SET NOT FOR CONSTRUCTION



CURRENT REV No.: _____	PATRICIA RODRIGUEZ, P.E. STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 54795	DATE: 04-25-2014	C-1
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NO.	DATE	REVISION	BY	NO.	DATE	REVISION	BY

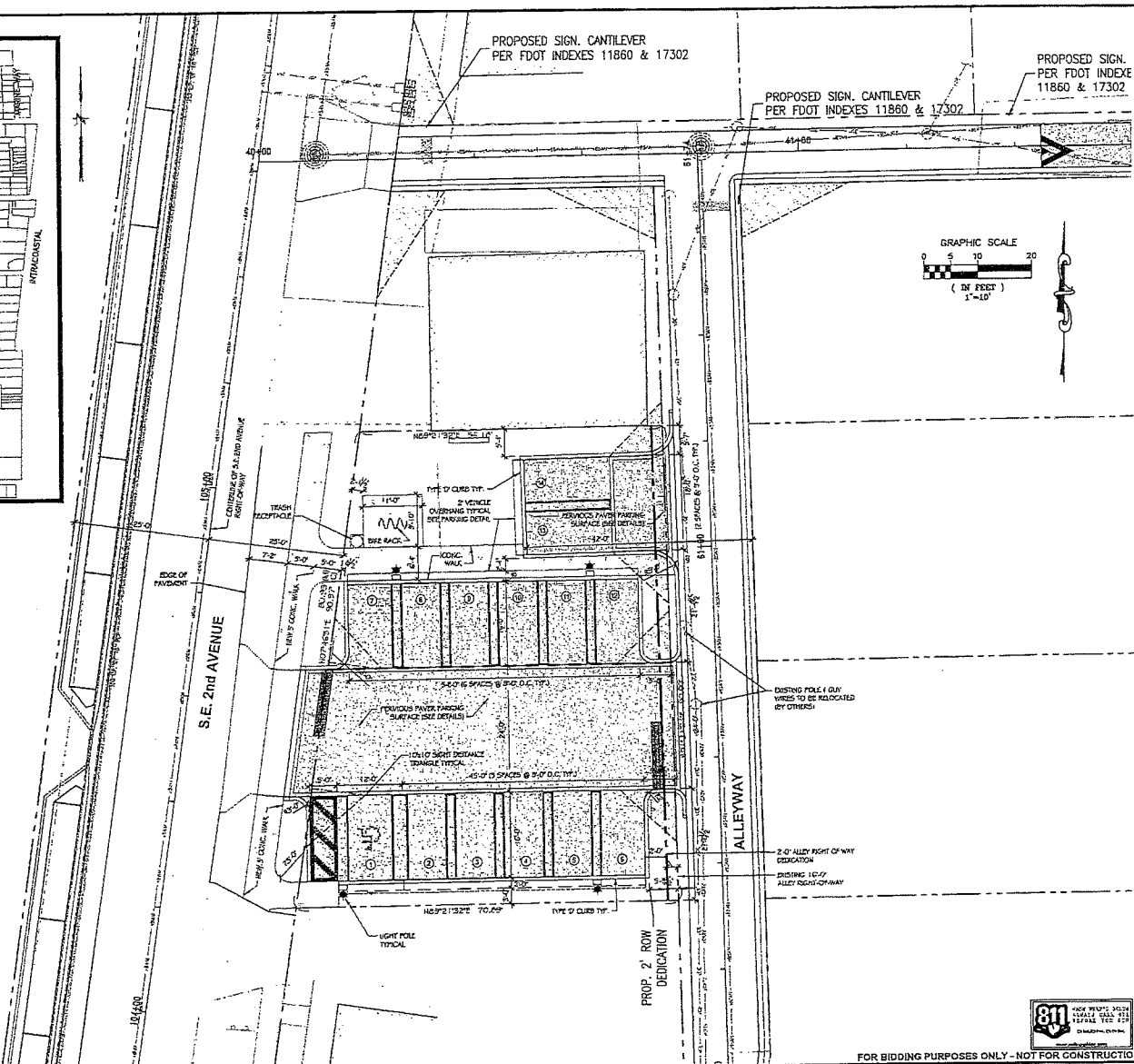
DESIGNED: LGR
 DATE: 05-14-2014
 CHECKED: LGR
 DATE: 05-14-2014
 ISSUED FOR: 05-14-2014
 811
 City of Delray Beach
 500 Village Road
 Delray Beach, FL 33445
 Phone: 561.241.2200
 Fax: 561.241.2200

CITY OF DELRAY BEACH
 SE 2ND STREET IMPROVEMENTS
 DELRAY BEACH, FLORIDA

KEY MAP

FOR BIDDING PURPOSES ONLY - NOT FOR CONSTRUCTION
 DATE: 5-15-2014
 SCALE: 1"=40'
 SHEET: 3
 K-1

SITE DATA:			
Zoning: CBD-RC			
	SQ FT	ACRES	
On-Site Net Area (Lots 7 & 6):	5,718 S.F.	0.1313 Acres	
AREA BREAKDOWN			
	SQ FT	ACRES	
VUA:	4,048 S.F.	0.0929 Acres	
<i>*VUA (Vehicular Use Area) is parking area and curbs within proposed property lines.</i>			
Open Space Provided:	1,185 S.F.	0.0272 Acres	20.72%
<i>*Open Space = Landscape Area</i>			
Detailed Area Breakdown:	SQ FT	ACRES	Percent of Site
Genl. Curbs and header curbs:	171 S.F.	0.0039 Acres	2.69%
Concrete Peds	18 S.F.	0.0004 Acres	0.26%
Pavedon Power Area (Parking):	3,877 S.F.	0.0880 Acres	47.81%
Concrete walkie	489 S.F.	0.0108 Acres	8.21%
Landscape Areas:	1,185 S.F.	0.0272 Acres	20.72%
Parking Totals:	14 Stalls		
Standard 90 degree stalls	13 Stalls		
ADA 90 degree stall	1 Stalls		



FOR BIDDING PURPOSES ONLY - NOT FOR CONSTRUCTION

811 YOUR WEAPONS DON'T
SPEAK. CALL 811
BEFORE YOU SHOOT.
IN CALIFORNIA, EVERYONE

TAMMY D. COOK-WEEDON, R.L.A.
STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
LICENSE No. 1328

SCALE	T=
PROJECT No	Test
PURPOSE OF THIS SET	

SHEET: 7
SP10

GA

Cahin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS
560 Village Boulevard • Suite 340 • West Palm Beach, FL 33409
Phone: 561.886.6101 • Fax: 561.886.6280
California Office: Anaheim, CA (714) 992-0320

CITY OF DELRAY BEACH
SE 2ND STREET IMPROVEMENTS
DELRAY BEACH, FLORIDA

PARKING LOT SITE PLAN



TAMARA D. COOK-WHEEDON, R.L.A. STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT LICENSE No 13208	SCALE	SHEET: 8
	PROJECT No	SP102
PURPOSE OF THIS SET	56	
DATE: 09-25-2014		

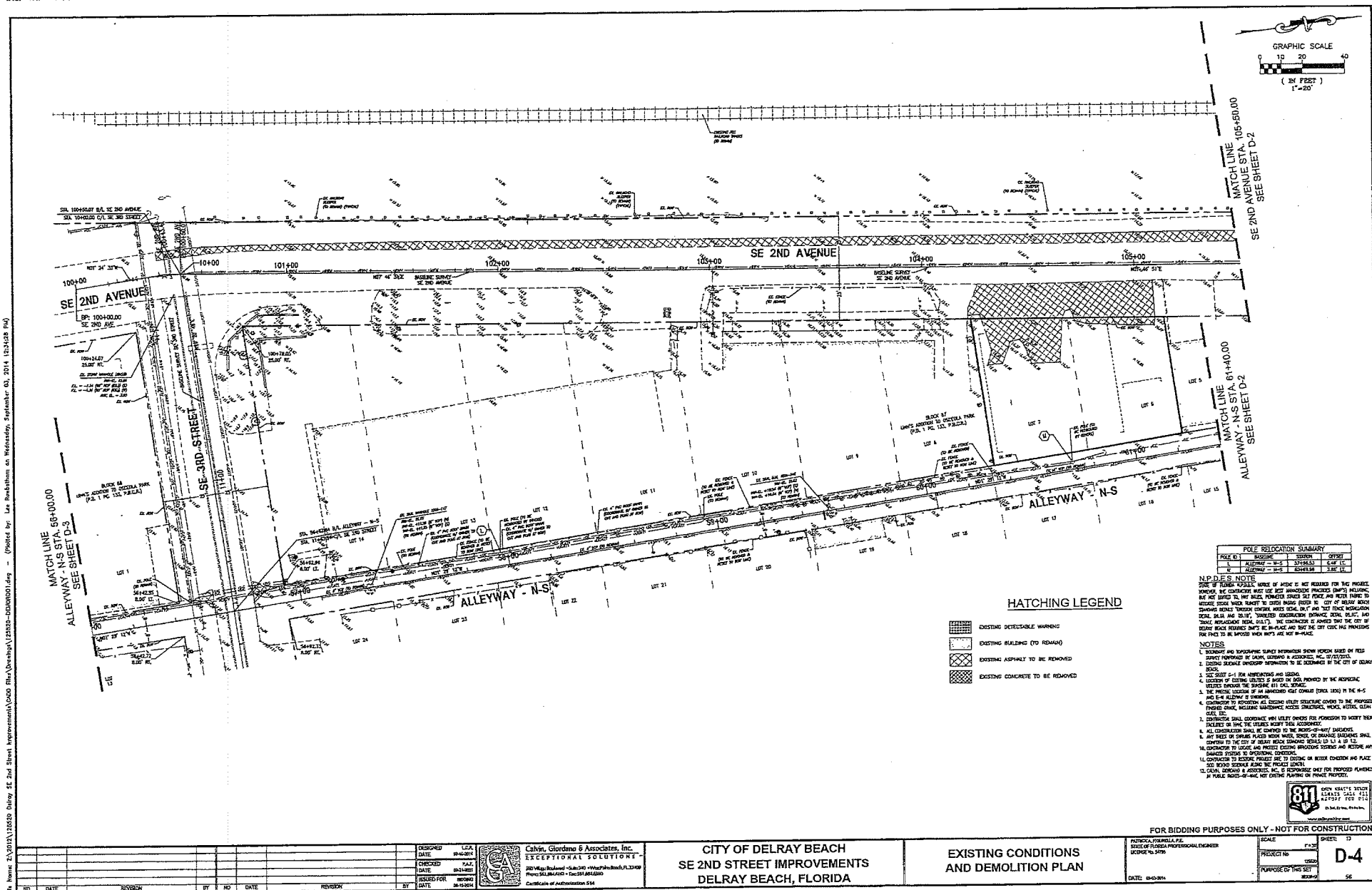
COMPOSITE
OVERLAY PLAN

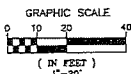
DATE: 09-25-2014

PROJECT No.	SP102
PURPOSE OF THIS SET	56

[illegible]

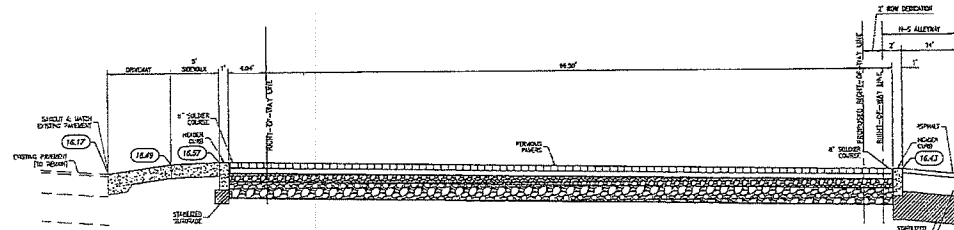
SCALE	SHEET	W
AS NOTED	SP103	
PROJECTING		
PURPOSE OF THIS SET	56	



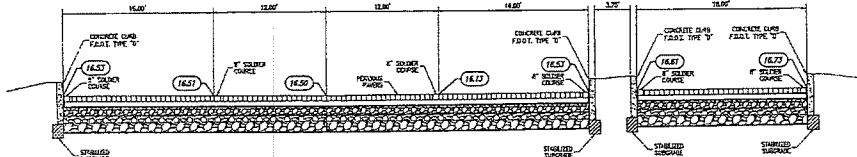


DESIGNED	LOU
DATE	02-10-2014
CHECKED	P.A.F.
DATE	02-24-2014
ISSUED FOR	0000402
DATE	06-11-2014

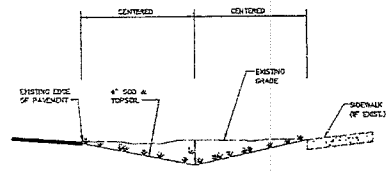
PD-7



SECTION B-B
SCALE: H: 1" = 4'
V: 1" = 2'



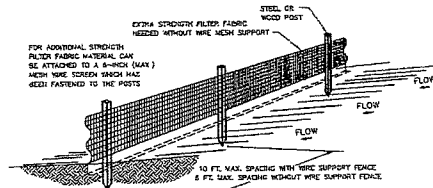
SECTION A-A
SCALE: H: 1" = 4'
V: 1" = 2'



NOTE:

1. CONTRACTOR TO REPLACE ALL EXISTING CURBS & SHOULDER WITH SWALES DURING CONSTRUCTION.

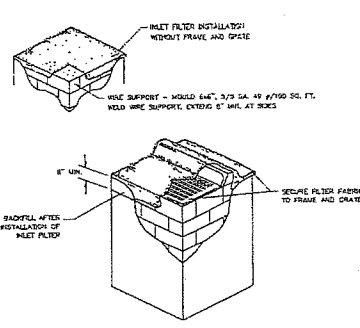
SWALE REPLACEMENT DETAIL D10.1



NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (3' 0").
2. THE FENCE FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL OUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MINIMUM OF 10 FEET (3' 0") APART AT THE BARRIER LOCATION AND SPACED REGULARLY INTO THE GROUND A MINIMUM OF 12 INCHES (3' 0"). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (2' 0").
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPOUSLOE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FIBER FABRIC IS USED, A WIRE WIRE SUPPORT FENCE SHALL BE FASTENED REGULARLY TO THE UPOUSLOE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG. THE WIRE, OR ROD, SHALL BE EXTENDED INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FIBER FABRIC SHALL BE STAPLED OR WIED TO THE FENCE AND 4 INCHES (10 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FIBER FABRIC.
8. ALL PROJECTS REQUIRING SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF AVOID (NOA) TO DEP.

SILT FENCE INSTALLATION DETAIL D 9.1a
Sheet 1 of 2



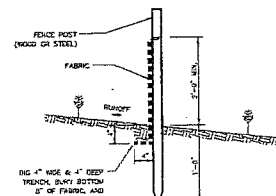
NOT TO SCALE

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO RAINFALL.

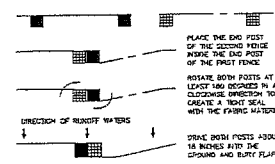
A SEDIMENT TRAP SHALL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 28 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE CUTOFFS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

INLET FILTER DETAIL D 8.1

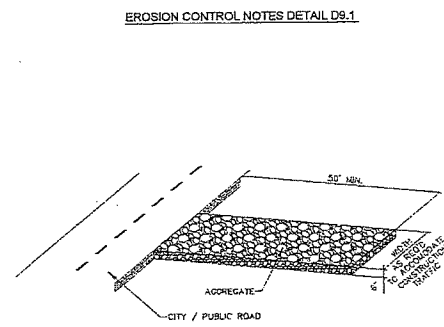


SILT FENCE SECTION
NOT TO SCALE



ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL D 9.1b
Sheet 2 of 2



NOTE:

1. A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FOOT AGGREGATE MIN.), AT LEAST 6-INCHES THICK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C

<p>FOR BIDDING PURPOSES ONLY - NOT FOR CONSTRUCTION</p>				<p>FOR BIDDING PURPOSES ONLY - NOT FOR CONSTRUCTION</p>			
NO.	DATE	REVISION	BY	NO.	DATE	REVISION	BY
1	09-23-2014		LEE ROUTLEDGE	1	09-23-2014		LEE ROUTLEDGE
2	09-23-2014		LEE ROUTLEDGE	2	09-23-2014		LEE ROUTLEDGE
3	09-23-2014		LEE ROUTLEDGE	3	09-23-2014		LEE ROUTLEDGE
4	09-23-2014		LEE ROUTLEDGE	4	09-23-2014		LEE ROUTLEDGE
5	09-23-2014		LEE ROUTLEDGE	5	09-23-2014		LEE ROUTLEDGE
6	09-23-2014		LEE ROUTLEDGE	6	09-23-2014		LEE ROUTLEDGE
7	09-23-2014		LEE ROUTLEDGE	7	09-23-2014		LEE ROUTLEDGE
8	09-23-2014		LEE ROUTLEDGE	8	09-23-2014		LEE ROUTLEDGE
9	09-23-2014		LEE ROUTLEDGE	9	09-23-2014		LEE ROUTLEDGE
10	09-23-2014		LEE ROUTLEDGE	10	09-23-2014		LEE ROUTLEDGE
11	09-23-2014		LEE ROUTLEDGE	11	09-23-2014		LEE ROUTLEDGE
12	09-23-2014		LEE ROUTLEDGE	12	09-23-2014		LEE ROUTLEDGE
13	09-23-2014		LEE ROUTLEDGE	13	09-23-2014		LEE ROUTLEDGE
14	09-23-2014		LEE ROUTLEDGE	14	09-23-2014		LEE ROUTLEDGE
15	09-23-2014		LEE ROUTLEDGE	15	09-23-2014		LEE ROUTLEDGE
16	09-23-2014		LEE ROUTLEDGE	16	09-23-2014		LEE ROUTLEDGE
17	09-23-2014		LEE ROUTLEDGE	17	09-23-2014		LEE ROUTLEDGE
18	09-23-2014		LEE ROUTLEDGE	18	09-23-2014		LEE ROUTLEDGE
19	09-23-2014		LEE ROUTLEDGE	19	09-23-2014		LEE ROUTLEDGE
20	09-23-2014		LEE ROUTLEDGE	20	09-23-2014		LEE ROUTLEDGE

Calvin, Giordano & Associates, Inc.
11111 W. 11TH AVE. SUITE 100
FORT LAUDERDALE, FL 33304
TEL: 954-575-1111 FAX: 954-575-1112
WWW.CGASOCIATES.COM
Certificate of Authorization 514

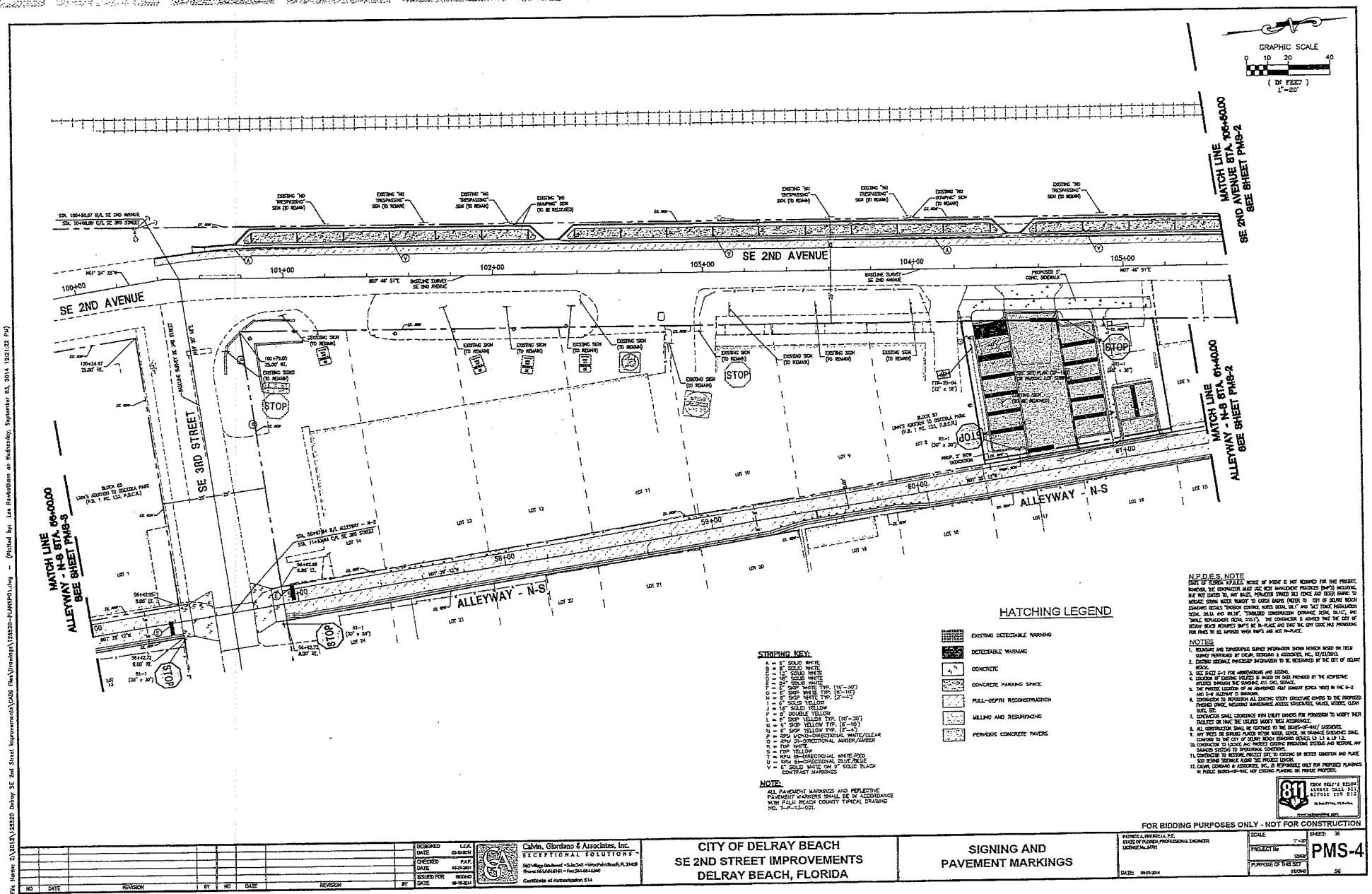
CITY OF DELRAY BEACH
SE 2ND STREET IMPROVEMENTS
DELRAY BEACH, FLORIDA

ENGINEERING DETAILS









FOR BIDDING PURPOSES ONLY - NOT FOR CONSTRUCTION

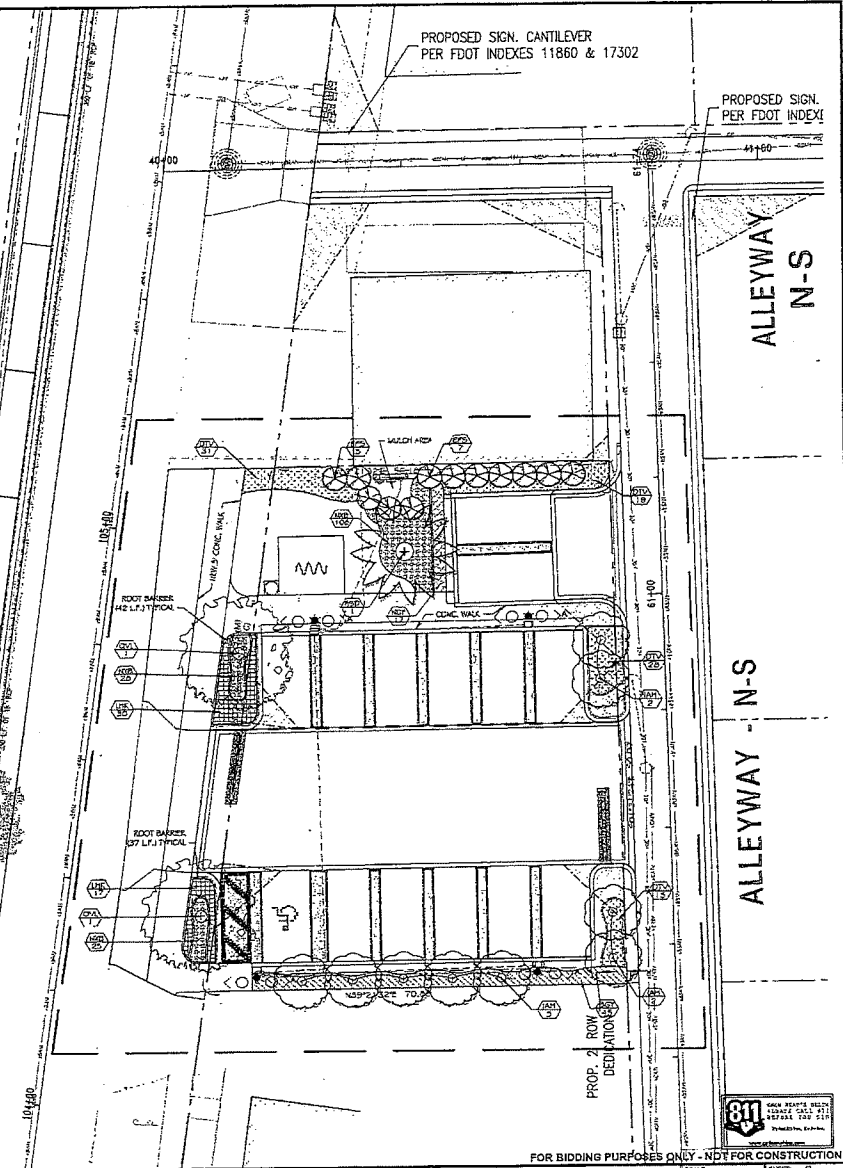
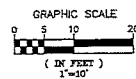
SCALE: 1" = 4'
SHEET: 21
PROJECT: SE 2ND STREET IMPROVEMENTS
DATE: 09-23-2014
PURPOSE OF THIS SET: BIDDING


PD-8



PARKING LOT PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	TRUNK	HT. X SPED.	DBH	CT	GRADE	REMARKS	
	EPS	12	<i>Eugenia foetida</i>	Spineless Sissoo	25 gal	Single	12' X 4"	1.5" DBH		Florida Fancy	Full to top, Mulched	
	IAH	8	<i>Bor. attenuata</i> "East Palatka"	East Palatka Holly	Field Grown	Single	14' X 2"		6" C.T.	Florida Fancy	Mulched	
	PSD	7	<i>Phoenix sylvestris</i>	Wald Date Palm	Field Grown	Specimen	22" O.A.		10" C.T.	Florida Fancy		
	QVL	2	<i>Quercus virginiana</i>	Southern Live Oak	Field Grown	Single	16' X 6"	4" Cal.		Florida Fancy	Leaves fully grown	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT. X SPED.	SPEC.	SPACING				REMARKS
	BOY	45	<i>Bovetia grandiflora</i> "Crimpeida"	Compact Yewclay, Today, and Tomorrow	3 gal	2-4' X 2-4'	Full to Ground	24" o.c.				
	LYF	47	<i>Lorandrea hybrid</i> "Katie Belles"	Katie Belles Lorandrea Green	3 gal	Full Fat		18" o.c.				
	MDY	17	<i>Mandevilla domestica</i> "Fire Power"	Firepower Mandevilla	3 gal	1-4' X 1-4'	Full	18" o.c.				Maintain at 2' Height
	RGB	161	<i>Nerandrea</i> "Pinkish"	Pinkish Nerandrea	1 gal	Full		12" o.c.				
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT. X SPED.	SPEC.	SPACING				REMARKS
	QTV	93	<i>Quercus laevis</i> "Vernagata"	Vernagated Flat Ivy	1 gal	12" X 12"	Full Pots	10" o.c.				
	SDP	330 sq	<i>Sesuvium portulacastrum</i>	St. Augustine Portulacastrum	Seed							



CITY OF DELRAY BEACH SE 2ND STREET IMPROVEMENTS DELRAY BEACH, FLORIDA				PARKING LOT PLANTING PLAN				FOR BIDDING PURPOSES ONLY - NOT FOR CONSTRUCTION TAMIY D. COOK/ARCHITECT, P.L.L.C. STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT LICENSE #14,1338 DATE: 08/01/2014			
DESIGNED: KLM DATE: 08-01-2014 CHECKED: JAC DATE: 08/01/2014 ISSUED FOR RECORD: 08-01-2014				 Calvin, Giordano & Associates, Inc. RECEPTIONAL SOLUTIONS 3001 W. Delray Beach Blvd., Suite 200 Delray Beach, FL 33446 Phone: 561.276.4400 Fax: 561.276.4401 Website: www.cga-solutions.com				SCALE: 1"=10' PROJECT NO: 14-001 SHEET: 42 L-5 PARTIAL OF THIS SET: 03/04/14			

