



# SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

## SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: December 12, 2018 | File No.: 2018-200-SPF—SPR-CL5 | Application Type: Class 5 Site Plan – Coastal Business Park

### General Data:

**Agent:** GE Architecture Inc., - Gary Eliopoulos

**Applicant:** Coastal Business Park, LLC.

**Owner:** Coastal Business Park, LLC.

**Location:** SW 10<sup>th</sup> Street

**PCN:** 12-43-46-20-18-000-0012, 12-43-46-20-01-029-0050

**Property Size:** 2.17 Acres

**FLUM:** CMR (Commerce)

**Zoning:** MIC (Mixed Industrial & Commercial)

### Adjacent Zoning:

- **North:** MIC, R-1-A (Single-Family)
- **West:** MIC
- **South:** MIC
- **East:** MIC, NC (Neighborhood Commercial)

**Existing Land Use:** Vacant Land,

**Proposed Land Use:** Warehouse, Office

### Item before the Board:

The action before the Board is for the approval of the following aspects of a Class V Site Plan application for the Coastal Business Park project pursuant to LDR Section 2.4.5 (G)(1)(d):

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Architectural Elevations



### Recommendation: By Separate Motions:

#### Site Plan:

Move approval of the Class V Site Plan application 2018-200-SPF SPR-CL5 for the Coastal Business Park, 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 2.4.5(F)(5) and Chapter 3 of the Land Development Regulations.

*\*Note: If the site plan is denied, no further action shall be taken on the landscape plan or the architectural elevation plan due to potential inconsistencies.*

#### Landscape Plan:

Move approval of the request for Landscape Plan (2018-200) for the Coastal Business Park, 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 4.6.16 of the Land Development Regulations.

#### Architectural Elevations:

Move approval of the Architectural Elevations (2018-200) for the Coastal Business Park, by adopting the findings of fact and law contained in the staff report and finding that the request meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

#### Project Planner:

Kent Walia, AICP, Senior Planner;  
[waliaak@mydelraybeach.com](mailto:waliaak@mydelraybeach.com),  
561-243-7365

#### Review Dates:

SPRAB Board:

#### Attachments

1. Site Plans
2. Elevations
3. Landscape Plans



**Staff Comments:**

1. That the applicant provides an executed Right-of-Way dedication contingent upon City Commission acceptance of R-O-W deed prior to site plan certification.
2. That the applicant updates the engineering plans similar to the site survey showing the proposed sidewalks connecting to the existing sidewalk prior to site plan certification.
3. That the applicant updates the landscape plans showing all the utility easements prior to site plan certification.
4. That the applicant updates the landscape plans to show existing trees to remain or be removed prior to site plan certification.
5. That at time of building permit, the applicant must provide 50 percent of the cost of the purchase and installation of a bus shelter (\$5,500 which is 50% of the \$11,000 full bus shelter cost) per City of Delray Beach Comprehensive Plan.
6. That the applicant updates the wood gate door detail on the plans to a chain link gate door with applied wood prior to site plan certification.
7. That the applicant updates the photometric plan to increase the light levels at the west entrances by providing an additional wall sconce at each entry prior to site plan certification.

**Project Request:**

The proposed request before the Site Plan Review and Appearance Board (SPRAB) is for Class V Site Plan approval for a new construction of a 28,493-sf, two-story warehouse building with associated site improvements. The proposed location of the development is situated on two vacant parcels located on the South side of SW 10<sup>th</sup> Street and West of SW 10<sup>th</sup> Avenue and Wallace Drive. The site is in the Mixed Industrial and Commercial (MIC) zoning district. The warehouse building will feature light manufacturing, supply storage, showroom, office and leasable tenant space. The site improvements include paving, drainage, lighting and landscaping.

**Background:**

The subject site is located on the South side of SW 10<sup>th</sup> Street, West of SW 10<sup>th</sup> Avenue and Wallace Drive. The site is composed of two parcels with Palm Beach County Parcel Control Number (PCN) 12-43-46-20-01-029-0050 (Parcel "A"), 12-43-46-20-18-000-0012 (Parcel "B"). Parcel "A" is identified as Lot 29 according to the Palm Beach plat book 1 page 4. Parcel "B" is composed of a portion of Lot 1, 12 and 13 of the Esquire Subdivision with book 23 page 43. Parcel "A" was incorporated into the City of Delray Beach on 07/27/1959 as part of the annexation ordinance G-323 and Parcel "B" was incorporated on 05/13/1986 with annexation ordinance I (21-86).

According to City's building permit record history the site has been vacant since the City annexed the area in 1986. The only permits on record since then were for landscaping and fencing.

**Review and Approval procedures:**

- Pursuant to LDR Section 4.4.19 (E)(2), **Review and Approval for MIC**, *for any new development approval must be granted by the Site Plan Review and Appearance Board (SPRAB) pursuant to Sections 2.4.5 (F) "Application requirements", 2.4.5(H) "Landscape Plans, and (I) "Architectural Appearance"*.
- Pursuant to LDR Section **2.4.5 (H)(1)(a)**, *the Site Plan Review and Appearance Board or the Historic Preservation Board, as appropriate, may approve, approve subject to conditions or deny a landscape plan for other than single family residences and duplexes*
  - ✓ See site plan analysis below for landscape plan compliance.

**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.*

**Mixed Industrial and Commercial (MIC) District**

- Pursuant to LDR Section 4.4.19 (A), **MIC Purpose and Intent**, *the Mixed Industrial and Commercial (MIC) District is created in order to provide for a mix of industrial, commercial, and office use in a single zone district. The uses allowed*



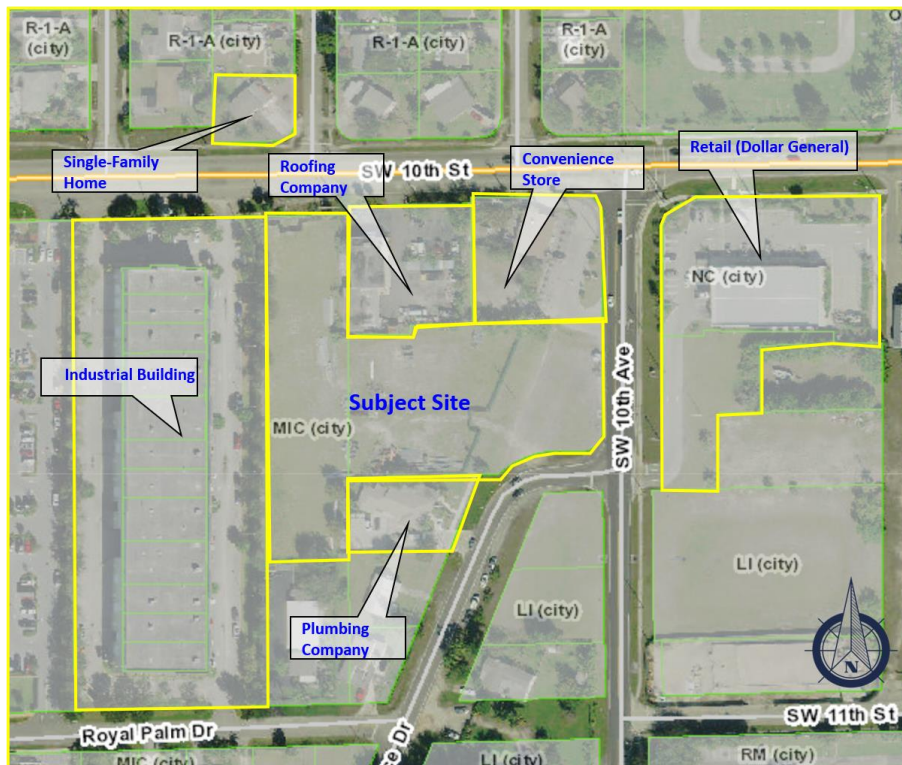
are intended to enhance employment opportunities in the industrial, manufacturing and trade sectors, with supporting business and professional office functions. The MIC District is to be located in areas designated for the primary use - industry and commerce - as shown on the Future Land Use Map.

- ✓ The applicant is proposing a 2-story, 28,493 sf building with warehouse, assembly, showroom, administration office and tenant space in the MIC Zoning district located on the South side of SW 10th Street, West of SW 10th Avenue and Wallace Drive. The warehouse space represents the primary use of the building occupying 20,678-sf (58%) of the total gross square footage (gsf). The warehouse space will include industrial functions such as manufacturing, fabrication and storage. The proposed use is consistent with the purpose and intent of the MIC zoning district having a mix of industrial and commercial, thus this requirement has been met.

#### Adjacent Land Uses:

- Pursuant to LDR Section 2.4.5(F)(5), **Adjacent land use designations**, “the approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values”: The following table indicates the zoning and land use of the properties surrounding the subject property:

### Adjacent Land Use Map



	Adjacent Zoning	Adjacent Land Use (FLUM)	Use
North	Single Family Residential (R-1-A), Mixed Industrial & Commercial (MIC)	Low-Density (LD) Commerce (CMR)	<ul style="list-style-type: none"><li>▪ Mini Mart</li><li>▪ Roofing Company</li><li>▪ Single Family Homes</li></ul>
East	Neighborhood Commercial (NC)	Transitional (TRN)	<ul style="list-style-type: none"><li>▪ Retail Store (Dollar General)</li></ul>
South	Mixed Industrial & Commercial (MIC)	Commerce (CMR)	<ul style="list-style-type: none"><li>▪ Plumbing Company</li></ul>
West	Mixed Industrial & Commercial (MIC)	Commerce (CMR)	<ul style="list-style-type: none"><li>▪ Industrial Building Complex</li></ul>

- ✓ As mentioned previously, the subject site is located on the South side of SW 10th Street, and West of SW 10th Avenue and Wallace Drive. The proposed industrial and commercial mixed-use project (Coastal Business Park) is an allowed use in the MIC zoning district. The subject site is bordered by MIC zoning districts at the South and





West sides, R-1-A and MIC to the North, and Neighborhood Commercial to the East. SW 10<sup>th</sup> Street separates the Single-Family (R-1-A) homes to the North from the adjacent Industrial and Commercial (MIC) buildings and the entrance of the site to the South. Such industrial buildings have existed across the street from the residential homes dating back to before 1980. Additionally, SW 10<sup>th</sup> Avenue separates the retail building (Dollar General) from the proposed development to the East. As a result of the aforementioned findings, the proposed project meets the requirements for this regulation.

#### Base District Requirements:

- Pursuant to **LDR Section 4.3.4 (K) Development Standards Matrix—Nonresidential Zoning District** the applicant has met or exceeded the minimum development standards for lot dimensions, setbacks, open space and lot coverage; thus, this requirement is met (see table below).

**LDR Section 4.3.4 (K) Development Standards Matrix—Nonresidential Zoning District**

Zoning MIC (Mixed Industrial/Commercial)	Required	Proposed
Lot Dimensions:		
Lot Size	0	2.10 Acres
Lot Width	0	Approx. 100' (Parcel A), 181' (Parcel B)
Lot Depth	0	Approx. 417' (Parcel "A"), 410' (Parcel "B")
Maximum Lot Coverage LDR 4.3.4 (G)	50%*	31%
Building Setbacks:		
Front	25'	123.7" (SW 10 <sup>th</sup> Ave), 217.2' (SW 10 <sup>th</sup> St.)
Side Interior	10'	10'-7" to 16'-11" (West Facing), 10'-2" (South Facing)
Side Street	25'	25'-4" (SW 10 <sup>th</sup> St. and Wallace Dr.)
Rear	10'	10'-3"
Open Space:	25%	28.9%
Minimum Development Area	N/A	2.17 Acres
Minimum Floor Area	N/A	28,493
Maximum Height	48'	35' (Top of Tower feature)

\* (3) = In addition to lot coverage restrictions, a minimum of 25-percent non-vehicular open space shall be provided. Interior and perimeter landscaping may be applied toward meeting this requirement.

#### Landscape Requirement:

- Pursuant to LDR Section 4.6.16 (C)(1)(a), **Compliance**. Prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C),
  - ✓ The landscape plans have been reviewed by the City's Senior Landscape Planner for compliance with minimum tree and shrub requirements, plant size, species selection, drought tolerance and site placement. The following chart illustrates compliance with minimum landscape requirements:

**Minimum Landscape requirements**

LDR Section	Required	Provided (see LP-1)	Compliance
Off Street Landscape Buffer 4.6.16 (H)(3)(a),	5' minimum	10' to 30' landscape buffer provided	✓
Landscape barrier trees 4.6.16 (H)(3)(d)	1 tree every 30' LF (1,201' LF/ 30' = 40 trees)	46 Trees provided	✓
Shrubs required ground cover required	30% x 27,301 (pervious area) = 8,190	30% x 27,301 (pervious area) = 8,190+	✓
Native vegetation required	F=D x 25% (8,190 sf x 25% = 2,048 sf)	2,048 sf+ provided	✓
Total Interior Landscape	I = H x 10% (33,270 sf x 10% = 3,327 sf)	3,327 sf+	✓





Area required			
Total Interior Shade Trees	3,327 sf (Interior Landscape Area) / 125 sf = 27 trees	27 Provided	✓
50% Native trees required	67 trees required (interior + perimeter) x 50% = 34 native trees required	64 native trees provided	✓
<b>Total trees required</b>	<b>67 required</b>	<b>73 provided</b>	<b>✓</b>

- Pursuant to LDR Section 4.6.16 (H)(3)(i), **Landscape islands**, which contain a minimum of 135 square feet of planting area, with a minimum dimension of nine feet, exclusive of the required curb, shall be placed at intervals of no less than one landscaped island for every 13 standard parking spaces. One shade tree shall be planted in every island with a minimum of 75 square feet of shrubs and groundcovers.
  - ✓ As shown on page LP-1, the applicant is providing at least 135-sf of planting area in landscape islands and bulb-outs at the at the end of every group of parking spaces. Each group has less than 13 parking spaces. Therefore, the applicant has met the minimum requirement for parking islands.
- Pursuant to LDR Section 4.6.16 (7)(c), provide **screening for all dumpsters** and refuse areas and all ground level air-conditioning units and mechanical equipment.
  - ✓ As shown on page LP-1, the applicant is providing 4.5' foot tall "Yew Podocarpus" shrubs for landscape screening around the dumpster enclosures and generator slab. The mechanical equipment is shown on page A1.00 on the roof and be screened by a parapet wall. Thus, this requirement has been met.

#### Off-Street Parking Requirement:

- Pursuant to **LDR section 4.6.9 (C)(5)(a), Requirements for industrial uses**, General Industrial Uses (manufacturing, assembly, attendant offices) shall provide parking at the rate of three spaces per 1,000 square feet of gross floor area devoted to such uses. In addition, 1 space shall be provided for each 1,000 square feet of gross floor area devoted to storage and warehouse use.
  - ✓ According to the square foot composition of uses listed on page A1.00, in accordance with the parking space rates listed in LDR section 4.6.9 (C)(5)(a), the applicant is required to provide 80 parking spaces on site. The applicant has provided 81 parking spaces, thus meeting this requirement. See illustration below for parking requirement compliance:

#### Ground Floor Area

- ✓ Warehouse 10,339-sf x (1 space per 1,000-sf) = 11 spaces
- ✓ Warehouse Manufacturing and Assembly Space 10,339-sf x (3 space per 1,000-sf) = 31 spaces
- ✓ Showroom Floor 2,974-sf x (3 space per 1,000-sf) = 9 spaces
- ✓ Common Lobby 1,087-sf (N/A) = 0 spaces
- ✓ Office Tenant 738-sf x (3 space per 1,000-sf) = 2 spaces
- ✓ Tenant Bay 3,016-sf (3 space per 1,000-sf) = 9 spaces

#### Second Floor Area

- ✓ Administration Office 4,909-sf (3 space per 1,000-sf) = 15 spaces
- ✓ Common Lobby 338-sf (N/A) = 0 spaces
- ✓ Office Tenant 990-sf (3 space per 1,000-sf) = 3 spaces

#### Total Required: 80 Parking Spaces

- Pursuant to LDR Section 4.6.9 (C)(1)(g), **Compact Car parking**, up to 30 percent of the required parking for any use may be designated for compact cars.
  - ✓ The applicant is required to provide 80 parking spaces, which up to 30% of the required parking spaces can be compact parking spaces. The applicant has indicated on site plan page A1.00, that 23 of the required parking spaces will be compact parking spaces equating to 29%; thus, complying with this regulation.



- Pursuant to LDR Section 4.6.9 (C)(1)(b), **Handicapped Spaces**, *Special parking spaces designed for use by the handicapped shall be provided pursuant to the provisions of Florida Accessibility Code for Building Construction. Such spaces shall not be in addition to, but shall substitute for, required parking.*
  - ✓ According to the 2012 Florida Accessibility Code, the applicant is required to provide 4 handicap parking spaces for required parking between 76 to 100 spaces. As indicated on page A1.00, the applicant is providing 4 handicap spaces; thus, meeting this requirement.
- Pursuant to LDR Section 4.6.9 (D)(4)(a), **Park Space Dimensions**, *parking space width dimensions required for standard parking spaces are 9'x18'(WxL), compact parking spaces are 8'x16' and handicapped parking spaces are 12'x18'.*
  - ✓ The applicant is providing 9'x18' standard, 8'x16' compact and 12'x18' handicapped parking spaces, thus meeting this requirement.
- Pursuant to LDR Section 4.6.9 (D)(3)(b), **Point of Access and Drive Aisle Width**, *the point of access to a street or alley shall not be less than: 24 feet for a normal two-way private street or parking lot driveway aisle.*
  - ✓ As shown on sheet A1.00, the applicant is providing 24' wide driveway approaches at both entrance on to the site (SW 10<sup>th</sup> Street, and Wallace Dr.) Furthermore, the applicant is providing continuous 24' wide two-way drive isles throughout the site. Therefore, this requirement has been met.
- Pursuant to LDR Section 4.6.9(D)(3)(c), **Stacking Distance**, *provisions must be made for stacking and transition of incoming traffic from a public street, such that traffic may not backup into the public street system. For 51 or more parking spaces along all streets a minimum 50' foot\* stacking distance is required. (\*For parking lots designed and operated with two or more access points, this standard may be reduced to a minimum stacking distance of 20 feet, subject to a staff performance analysis.)*
  - ✓ As shown on sheet A1.00, the site has been designed with two access points, one off of SW 10<sup>th</sup> Street and the other off of Wallace Drive. For parking lots designed and operated with two or more access points, the stacking distance may be reduced to 20' subject to staff analysis. The applicant has shown on their plans a stacking distance at the Wallace Drive entrance of 25'-3" to the first parking space, and a stacking distance of 30'-8" at the SW 10<sup>th</sup> Street entrance. As such, the applicant has met the criteria for a reduced stacking distance by providing two points of access with stacking distances exceeding the minimum distance required, thus meeting this requirement.

#### **Loading Area Requirement:**

- Pursuant to **LDR Section 4.6.9 (C) Loading Berths**, for manufacturing or processing, research and development type development with 40,000 to 65,000 gross square feet of area, three berths are recommended.
  - ✓ As shown on sheet A1.00, the applicant is providing three loading berths meeting the dimensions for single units listed in 4.6.9 (D), thus meeting this requirement.

#### **Right-of-Way Dedication:**

- Pursuant to LDR Section 5.3.1 (A)(3), **Street Dedication** *When development is adjacent to an existing or planned street, the development shall be responsible for providing one-half of the ultimate right-of-way or such portion of the ultimate right-of-way which is yet undedicated and which is on that development's side of the ultimate right-of-way center line. In situations where there are unusual topographic features, greater or lesser dedications may be required.*
- According to the comprehensive plan, transportation element, Table T-1, Wallace Drive from Linton Boulevard to SW 10<sup>th</sup> Avenue is a collector street with an ultimate ROW of 80'. Pursuant to the aforementioned LDR regulation, the development is required to provide one-half of the ultimate ROW. As, such the applicant is required to provide a 10' ROW dedication along the corner of the site adjacent to Wallace Road.
  - ✓ As shown on A1.00, the applicant has shown a 10' roadway dedication to the City to contribute to the expansion of the R-O-W along Wallace Drive. Additional, though not required, the applicant is providing a 10' dedication along SW 10<sup>th</sup> Avenue. The additional easement will allow the City to access utilities outside the property line, thus complying with this requirement.
  - ✓ The applicant would be required to provide the executed dedication prior to site plan certification contingent upon City Commission acceptance of R-O-W deed.



#### Refuse Facilities:

- Pursuant to LDR Section 4.6.6(C)(1), **Dumpsters, Recycling Containers** and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public right-of-way.
  - ✓ The Dumpster enclosure shown on A1.00 located at the west and east parts of the site would be enclosed on three sides with a painted 6' high masonry wall which would be screened with landscape shrubs with accordance with section 4.6.5(E). The third side would have a 6' high painted chain link gate door with applied wood in accordance with section 4.6.5 (C), thus this requirement has been met.

#### Site Visibility Requirement:

- Pursuant to LDR Section 4.6.14(B)(1), **Visibility Triangle**, when an access way intersects a street or alley, 10 ft. sight visibility triangles areas shall be provided as measured from the area on both sides of a driveway formed by the intersection of a driveway and the parcel boundary with a length of 10 ft. along the driveway and a length of 10 ft. along the property line and the third side being a line connecting the ends of the other two lines.
  - ✓ As shown on sheets A1.00 and LP-1, the applicant has provided 10' site line visibility triangles at both sides of the access points along SW 10<sup>th</sup> Street and Wallace Drive. The applicant has shown that there are no obstructions within the site triangle that would hinder visibility, thus meeting this requirement.

#### Lighting:

- Pursuant to LDR Section 4.6.8 (A)(1), **Luminaries Maximum Height**, for industrial sites are 25'.
  - ✓ As shown on photometric plan page PSP-1, the applicant is providing a parking light pole that would be 25' above ground; thus, complying with this requirement.
- Pursuant to LDR Section 4.6.8 (A)(3) table 2, **Photometric requirement**, on-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. The chart below demonstrates compliance with the minimum acceptable standards for the proposed and existing parking lots pursuant to LDR Section 4.6.8(B)(3)(c):

Photometric Plan	Requirements		Proposed		Compliance
	Minimum (fc)	Maximum (fc)	Minimum (fc)	Maximum (fc)	
Parking and Access Area	1.0	12.0	1.0	7.6	✓
Property Line	-	-	0.0	2.2	✓

- Pursuant to LDR Section 4.6.8 (A)(1) Table 2, **Building Entrance Illumination**, light levels for entrance areas during the night shall have a minimum of 1.0-foot candle (fc) of illumination and a maximum of 10 (fc) of illumination.
  - ✓ The proposed lighting levels for the building entrances are within the permitted range, however with the exception of the west entrances, which are low and could be increased by providing a wall sconce at each entry, which is suggested as a condition of approval. It is important to note, however, that the provided lighting levels have been approved through the CPTED (Crime Prevention Through Environmental Design) review, which looks to eliminate potential crime issues through design. The balance of the site is in compliance.
- Pursuant to LDR Section 4.6.8 (B)(3)(b), **Light control and spillage**, the applicant is encouraged to minimize light spillage from building and site and to reduce urban-glow for the development/redevelopment proposed. Maximum allowable illumination at the property line of any adjoining parcel or public right-of-way is 0.25 horizontal and vertical foot-candles measured at six feet above grade level.
  - ✓ As shown on page PSP-1, the applicant has reduced light spillage to an average of .20 (fc.) light spillage onto adjacent properties and ROW's in an effort to minimize the light spillage; thus, complying with this recommendation.

#### Architectural Elevations and Aesthetics

- Pursuant to LDR Section 4.6.18 (B)(1) **Building Aesthetics**, Buildings or structures located along strips of land or on single sites, and not a part of a unified multi-building complex, shall strive to achieve visual harmony with the





surroundings. If they are built in undeveloped areas, the three primary requirements shall be met: express honest design construction, show proper design concepts, and be appropriate to the City.

- ✓ The proposed 28,493-sf warehouse building with manufacturing, showroom and tenant office space is a compatible use with the MIC-Mixed Industrial and Commercial zoning district. The building has been designed with modern architectural aesthetics. All facades visible to public or adjacent properties have been designed to create a harmonious appearance. The materials used, express their function clearly and do not appear to conflict with the rest of the building elements. The façades are composed of stucco with extruded reveals and scoring, kynar coated metal awnings and canopies, balconies with powder coated handrails, an varying elevations and wall mounted lighting. The proposed colors for the main building are “Arcasia White”, the tower and entry feature is “Red Wood” solid stain, the fascia, canopy and balcony is “Kendal Charcoal,” the storefront doors and windows is “ Brilliant White,” the Tenant Entry feature is “Hidden Valley,” the signage is “Hidden Valley,” and the standing seam roofs are “Sandstone.” The storefront doors and windows, and overhead doors proposed are made of impact resistant material with kynar color frames.
- ✓ Staff believes that the proposed building expresses “honest design construction” as it uses weather resistant materials such as impact resistant storefront doors and windows and overhead doors, and sustainable building practices energy efficiency lighting, water conserving plumbing fixtures and irrigation, and Florida Friendly and native landscaping. Therefore, this requirement has been met.
- ✓ Staff believes that the proposed building shows “proper design concepts” utilizing modern architectural design aesthetics, compatible colors with surrounding facades and similar scale with adjacent buildings, thus this requirement has been met.
- ✓ Staff believes that the proposed building is “appropriate to the city” as it is consistent in design with similar warehouse and manufacturing buildings in the MIC zoning district as well as industrial district throughout the community, thus meeting this requirement.

**Proposed Building Design**



**Adjacent building designs**



- Pursuant to LDR Section 4.6.18 (E)(1), **Structure Conformity**, 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.
  - ✓ Staff recommends that the proposed structure meets the City’s intent for “good design” as the building is



designed with modern architectural aesthetic features such as angulated facades with varying heights and depths, scored stucco reveals, balconies with powder coated handrails, and kynar colored metal awnings and canopies. Furthermore, staff recommends that the overall design of the site is similar in scale and look with the adjacent structures and properties; thus, meeting this requirement.

- Pursuant to LDR Section 4.6.18 (E)(2), **Exterior Design and Quality**, 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.
  - ✓ Staff recommends that the proposed building as designed is compatible in size, scale, and appearance with properties in the MIC zoning district. The building façade has kynar coated metal awnings and canopies which should require little to no maintenance throughout the longevity of the building. The building is composed of impact resistant storefront doors, windows and overhead doors which protect the structure from hurricane damage. The site has been designed with Florida Friendly, native and drought tolerant landscaping which should be sustainable in the City's unique environment.

**Establishment of the Proposed Use/ Certificate of Occupancy:**

- Per LDR Section 2.4.6(C), a certificate of occupancy is required prior to the establishment of use on any site or occupancy of a structure. Prior to issuance of an occupancy permit, all conditions associated with this development approval shall be met.

**Required Findings:**

- Pursuant to Section 3.1.1 (**Required Findings**), *prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, 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. These findings relate to the following areas:*

**Section 3.1.1 (A) - Future 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 Future Land Use Map.*
  - ✓ The subject property has a Future Land Use Map (FLUM) designation of Commerce (CMR) and a Zoning map designation of MIC. In accordance with the future land use element of the Comprehensive plan Table L-6, the MIC zoning designation is consistent with the CMR FLUM designation; thus, meeting this requirement.

**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, drainage, parks and recreation, solid waste, and traffic.

**Section 3.1.1 (C) - Consistency:**

- *A finding of overall consistency may be made even though the action will 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.*
  - ✓ As described in Appendix B, a positive finding of consistency can be made as it relates to the performance standards contained in Article 3.2.

**Section 3.1.1 (D) – Compliance with the LDRs:**

- As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDRs can be made.

**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.



### Future Land Use Element (FLUE)

- *Objective A-1: Property shall be developed or redeveloped, in a manner so that the future 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.*
  - ✓ The proposed development will be compatible in use, intensity and appearance with the surrounded buildings in the MIC zoning district.
- Pursuant to LDR Section 3.2.3 (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.
  - ✓ The applicant has provided a bike rack, continued the sidewalk paving, a financial contribution toward a bus shelter and electric car charging stations, thus comply with this requirement and policy.

### Review by Others:

#### Palm Beach County Traffic Division

- Pursuant to 2.4.6 (I)(3)(b), the **Palm Beach County Traffic Division** reviewed the traffic study and deemed it compliant with accordance with the County's regulations as described in Appendix "A."

### Utility Providers:

- Pursuant to 2.4.2 (C)(2)(a), utility providers were notified of the site plan submission and upon review the companies have not found any objection with the proposed project.

### Green Initiative Advancement Board (GIAB)

The GIAB review the site plans for sustainable design (see attached comments).

### Courtesy Notice:

Courtesy notices have been provided to the following homeowner's associations, which have requested notice of developments in their areas:

- Delray Beach Heights neighborhood association

*\* Letters of objection or support, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.*

### Assessment and Conclusion

In conclusion, the Coastal Business Park project consisting of a two-story, 28,493 sf warehouse with warehouse, showroom, administration office and tenant space, site improvements and landscaping has been found to have positive findings throughout the LDR. The proposed mixed-use building consist of primary uses consistent with the MIC zoning district. Staff has determined that building is compatible with surrounding properties in accordance with LDR Section 2.4.5(F)(5). The project as proposed is in compliance with the minimum zoning requirements for setbacks, height, parking and landscaping. Furthermore, the proposed project meets the review and approval process in accordance with LDR Section 4.4.19 (E) and the site plan approval process in accordance with LDR Section 2.4.4 (F). As such, staff is recommending approval for the Class V Site Plan application.

### Conditions for Approval:

- A. Continue with direction.
- B. Move approval of the request for a Class V Site Plan (2018-200) for the **Coastal Business Park**, 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 2.4.5(F)(5) and Chapter 3, Section 4.6.18(E), and Section 4.6.16 of the Land Development





Regulations 4.6.16.

- C. Move denial of the request for a Class V Site Plan (2018-014) for **Coastal Business Park**, by adopting the findings of fact and law contained in the staff report and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 2.4.5(F)(5) and Chapter 3, Section 4.6.18(E), and Section 4.6.16 of the Land Development Regulations.

#### Appendix "A" – Concurrency Findings

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

##### Water and Sewer:

- Civil plan page 1 of 7 indicates that an existing 8" gravity sewer line going through the front of the site adjacent to SW 10<sup>th</sup> Avenue. The City Engineer has reviewed this application and has approved the sewer design.
  - Civil plan page 1 of 7 indicates that there are existing 16" and 10" water mains going through the eastern portion of the site adjacent to SW 10<sup>th</sup> Avenue. The City Engineer has reviewed this application and has approved the water supply design.
- ✓ Pursuant to the City's Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South-Central County Waste Water Treatment Plant for the City at build-out. Based upon the above, positive findings can be made with respect to this level of service standard.

##### Streets and Traffic:

- Kimley Horn created the Traffic Impact Study "the Study" for the applicant GE Architecture. The traffic generation shows that the proposed has the potential to generate 341 net new external daily trips, 42 net new external AM peak hour trips (36 in, 6 out), and 26 net new external PM peak hour trips (6 in, 20 out). The study mentions that the current level of service (LOS) is D. Since the project proposes an increase in peak hour trips, Test 1 and Test 2 analyses of the Palm Beach County Traffic Performance Standards was required. The Palm Beach County Traffic Division reviewed the Study and provided a traffic impact statement approving the project as proposed pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC).
- ✓ As such, a positive finding was made by the Palm Beach County Traffic Division.

**Parks and Recreation Facilities:** Park dedication requirements do not apply for non-residential uses. Thus, the proposed development will not have any impact with respect to this standard.

##### Solid Waste:

Proposed Demand:

Warehouse: 10,339-sf x 7.0 lbs. = 72,373 lbs. /2,000 = 36.2 tons per year

Warehouse Light technical manufacturing: 10,339-sf x 4.7 lbs. = 48,593.3 lbs. /2,000 = 24.3 tons per year

Office: 6,637-sf x 5.4 lbs = 35,839.8 / 2,000 = 17.9 tons per year

Showroom: 2,974-sf x 10.2 lbs = 30,334.8 / 2,000 = 15.2 tons per year

Tenant Space: 3,016-sf x 7.0 lbs = 25,200 / 2,000 = 10.5 tons per year

**Tonnage per year = 104.1 tons**

- ✓ The proposed Coastal Business Park building will add approximately **104.1 tons** of waste per year to the current demand. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals till the year 2048; thus, meeting concurrency.

----- This space is intentionally left blank -----



**APPENDIX "B" - STANDARDS FOR SITE PLAN ACTIONS Sec. 3.2.3 (A) through (J)**

- 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. 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  
☐ 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  
☐ 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  
☐ 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  
☐ 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  
☐ Does not meet intent
- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.
- ☒ Not applicable  
☐ Meets intent of standard  
☐ Does not meet intent
- H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.
- ☐ Not applicable



## SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

- ☒ 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 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  
☐ Meets intent of standard  
☐ Does not meet intent







L a n d s c a p e A r c h i t e c t u r e P l a n n i n g

Sunset Industries  
Of  
South Florida, LLC

One Story  
Warehouse

Lot 7  
Howday  
Land Trust

Lot 6  
Plumbuilt, Inc.

Two Story  
Warehouse

Lot 1  
Ron Bell Roofing

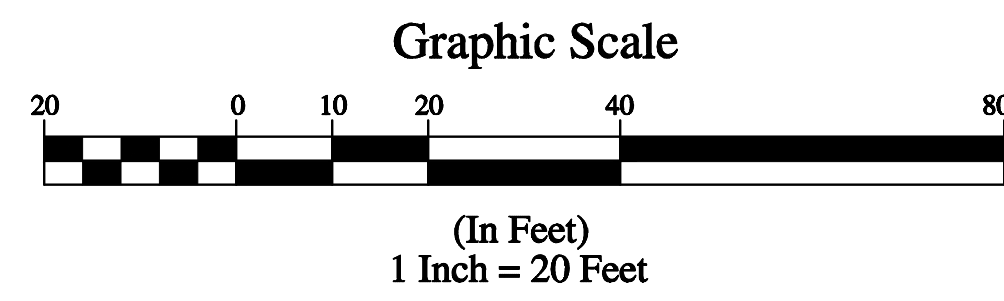
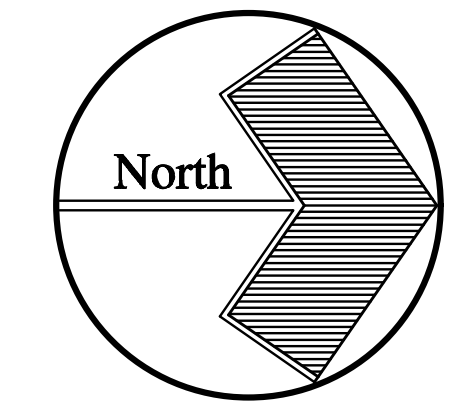
Lot 2  
Ron Bell Roofing

Lot 3  
ABC Mini Mart

Convenience  
Store

S. W. 10th Avenue

S. W. 10th Street



Miscellaneous Notes:

- Existing native soil within all landscape islands, interior landscape strips, and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of thirty (30) inches below existing grade, except for a 12" buffer from the inside of curb or pavement. A suitable planting mixture of fifty/fifty (50/50), sixty/forty (60/40), sand/topsoil or as otherwise indicated by the Registered Landscape Architect, shall either be backfilled in place of the native soil or efficiently mixed with the native soil to create an optimum environment for successful root development. If native soil is to be mixed, it shall first be screened to remove rocks and debris larger than one half (1/2) inch diameter prior to mixing. All properties shall be required to have an open landscape bed inspection prior to backfilling to insure the thirty (30) inch depth has been met.
- All prohibited plant species shall be eradicated from the site.

Landscape Architecture  
Site Planning

**INTUITIVE  
IDG  
DESIGN GROUP**

9273 SE Saturn Street  
Hobe Sound, Florida 33455

Phone: 772.402.5932  
Cell: 772.263.0770

Email: idg@bellsouth.net  
www.intuitivedesigngroup.com

All Ideas, Designs, Arrangements  
And Plans Indicated Or Represented  
By This Drawing Are Owned By  
And The Property Of The  
Landscape Architect And Were  
Created, Evolved And Developed  
For Use On And In Connection  
With The Specified Project. None  
Of Such Ideas, Designs,  
Arrangements, Or Plans Shall Be  
Used By Or Disclosed To Any  
Person, Firm, Or Corporation For  
Any Purpose. Whatsoever Without  
The Written Permission Of The  
Landscape Architect

Michael N. Sapunsek  
Cert. Number LA0000676  
License Number 2002-125-0072

Landscape Plan

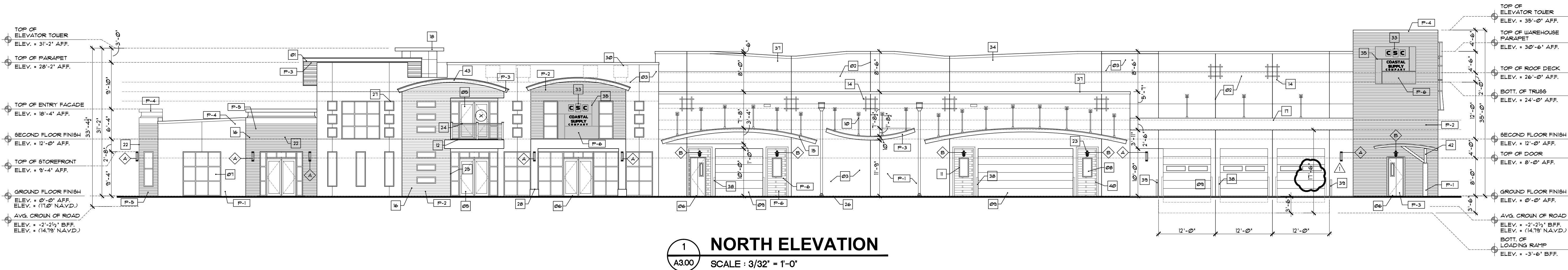
# Wallace Warehouse

S.W. 10th Street · Delray Beach, Florida

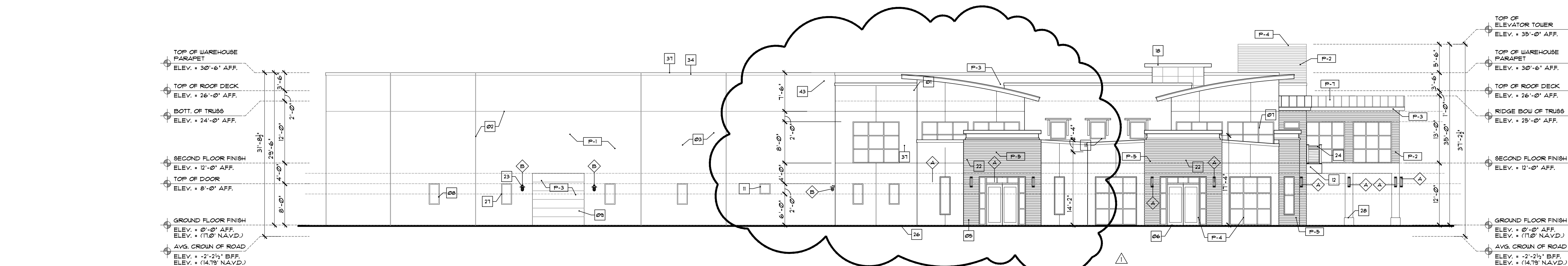
Date:  
August 3, 2018  
November 2, 2018

Sheet:  
**LP-1**  
Of: Two





1  
A3.00  
NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



2  
A3.00  
EAST ELEVATION  
SCALE: 3/32" = 1'-0"

### ELEVATION NOTES

- ENGLERT 1300 SERIES STANDING SEAM METAL ROOFING SYSTEM 26 GA. MIN. GALVALUME STEEL MANUFACTURED BY ENGLERT METAL ROOFING OR EQUAL WITH WATERPROOF MEMBRANE UNDERLAYMENTS (ASTM D1910), SELF-ADHERING RUBBERIZED SHEET MEMBRANE (POLYSTICK MU, BY POLYGLASS USA), ON 1/2" FELT TN-TAGGED TO 8" APA. RATED EXTERIOR GRADE PL-UDOOD SHEATHING (TYP.) - COLOR: SANDSTONE RB3-E25 - KYNAR 500.
- 1/4" SCORED LINES IN SMOOTH STUCCO FINISH-PAINTED.
- (12) COATS 1/8" SMOOTH STUCCO FINISH -PAINTED.
- NOT USED.
- IMPACT RESISTANT 1"GT 3500 4 3550 SERIES SYSTEM OR EQUAL - ALUMINUM GLAZED STOREFRONT ENTRY SYSTEM WITH STANDARD PUSH 4 FULL HARDWARE 4 SURFACE APPLIED GLOSSURE W/ KYNAR 500 OR EQUAL FINISH - (COLOR TO BE WHITE) - NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS 4 CERT. OF COMPLIANCE FOR IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS (TYP.).
- ALUMINUM EXTERIOR DOOR THRESHOLD SET IN VALKEY 350 OR EQUAL (W/ 1/4" MAX. HT. THRESHOLD).
- IMPACT RESISTANT 1"GT 3500 SYSTEM OR EQUAL - ALUMINUM GLAZED STOREFRONT SYSTEM W/ KYNAR 500 FINISH - (COLOR WHITE) - NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS 4 CERT. OF COMPLIANCE.
- 1"GT FIXED ALUM. WINDOWS TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.).
- ALL OVERHEAD GARAGE DOORS ARE TO MEET DADE COUNTY WIND CYCLING AND IMPACT TESTING REQUIREMENTS. PROVIDE CERTIFICATE OF COMPLIANCE BY 'ED' OR EQUAL (TYPICAL) - CONTRACTOR TO VERIFY W/ GARAGE DOOR MFG.
- DECORATIVE NON-STRUCTURAL 2" DIA. GALVANIZED PIPE SUPPORT - SEE STRUCTURAL DRAWINGS FOR EMBED AT EACH END.
- ALL EXTERIOR DOORS 4 WINDOWS TO HAVE 'DYMONIC 100' GASKING 4 BUCKING/ALUM. FRAME CONDITIONS (TYP.).
- POURED IN PLACE CANTILEVERED CONCRETE BALCONY SLAB. SEE STRUCT. DRGS (TYP.) ALL BALCONIES TO SLOPE 1/8"FT.
- ALL EXTERIOR METAL DOORS W/ VIEW PANEL TO BE IMPACT RESISTANT 4 HAVE PRODUCT APPROVAL (ELEVATING 'D' - SERIES OR EQUAL - COLOR WHITE).
- DENOTES 'XYLENE' POWDER COATED PREFABRICATED ALUMINUM CLAD CANTILEVERED CANOPY BY 'SOUTH FLORIDA' OR EQUAL (CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL).
- DECORATIVE EXTERIOR WALL CLADDING SYSTEM W/ FIBER CEMENT PANELS BY 'NICHIA' OR EQUAL W/ WOOD STAIN COAT FINISH COLOR TO BE RED WOOD / HIDDEN VALLEY (TYP.) (CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL) - INSTALL AS PER MANUF. SPEC'S. - VERIFY W/ OWNER.
- STEEL FRAMED CANOPY OVER LOADING AREA W/ ALUMINUM CLAD FACE. - SEE STRUCTURAL DRAWINGS.
- 8" POURED IN PLACE CONCRETE CANOPY SLAB W/ HYDRO-STOP PREMIUM COAT SYSTEM OVER CONCRETE DECK - W/ CONT. ALUM. DRAIN EDGE. SEE STRUCT. DRGS. (CONTRACTOR TO INSTALL AS PER MANUF. SPEC'S. AND PRODUCT APPROVAL. NOTE: SIDES 4 UNDER SIDE OF LID TO BE 2-COATS 1/8" SMOOTH STUCCO - PAINTED FIN).
- RAIN WATER LEADER W/ COLLECTOR BOX 4 6" DIA. ROUND GUTTER (CHARCOAL GRAY) - BY PRECISION GUTTERS LLC OR EQUAL - DOWN TO UNDERGROUND SYSTEM - SEE CIVIL DRAWINGS.
- 4" x 12" EMERGENCY OVER FLOW SUFFERS (2" MIN. 4" MAX. ABOVE FINISHED ROOF DECK) - SEE ROOF PLAN FOR ALL LOCATIONS.
- SHOP FABRICATED STEEL LADDER W/ CAGE BY 'PRECISION LADDER, LLC' 563-C (SHOP PRIMED AND PAINTED).
- SIGNAGE LIGHTING TO BE BY OTHERS - VERIFY W/ TENANT/OWNER (PRICE TO INCLUDE RUNNING POWER TO ALL PROPOSED LOCATIONS).
- SEE ELECTRICAL DRAWING FOR ALL EXTERIOR LIGHTING FIXTURES 4 SPEC'S.
- ALUMINUM DECORATIVE RAILING W/ POWDER COAT FINISH (COLOR WHITE) - TOP OF RAIL MIN. 42" W/ STAINLESS STEEL CABLE SPACED TO BLOCK PASSAGE OF 4" SPHERE 4 BOTTOM RAIL MAX 2" AFF. - TYP. - PROVIDE SHOP DRAWINGS / SAMPLE BY 'SOUTH FLORIDA ALUMINUM' OR EQUAL. (SEE SHEETS A300 4 A301) - NOTE: ALL POST HOLES TO BE FULLY WATERPROOFED W/ VALKEY 350 OR EQUAL PRIOR TO RAILING INSTALLATION - TYP.
- CONTRACTOR TO PROVIDE 'KNOX-BOX' AS PER DELRAY FIRE DEPARTMENT (ACCESS FOR MAIN ENTRY AND GARAGE DOOR).
- EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE (TYP. 4 ENTIRE PERIMETER).
- ALL WINDOWS TO HAVE 1" X FT. LD BUCKS ANCHORED TO CONC. AS PER PRODUCT APPROVAL.
- 1/4" RAISED SMOOTH STUCCO BASE, TYPICAL MAIN ENTRY COLUMN.
- DECORATIVE FIXED ALUMINUM LOUVER WINDOW ALUING SET IN A 45 DEGREE OPEN POSITION W/ E.S.P. POWDER COAT FINISH (COLOR - WHITE) - BY 'SOUTH FLORIDA ALUMINUM' OR EQUAL.
- SEE MECHANICAL DRAWINGS FOR ALL ROOF TOP EQUIPMENT LOCATIONS.
- NOT USED.
- NOT UED.
- EXTERIOR SIGNAGE TO BE UNDER SEPARATE PERMIT (BY OTHERS) - VERIFY W/ TENANT/OWNER (CONTRACTOR TO PROVIDE ELECTRICAL TO ALL PROPOSED LOCATIONS - SEE ELECTRICAL DRGS) - SEE SITE PLAN FOR PROPOSED MOMENT SIGN LOCATIONS.
- 1" x 6" RAISED PARAPET HORIZONTAL SMOOTH STUCCO CORING BANDING - PAINTED (TYP.).
- 2" x 1/2" RECESSED JOINT FRY-REGLET STUCCO LINES - PAINTED - COLOR WHITE.
- DROP PORTION OF PARAPET AT A MAX. HT. OF 30" ABOVE THE ROOF DECK. ALL EQUIPMENT AND APPLIANCES ARE REQUIRED TO HAVE ACCESS AT A HEIGHT EXCEEDING 16'-0" ACCESS SHALL NOT REQUIRE CLIMBING OVER OBSTRUCTIONS GREATER THAN 30" IN HEIGHT. AS PER SECTION 1809.6 F.B.C. 2011.
- 'SNAP-LOCK' PARAPET CORING 3" MARINE GRADE PL-UDOOD TO BE SLOPED FOR POSITIVE DRAINAGE - ALL CABS TO BE FABRICATED FROM FIRE-FINISHED 032 ALUM. - IN 10'-0" STRAIGHT SECTIONS - ALLOW A 1/4" SPACE BETWEEN THE ENDS FOR EXPANSION - ALL CORNERS SHALL BE PREFABRICATED FROM ONE PIECE WITH EA LEG BEING A MIN. 2'-0" IN LENGTH - COLOR TO MATCH BUILDING.
- STAINLESS STEEL CORNER GUARD 3x3x3/16 W/ 1/2"x4" HSA 4 2'-0" O.C. 4 EACH SIDES OF OVERHEAD DOOR OPENING 4 EXTERIOR SIDE.
- 6"x 6" STEEL BOLLARD - PAINTED.
- EXTERIOR DOOR 4 WINDOW TO RECEIVED A MOUNTED DECORATIVE ALUMINUM FRAMED PANEL W/ CLADDING SYSTEM W/ FIBER CEMENT PANELS BY 'NICHIA' OR EQUAL W/ WOOD STAIN COAT FINISH COLOR TO BE OLIVUS GREEN (TYP.) (CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL) - INSTALL AS PER MANUF. SPEC'S. - SEE ELEVATION FOR LOCATION.
- NOT USED.
- STRUCTURAL ALUMINUM CANOPY ARCH FRAME, POST 4 BRACKET ATTACHED TO A 1'-0" CONCRETE LOW WALL.
- DECORATIVE ARCH ROOF PARAPET FASCIA TO BE FABRICATED W/ SHAPED 2x TUBULAR STEEL OR ALUMINUM W/ EPOXY COATING - CHARCOAL GRAY COLOR -PAINTED. (CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION).

### NOTES:

- DO NOT SCALE DRAWINGS!
- FIELD VERIFY ALL DIMENSIONS!
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
- ALL AREA CALCULATIONS ARE APPROX.
- ALL EXTERIOR DOOR 4 WINDOW LOCATIONS TO MATCH EXTERIOR ELEVATIONS - SEE SHEETS A300 4 A301.
- CONTRACTOR TO PROVIDE 'KNOX-BOX' (PROVIDE KEYS FOR BOTH FRONT ENTRY DOORS AND OVERHEAD GARAGE DOOR).
- FRONT, REAR AND SIDES OF PROPERTY TO BE PROVIDED WITH SURVEILLANCE CAMERA'S - VERIFY ALL LOCATIONS W/ OWNER.
- FIRE SPRINKLER SYSTEM TO BE PROVIDED W/ A CENTRAL STATION-MONITORED FIRE ALARM.
- ALL EXTERIOR LIGHT FIXTURES TO BE 'LED' TO ELIMINATE GLARE AND PROVIDE THE TRUE VISUAL VALUE OF COLOR.

### NOTES:

- DO NOT SCALE DRAWINGS!
- FIELD VERIFY ALL DIMENSIONS!
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
- ALL AREA CALCULATIONS ARE APPROX.

### LIGHT FIXTURES

- LUMINIS LIGHTING 'ECLIPSE MAXI' EC801 OUTDOOR WALL, SCONCE OR EQUAL. ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT.
- LUMINIS LIGHTING 'ARGON' K4R3FU OUTDOOR WALL, SCONCE OR EQUAL. ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT.

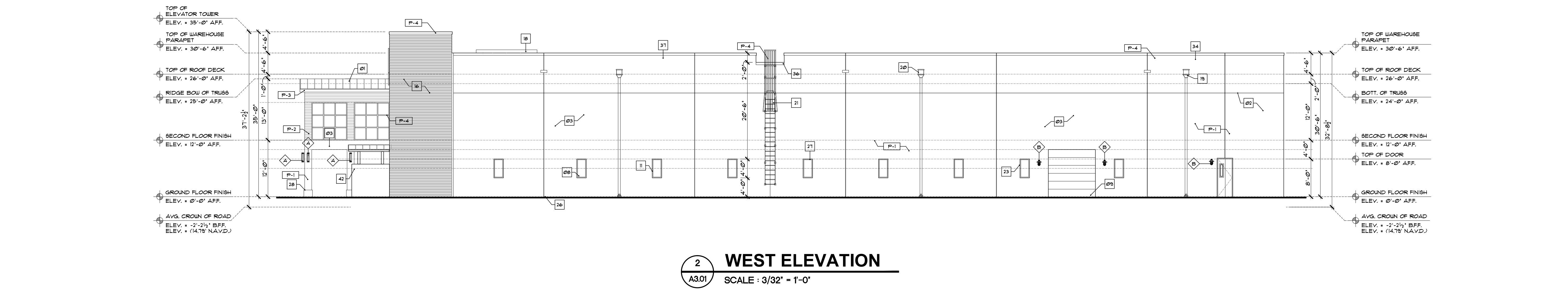
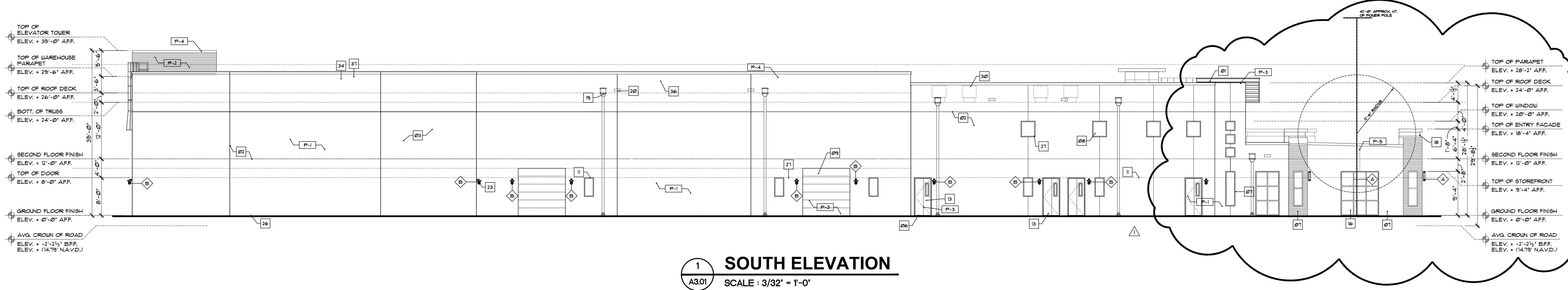
### PAINT LEGEND

- ALL SURFACES TO BE CLEANED 4 PRIMED AS PER BENJAMIN MOORE.
  - P-1 ACADIA WHITE MC-41 (MAIN BODY OF BUILDING)
  - P-2 RED WOOD - SOLID STAIN (TOWER MAIN ENTRY FEATURE)
  - P-3 KENDAL CHARCOAL - MC-166 (FASCIA CANOPY, BRACKET 4 BALCONY)
  - P-4 BRILLIANT WHITE (STOREFRONT DOORS, WINDOWS, GUARDRAIL AND BANDING)
  - P-5 HIDDEN VALLEY - SOLID STAIN (TOWER ENTRY FEATURE)
  - P-6 OLIVUS GREEN - SOLID STAIN (SIGNAGE BACKGROUND 4 FRAMED CLADDING)
  - P-7 SANDSTONE RB3-E25 - KYNAR 500 (STANDING SEAM METAL ROOF).
- NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL.

### EXTERIOR STUCCO

- METAL LATH APPLICATION:
- APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROUPEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
  - APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE ROUGH TO RECEIVE FINISH COAT.
  - DAMPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT. APPLY FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE, FINISHED AS APPROVED BY OWNER.
  - TWO (2) COAT WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS: TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
  - THREE (3) COAT WORK (ON LATH): APPLY THREE (3) COAT STUCCO TO METAL LATH: TOTAL (1) INCH THICK AREAS: TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
  - RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
  - ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER BLEEDING OF RAIN WATER.
  - ALL POLYSTYRENE BOARD SHALL BE INSTALLED AS PER CURRENT MANUFACTURER'S PUBLISHED INSTRUCTIONS FOR INSTALLATION OF SYSTEM AS APPLICABLE TO EACH TYPE OF SUBSTRATE INDICATED. REINFORCING FABRIC CONSISTS OF A BALANCED, ALKALI-RESISTANT OPEN-WEAVE GLASS-FIBER COMPLYING WITH ASTM D 518 AND WEIGHING NOT LESS THAN 8 OZ. PER SQUARE YARD.





### ELEVATION NOTES

- ENGLERT 1300 SERIES STANDING SEAM METAL ROOFING SYSTEM 26 GA. MIN. GALVALUME STEEL MANUFACTURED BY ENGLERT METAL ROOFING OR EQUAL WITH WATERPROOF MEMBRANE UNDERLAYMENTS (ASTM D1910), SELF-ADHERING RUBBERIZED SHEET MEMBRANE (POLYSTYRENE) BY POLYGLASS USA) ON 3/8" FELT TIN-TAGGED TO 3" APA. RATED EXTERIOR GRADE FLYWOOD SHEATHING (TYP.) - COLOR: SANDSTONE R51-E25 - KYNAR 500.
- 1/4" SPOURED LINES IN SMOOTH STUCCO FINISH-PAINTED.
- (2) COATS 1/8" SMOOTH STUCCO FINISH -PAINTED.
- NOT USED.
- IMPACT RESISTANT "PGT 3500 4 3550" SERIES" SYSTEM OR EQUAL - ALUMINUM GLAZED STOREFRONT ENTRY SYSTEM WITH STANDARD RUBB & FULL HARDWARE & SURFACE APPLIED GLOUSE W/ KYNAR 500" OR EQUAL FINISH (COLOR TO BE WHITE) - NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS & CERT. OF COMPLIANCE FOR IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS (TYP.).
- ALUMINUM EXTERIOR DOOR THRESHOLD SET IN VALKERT 350 OR EQUAL (W/ 1/2" MAX. HT. THRESHOLD).
- IMPACT RESISTANT "PGT 3500" SYSTEM OR EQUAL - ALUMINUM GLAZED STOREFRONT SYSTEM W/ KYNAR 500" FINISH - (COLOR WHITE) - NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS & CERT. OF COMPLIANCE.
- "PGT" FIXED ALUM. WINDOWS TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.).
- ALL OVERHEAD GARAGE DOORS ARE TO MEET DADE COUNTY WIND CYCLING AND IMPACT TESTING REQUIREMENTS. PROVIDE CERTIFICATE OF COMPLIANCE BY "ED" OR EQUAL (TYPICAL) - CONTRACTOR TO VERIFY W/ GARAGE DOOR MANUF.
- DECORATIVE NON-STRUCTURAL 2" DIA. GALVANIZED PIPE SUPPORT - SEE STRUCTURAL DRAWINGS FOR EMBED AT EACH END.
- ALL EXTERIOR DOORS & WINDOWS TO HAVE "DYMONIC 100" GASKING -> BUCKING/ALUM. FRAME CONDITIONS (TYP.).
- POURED IN PLACE CANTILEVERED CONCRETE BALCONY SLAB. SEE STRUCT. DRGS (TYP.) ALL BALCONIES TO SLOPE 1/8" FT.
- ALL EXTERIOR METAL DOORS W/ VIEW PANEL TO BE IMPACT RESISTANT & HAVE PRODUCT APPROVAL (ELECTRIC D - SERIES OR EQUAL - COLOR WHITE).
- DENOTES "XYLENE" POWDER COATED PREFABRICATED ALUMINUM CLAD CANTILEVERED CANOPY BY "SOUTH FLORIDA" ALUMINUM OR EQUAL - SEE ELEVATION FOR LOCATION.
- DECORATIVE EXTERIOR WALL CLADDING SYSTEM W/ FIBER CEMENT PANELS BY "NICHIA" OR EQUAL W/ WOOD STAIN COAT FINISH COLOR TO BE RED WOOD / HIDDEN VALLEY (TYP.) (CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL) - INSTALL AS PER MANUF. SPECS. - VERIFY W/ OWNER.
- STEEL FRAMED CANOPY OVER LOADING AREA W/ ALUMINUM CLAD FACE - SEE STRUCTURAL DRAWINGS.
- 8" POURED IN PLACE CONCRETE CANOPY SLAB W/ HYDRO-SHOT PREMIUM COAT SYSTEM OVER CONCRETE DECK - W/ CONT. ALUM. DRIP EDGE. SEE STRUCT. DRGS. (CONTRACTOR TO INSTALL AS PER MANUF. SPECS. AND PRODUCT APPROVAL. NOTE: SIDES & UNDER SIDE OF LID TO BE 2-COATS 1/8" SMOOTH STUCCO - PAINTED FIN.)
- RAIN WATER LEADER W/ COLLECTOR BOX & 6" DIA. ROUND GUTTER (CHARCOAL GRAY) - BY PRECISION GUTTERS LLC OR EQUAL - DOWN TO UNDERGROUND SYSTEM - SEE CIVIL DRAWINGS.
- 4" x 12" EMERGENCY OVER FLOW SCUFFERS (2" MIN. 4" MAX. ABOVE FINISHED ROOF DECK) - SEE ROOF PLAN FOR ALL LOCATIONS.
- SHOP FABRICATED STEEL LADDER W/ GAGE BY "PRECISION LADDER, LLC" #63-C (SHOP PRIMED AND PAINTED).
- SIGNAGE LIGHTING TO BE BY OTHERS - VERIFY W/ TENANT/OWNER (PRICE TO INCLUDE RUNNING POWER TO ALL PROPOSED LOCATIONS).
- SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES & SPECS.
- ALUMINUM DECORATIVE RAILING W/ POWDER COAT FINISH (COLOR WHITE) - TOP OF RAIL MIN. 42" W/ STAINLESS STEEL CABLE SPACED TO BLOCK PASSAGE OF 4" SPHERE & BOTTOM RAIL MAX 2" AFF. - TYP. - PROVIDE SHOP DRAWINGS / SAMPLE BY "SOUTH FLORIDA ALUMINUM" OR EQUAL. (SEE SHEETS A50X 2) - NOTE: ALL POST HOLES TO BE FULLY WATERPROOFED W/ VALKERT 350 OR EQUAL PRIOR TO RAILING INSTALLATION - TYP.
- CONTRACTOR TO PROVIDE "KNOX-BOX" AS PER DELRAY FIRE DEPARTMENT (ACCESS FOR MAIN ENTRY AND GARAGE DOOR).
- EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE (TYP. & ENTIRE PERIMETER).
- ALL WINDOWS TO HAVE 1" x FT. LD BUCKS ANCHORED TO CONC. AS PER PRODUCT APPROVAL.
- 1/4" RAISED SMOOTH STUCCO BASE, TYPICAL MAIN ENTRY COLUMN.
- DECORATIVE FIXED ALUMINUM LOUVER WINDOW ALUING SET IN A 45 DEGREE OPEN POSITION W/ E.S.P. POWDER COAT FINISH (COLOR - WHITE) - BY "SOUTH FLORIDA ALUMINUM" OR EQUAL.
- SEE MECHANICAL DRAWINGS FOR ALL ROOF TOP EQUIPMENT LOCATIONS.
- NOT USED.
- NOT UED.
- EXTERIOR SIGNAGE TO BE UNDER SEPARATE PERMIT (BY OTHERS) - VERIFY W/ TENANT/OWNER (CONTRACTOR TO PROVIDE ELECTRICAL TO ALL PROPOSED LOCATIONS - SEE ELECTRICAL DRGS.) - SEE SITE PLAN FOR PROPOSED MOMENT SIGN LOCATIONS.
- 1" x 6" RAISED PARAPET HORIZONTAL SMOOTH STUCCO CORING BANDING - PAINTED (TYP.).
- 2" x 1/2" RECESSED JOINT FRY-REGLET STUCCO LINES - PAINTED - COLOR WHITE.
- DROP PORTION OF PARAPET AT A MAX. HT. OF 30" ABOVE THE ROOF DECK. ALL EQUIPMENT AND APPLIANCES ARE REQUIRED TO HAVE ACCESS AT A HEIGHT EXCEEDING 16'-0" ACCESS SHALL NOT REQUIRE CLIMBING OVER OBSTRUCTIONS GREATER THAN 30" IN HEIGHT, AS PER SECTION 1809.6 F.B.C. 2011.
- "SNAP-LOCK" PARAPET CORING (3" MARINE GRADE FLYWOOD) TO BE SLOPED FOR POSITIVE DRAINAGE - ALL CABS TO BE FABRICATED FROM FIRE-FINISHED 032 ALUM. - IN 10'-0" STRAIGHT SECTIONS - ALLOW A 1/4" SPACE BETWEEN THE ENDS FOR EXPANSION - ALL CORNERS SHALL BE PREFABRICATED FROM ONE PIECE WITH EA. LEG BEING A MIN. 2'-0" IN LENGTH - COLOR TO MATCH BUILDING.
- STAINLESS STEEL CORNER GUARD 3x3x3/16 W/ 1/2"x4" HSA # 2'-0" O.C. # EACH SIDES OF OVERHEAD DOOR OPENING # EXTERIOR SIDE.
- 6"x STEEL BOLLARD - PAINTED.
- EXTERIOR DOOR & WINDOW TO RECEIVED A MOUNTED DECORATIVE ALUMINUM FRAMED PANEL W/ CLADDING SYSTEM W/ FIBER CEMENT PANELS BY "NICHIA" OR EQUAL W/ WOOD STAIN COAT FINISH COLOR TO BE OLIVUS GREEN (TYP.) (CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL) - INSTALL AS PER MANUF. SPECS. - SEE ELEVATION FOR LOCATION.
- NOT USED.
- STRUCTURAL ALUMINUM CANOPY ARCH FRAME, POST & BRACKET ATTACHED TO A 1'-0" CONCRETE LOW WALL.
- DECORATIVE ARCH ROOF PARAPET FASCIA TO BE FABRICATED W/ SHAPED 2x TUBULAR STEEL OR ALUMINUM W/ EPOXY COATING - CHARCOAL GRAY COLOR -PAINTED. (CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION).

### NOTES:

- DO NOT SCALE DRAWINGS!
- FIELD VERIFY ALL DIMENSIONS!
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
- ALL AREA CALCULATIONS ARE APPROX.
- ALL EXTERIOR DOOR & WINDOW LOCATIONS TO MATCH EXTERIOR ELEVATIONS - SEE SHEETS A300 & A301.
- CONTRACTOR TO PROVIDE "KNOX-BOX" (PROVIDE KEYS FOR BOTH FRONT ENTRY DOORS AND OVERHEAD GARAGE DOOR).
- FRONT, REAR AND SIDES OF PROPERTY TO BE PROVIDED WITH SURVEILLANCE CAMERAS - VERIFY ALL LOCATIONS W/ OWNER.
- FIRE SPRINKLER SYSTEM TO BE PROVIDED W/ A CENTRAL STATION-MONITORED FIRE ALARM.
- ALL EXTERIOR LIGHT FIXTURES TO BE "LED" TO ELIMINATE GLARE AND PROVIDE THE TRUE VISUAL VALUE OF COLOR.

### NOTES:

- DO NOT SCALE DRAWINGS!
- FIELD VERIFY ALL DIMENSIONS!
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
- ALL AREA CALCULATIONS ARE APPROX.

### LIGHT FIXTURES

- LUMINIS LIGHTING "ECLIPSE MAXI" #EC891 OUTDOOR WALL, SCONCE OR EQUAL. ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT.
- LUMINIS LIGHTING "ARGON" #ARG350 OUTDOOR WALL, SCONCE OR EQUAL. ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT.

### PAINT LEGEND

- ALL SURFACES TO BE CLEANED & PRIMED AS PER BENJAMIN MOORE.
- P-1 ACADIA WHITE #AC-41 (MAIN BODY OF BUILDING)
- P-2 RED WOOD - SOLID STAIN (TOWER MAIN ENTRY FEATURE)
- P-3 KENDAL CHARCOAL - #AC-166 (FASCIA CANOPY, BRACKET & BALCONY)
- P-4 BRILLIANT WHITE (STORMFRONT DOORS, WINDOWS, GUARDRAIL AND BANDING)
- P-5 HIDDEN VALLEY - SOLID STAIN (TOWER ENTRY FEATURE)
- P-6 OLIVUS GREEN - SOLID STAIN (SIGNAGE BACKGROUND & FRAMED GLADDINGS)
- P-7 SANDSTONE R51-E25 - KYNAR 500 (STANDING SEAM METAL ROOF)

NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL.

### EXTERIOR STUCCO

- METAL LATH APPLICATION:
- APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROUPEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
  - APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE ROUGH TO RECEIVE FINISH COAT.
  - DAMPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT. APPLY FINISH COAT AND BROWN FINISH COAT TO A TRUE, EVEN SURFACE, FINISHED AS APPROVED BY OWNER.
  - TWO (2) COAT WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS: TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
  - THREE (3) COAT WORK (ON LATH): APPLY THREE (3) COAT STUCCO TO METAL LATH: TOTAL (1) INCH THICK AREAS: TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
  - RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
  - ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.
  - ALL POLYSTYRENE BOARD SHALL BE INSTALLED AS PER CURRENT MANUFACTURER'S PUBLISHED INSTRUCTIONS FOR INSTALLATION OF SYSTEM AS APPLICABLE TO EACH TYPE OF SUBSTRATE INDICATED. REINFORCING FABRIC CONSISTS OF A BALANCED, ALKALI-RESISTANT OPEN-WEAVE GLASS-FIBER COMPLYING WITH ASTM D 518 AND WEIGHING NOT LESS THAN 8 OZ. PER SQUARE YARD.





EAST ELEVATION

COASTAL SUPPLY WAREHOUSE  
DELRAY BEACH, FLORIDA

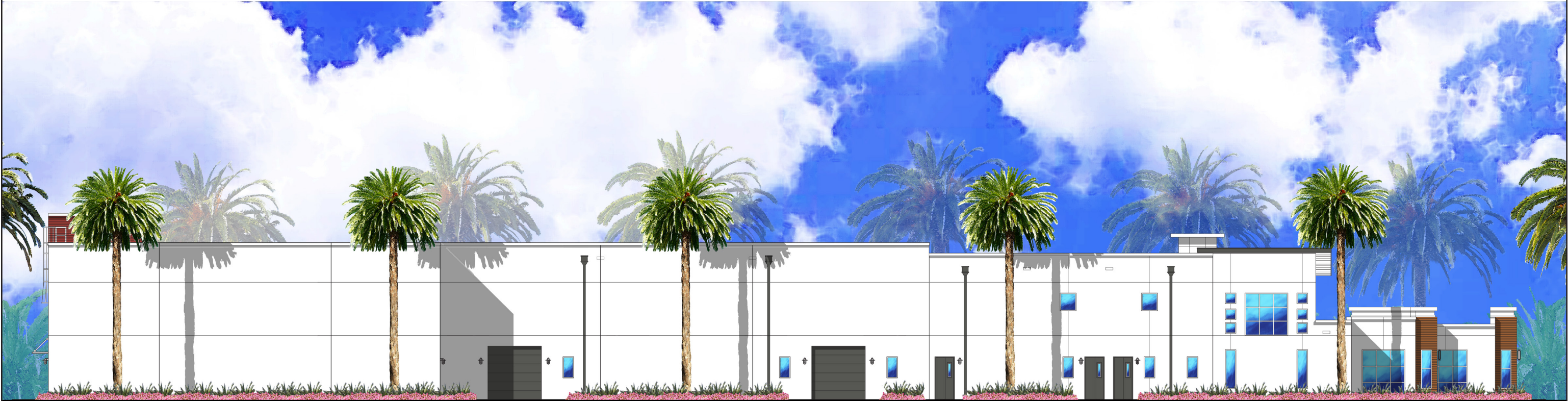




NORTH ELEVATION

COASTAL SUPPLY WAREHOUSE  
DELRAY BEACH, FLORIDA





SOUTH ELEVATION

COASTAL SUPPLY WAREHOUSE  
DELRAY BEACH, FLORIDA





WEST ELEVATION

COASTAL SUPPLY WAREHOUSE  
DELRAY BEACH, FLORIDA