

DATE: 11/02/21

PLAN REVIEW CORRECTIONS REPORT
City of Delray Beach Florida
100 NW 1ST AVE
DELRAY BEACH FL 33444

PAGE 1

APPLICATION NBR . . . : 21-00200465
ADDRESS : 504 NE 5TH AVE
APPLICATION DATE . . : 10/28/21
APPLICATION TYPE . . : RE-ROOF OF EXISTING STRUCTURE

OWNER : INTERLOC PROPERTIES LLC
466 NE 5TH AVE
DELRAY BEACH FL 334835633

CONTRACTOR : LANCE CONSTRUCTION INC
3248 BERMUDA RD
PALM BEACH GARDENS FL 33410

AGENCY NAME: PLAN REVIEW
DATE ACTION

ACTION BY

11/02/21 DISAPPROVED DAVID HERBERT
1. Provide construction vehicle parking plan that meets LDR
section 7.1.8 (City Ordinance 20-19) requirements. Must be
provided prior to issuance of building permit. This shall
be drawing(s) indicating method(s) of compliance.
2. Satisfy Planning & Zoning comments

AGENCY NAME: PLANNING AND ZONING
DATE ACTION

ACTION BY

10/28/21 DISAPPROVED MICHAEL VINCI
submittal of a material and color change application is
required (commercial property) white tile to grey metal.
contact Rochelle 561 330 6055 for application assistance

Sec. 7.1.8. - Construction parking and staging.^[1]

- (A) **Construction parking.** (Ord. No. 50-20, § 2, 10-20-20)
- (1) **On-site parking.** (Ord. No. 50-20, § 2, 10-20-20)
- (a) All construction parking shall be accommodated within the construction site or compound as approved by the Chief Building Official pursuant to Section 2.4.6(F), as amended. (Ord. No. 50-20, § 2, 10-20-20)
 - (b) A site plan, delineating where all on-site parking and material staging will be located, shall be provided prior to issuance of the first building permit associated with the construction parking. (Ord. No. 50-20, § 2, 10-20-20)
 - (c) If all construction-related parking cannot be accommodated on-site, the off-site parking regulations shall apply. (Ord. No. 50-20, § 2, 10-20-20)
- (2) **Off-site parking—single-family construction projects.** (Ord. No. 50-20, § 2, 10-20-20)
- (a) Parking is limited to within the swale on the same side of the street as the site and confined to the area of the swale within the virtual extension of the property boundaries into the right-of-way. (Ord. No. 50-20, § 2, 10-20-20)
 - (b) No parking shall encroach into the street pavement. (Ord. No. 50-20, § 2, 10-20-20)
 - (c) The swale area must be restored with sod prior to issuance of the Certificate of Occupancy. (Ord. No. 50-20, § 2, 10-20-20)
 - (d) No parking is permitted within 25 feet of any public right-of-way intersection. (Ord. No. 50-20, § 2, 10-20-20)
 - (e) The street must remain open for vehicular travel at all times unless a temporary street closure with a Maintenance of Traffic (MOT) Plan has been approved by the City Engineer. (Ord. No. 50-20, § 2, 10-20-20)
- (3) **Off-site parking—all construction.** (Ord. No. 50-20, § 2, 10-20-20)
- (a) If all construction parking cannot be accommodated on-site as required in Subsections (A)(1) or (A)(2), the contractor or applicant is required to submit a construction parking management plan with the following: (Ord. No. 50-20, § 2, 10-20-20)
 - i. Location of off-site parking, including on-street public parking spaces. (Ord. No. 50-20, § 2, 10-20-20)
 - ii. Off-site parking property plan, including proposed access and screening. (Ord. No. 50-20, § 2, 10-20-20)
 - iii. Proof of lease or property owner's consent for off-site parking, including an approved agreement for use of on-street public parking spaces. (Ord. No. 50-20, § 2, 10-20-20)
 - iv. A site plan delineating where all parking will be located on the property. (Ord. No. 50-20, § 2, 10-20-20)
 - v. If the property is also being utilized for material staging or as an off-site construction compound, a list of all building materials and supplies stored on the site or in containers on the site shall be provided to the Chief Building Official. (Ord. No. 50-20, § 2, 10-20-20)
 - vi. Transportation plan indicating how employees will get to and from the jobsite and the offsite parking location. (Ord. No. 50-20, § 2, 10-20-20)
 - vii. Acknowledgement confirming an understanding of the construction parking plan requirements and requirement to restore off-site parking property within 30 days of certificate of occupancy for associated construction. (Ord. No. 50-20, § 2, 10-20-20)
 - (b) On-street public parking spaces, limited to the same side of the street as the site and confined to the area of the public right-of-way within the virtual extension of the property boundaries into the right-of-way, may be utilized with an agreement approved by the City Manager, or designee. The agreement shall include the cost of lost revenue of any paid parking spaces. (Ord. No. 50-20, § 2, 10-20-20)
 - (c) The Chief Building Official shall approve the construction parking management plan prior to the issuance of a building permit. (Ord. No. 50-20, § 2, 10-20-20)

- (d) Any modifications to the construction parking management plan must be submitted 72 hours, excluding weekends and holidays, in advance for review and approval by the Chief Building Official, prior to implementation. (Ord. No. 50-20, § 2, 10-20-20)
- (B) **Construction Staging.** (Ord. No. 50-20, § 2, 10-20-20)
- (1) **Purpose and intent.** This subsection provides procedures and standards for staging materials and equipment at construction sites to minimize closures of vehicle travel lanes, bicycle lanes, and pedestrian pathways during the construction process. (Ord. No. 50-20, § 2, 10-20-20)
 - (2) **Requirements.** All construction staging shall meet the following provisions: (Ord. No. 50-20, § 2, 10-20-20)
 - (a) A Construction Staging Plan must be provided concurrent with a request for site plan approval when it is anticipated that the construction of a project will occupy any portion of the Right-of-Way. (Ord. No. 50-20, § 2, 10-20-20)
 - (b) The vehicular travel lanes must remain open in all directions throughout construction unless an approved Maintenance of Traffic (MOT) Plan includes a temporary street closure not to exceed 14 days. (Ord. No. 50-20, § 2, 10-20-20)
 - (c) The reduction of vehicular travel lanes shall not be permitted for any reason other than the installation of required off-site improvements or short-term temporary loading/unloading. (Ord. No. 50-20, § 2, 10-20-20)
 - (3) **Use of Right-of-Way.** Use of the City's Right-of-Way for construction activities that exceed 14 days in duration shall be considered long-term construction staging and shall be limited to sidewalk or on-street parking areas. (Ord. No. 50-20, § 2, 10-20-20)
 - (a) The use of on-street parking for construction purposes shall be as per Land Development Regulation Section 7.1.8. (Ord. No. 50-20, § 2, 10-20-20)
 - (b) Use of sidewalk areas for construction staging shall require a sidewalk detour be provided during the duration of use. (Ord. No. 50-20, § 2, 10-20-20)
 - (c) If adjacent sidewalks are not available for detours, they shall be constructed to facilitate the detour. (Ord. No. 50-20, § 2, 10-20-20)
 - (d) When the Right-of-Way is under the jurisdiction of Palm Beach County or Florida Department of Transportation, construction staging is subject to review and approval by each jurisdiction. (Ord. No. 50-20, § 2, 10-20-20)
- (C) **Maintenance of Traffic (MOT) Plan.** All construction parking and staging that involves travel lane, bike lane, or sidewalk closures shall submit a MOT Plan as follows: (Ord. No. 50-20, § 2, 10-20-20)
- (1) Closures greater than 14 days throughout the course of construction, which eliminate travel lanes or change the flow of traffic must be approved by the City Commission. Street closures that do not exceed 14 days throughout the course of construction may be approved administratively. (Ord. No. 50-20, § 2, 10-20-20)
 - (2) Single-family construction projects requiring temporary street closures shall submit a MOT Plan for approval by the City Engineer concurrent with a request for building permit approval. (Ord. No. 50-20, § 2, 10-20-20)
 - (3) All MOT Plans shall be prepared by a person possessing a valid certification to do so. (Ord. No. 50-20, § 2, 10-20-20)
 - (4) If access to or signage of nearby establishments is obscured or impacted by construction activity, temporary signage shall be included in the MOT to guide access and improve visibility of businesses during construction. Temporary construction signage shall conform to the standards for commercial real estate signage and can be approved administratively as part of the MOT, or by the Development Services Director or designee. (Ord. No. 50-20, § 2, 10-20-20)
- (D) **Enforcement.** Any violation of the approved construction parking management plan shall be enforced in accordance with Chapter 37, "Delray Beach Code Enforcement," of the Code of Ordinances, as amended from time to time. Any parking violations shall be enforced in accordance with Section 71.090 of the Code of Ordinances. (Ord. No. 50-20, § 2, 10-20-20)

LEGAL DESCRIPTION:

PARCEL 1: LOT 7 AND THE SOUTH ONE-HALF (S 1/2) OF LOT 6, THE HOFMAN ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THAT PORTION DECEDED TO THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 481, PAGE 212 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH IMPROVEMENTS THEREON.

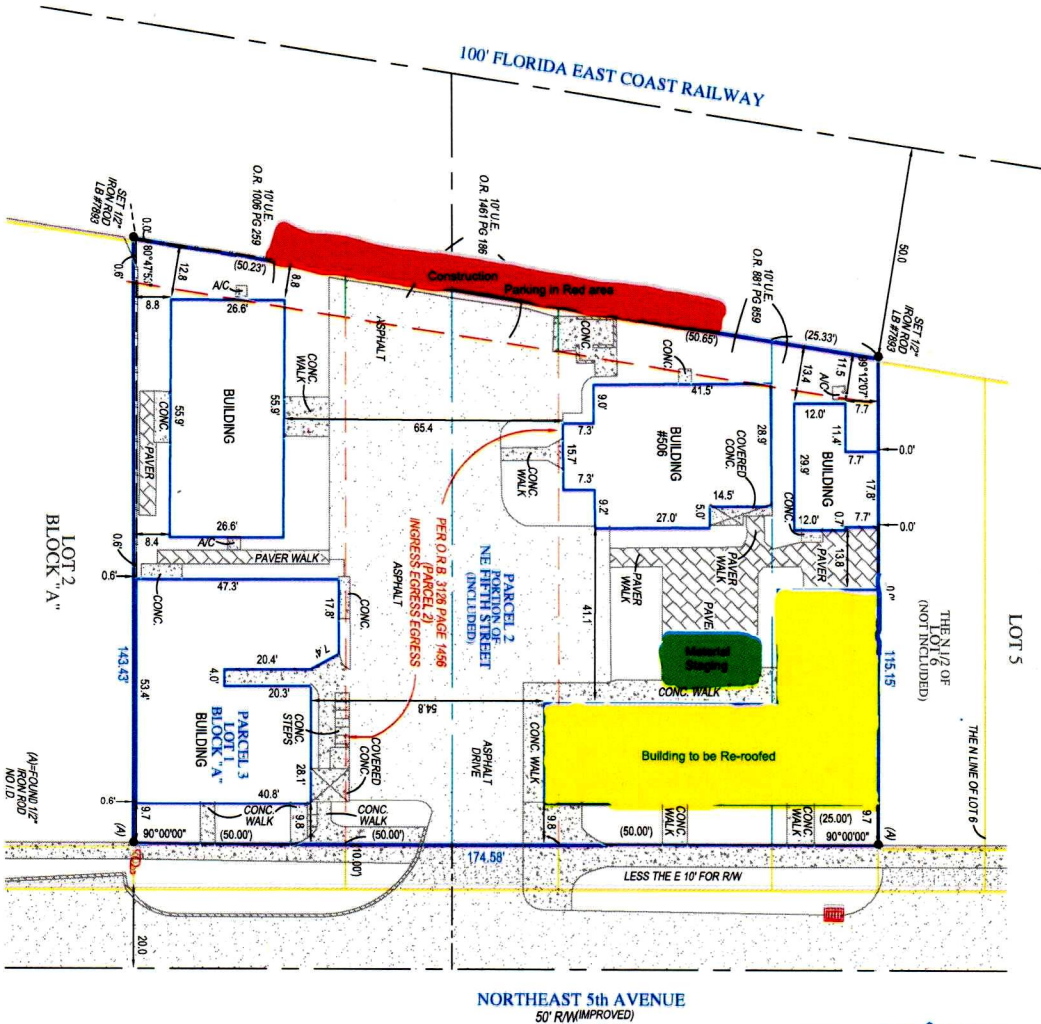
PARCEL 2: THAT PORTION OF NORTHEAST FIFTH STREET EXTENDING WESTERLY FROM NORTHEAST FIFTH AVENUE TO THE EASTERLY LINE OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY OTHERWISE DESCRIBED AS LYING BETWEEN LOT 7, THE HOFMAN ADDITION, PLAT BOOK 5 PAGE 3, AND LOT 1 OF DRINK WATERS ADDITION TO HIGH AND PARK 7 B 2, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WEST TEN (10) THEREOF. THE ABOVE DESCRIBED PROPERTY IS A PORTION OF THE RIGHT-OF-WAY ABANDONED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DELRAY BEACH, FLORIDA, PASSED AND ADOPTED IN REGULAR SESSION ON THE 10TH DAY OF OCTOBER, 1966, AND RECORDED ON OCTOBER 11, 1966, IN OFFICIAL RECORDS BOOK 1436, PAGE 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3: LOT 1, BLOCK A DRINK WATERS ADDITION TO HIGH AND PARK, DELRAY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 80, LESS THE EAST 10 FEET OF LOT 1, ALSO LESS A PARCEL OF LAND IN LOT 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT ON THE NORTH LINE OF SAID LOT 1, LOCATED 10 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID LOT 1, RUN WESTERLY ALONG SAID NORTH LINE FOR 14.84 FEET; THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 15 FEET FOR 23.40 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES, 23 MINUTES 00 SECONDS TO A POINT ON A LINE PARALLEL TO AND 10 FEET WESTERLY FROM THE EAST LINE OF SAID LOT 1; THENCE RUN NORTH 1 DEGREE 08 MINUTES 06 SECONDS WEST ALONG SAID PARALLEL LINE FOR 14.84 FEET TO THE POINT OF THE BEGINNING; TOGETHER WITH IMPROVEMENTS THEREON.

SURVEY NOTES
ASPHALT DRIVE AND COMMUNITY CONCRETE SIDEWALK CROSS THE PROPERTY LINE ON EASTERLY SIDE OF LOT LINE ON NORTHERLY SIDE OF LOT THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY

BOUNDARY SURVEY

PAGE 1 OF 1



NORTHEAST 5th AVENUE
50' RW (IMPROVED)

SCALE
1"=20'

PROPERTY ADDRESS:
5005/4506 NORTHEAST 5TH AVENUE
DELRAY BEACH, FL 33463

Community Number: 125102
Parcel: 0917
Sinking: F.F.I.R.M.
Flood Zone: X
Field Work: 6/24/2021

CERTIFIED TO:
SECURITY TITLE & ESCROW, INC.;
CAPPELLER LAW, OLD REPUBLIC
NATIONAL TITLE INSURANCE COMPANY;
INTERLOC
LLC
Survey Number: 487355

SYMBOL DESCRIPTIONS	ABBREVIATION DESCRIPTION
1. CENTER LINE	1. CENTER LINE
2. CENTER LINE	2. CENTER LINE
3. CENTER LINE	3. CENTER LINE
4. CENTER LINE	4. CENTER LINE
5. CENTER LINE	5. CENTER LINE
6. CENTER LINE	6. CENTER LINE
7. CENTER LINE	7. CENTER LINE
8. CENTER LINE	8. CENTER LINE
9. CENTER LINE	9. CENTER LINE
10. CENTER LINE	10. CENTER LINE
11. CENTER LINE	11. CENTER LINE
12. CENTER LINE	12. CENTER LINE
13. CENTER LINE	13. CENTER LINE
14. CENTER LINE	14. CENTER LINE
15. CENTER LINE	15. CENTER LINE
16. CENTER LINE	16. CENTER LINE
17. CENTER LINE	17. CENTER LINE
18. CENTER LINE	18. CENTER LINE
19. CENTER LINE	19. CENTER LINE
20. CENTER LINE	20. CENTER LINE

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED AND CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND WITHOUT AKAISED EMBOSSED SEAL AND SIGNATURE.

KENNETH J. OSBORNE
Surveyor
License No. 125102
Florida State Board of Surveying



LS #7993
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: (561) 840-4800
STATEWIDE PHONE: (800) 226-4807
STATEWIDE FACSIMILE: (800) 741-0576
WEBSITE: <http://targetsurveying.net>

- GENERAL NOTES:**
- LEGAL DESCRIPTION PROVIDED BY OTHERS
 - THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT
 - UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED
 - WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES
 - ONLY VISIBLE ENCROACHMENTS LOCATED.
 - DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
 - FENCE OWNERSHIP NOT DETERMINED.
 - ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
 - IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.