



Development Services Department

PMAB Advisory Board Memo

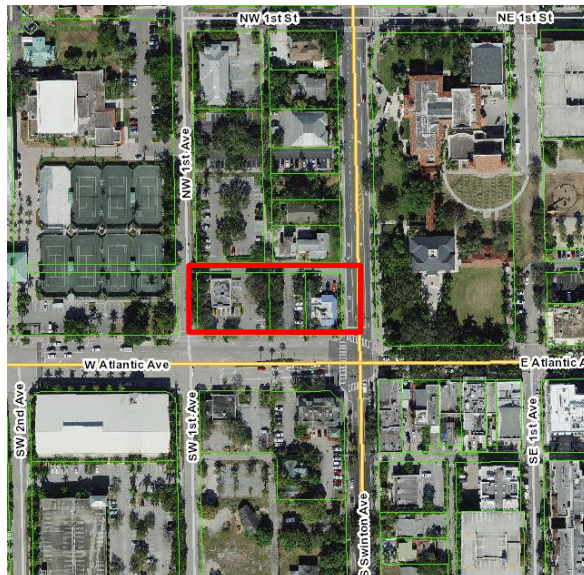
10 N. Swinton Avenue (aka City Center Delray) – 2022-060

The subject properties consist of 10 North Swinton (Doc's All American) an unaddressed parking lot located west of 10 North Swinton Avenue and 37 West Atlantic Avenue (Dunkin Donuts). These properties are identified as non-contributing to both historic district designations. The properties associated with the subject development proposal are zoned Old School Square Historic Arts District (OSSHAD) with CBD Overlay and located within the Locally and Nationally Designated Old School Square Historic District. The project is subject to the development standards of the Central Business District (CBD), and West Atlantic Neighborhood Commercial Area.

On September 1st, 2021 the Historic Preservation Board recommended approval to the City Commission for individual designation of Doc's (10 N Swinton Avenue). This was brought to City Commission for their first reading on October 5, 2021. The second reading has been postponed.

The request before the board is for a Certificate of Appropriateness, Waiver, In-lieu Parking, and Conditional Use request for the renovation of Doc's Place (10 N Swinton Avenue), the removal of the Dunkin' Donuts building and the construction of 3 story, 41,000 sq. ft mixed-use building in the Art Deco style, including retail and restaurant uses on the ground floor, and office spaces on the second & third floor. The mixed-use structure will adjoin the renovated Doc's building. The request also includes a Waiver Request to allow the proposed arcades to be more than 5' from the face of the columns to the street curb and proposed In Lieu parking for 28 parking spaces. A Conditional Use request for Outdoor dining at night is also a part of the application.

Location Map



Application Type:

Certificate of Appropriateness
Class V Site Plan Modification,
Waiver, In-Lieu Parking, and
Conditional Use

Address/Location:

10 N. Swinton Avenue

Zoning District/ Overlay:

OSSHAD (Old School Square Historic Arts
District) zoning district
Overlay: CBD (Central Business District) &
West Atlantic Neighborhood Commercial
Area

Applicant:

John Szerdi
MDG Banyan Delray Partners, LLC

Project Planner:

Michelle Hoyland
hoylandm@mydelraybeach.com

Katherina Paliwoda

paliwodak@mydelraybeach.com

Advisory Board Review Date(s):

DDA: June 21, 2022
PMAB: June 28, 2022
CRA: TBA
HPB(Cond Use):TBA
PZB (Cond. Use): TBA
CC (Cond. Use): TBA

Final Action Review Date:

HPB: TBA

Attachments:

Proposed Plans

NOTE: This item is under review and is subject to changes upon further analysis based on comments made by Staff according to the City's Land Development Regulations (LDR) and other department technical reviews. Any comments or objections shall be presented to the approving body during the scheduled meeting or discussed with the project planner in advance.

Memo Date: June 2, 2022

CITY CENTER DELRAY IN-LIEU PARKING REQUEST JUSTIFICATION

(revised 4/26/22)

Pursuant to LDR Section 2.4.5 (O), the Applicant , MDG Banyan Delray Partners,LLC requests a approval for in-lieu parking per LDR Section 4.4.13 (I)(g) which states:

(g) Properties located within 750 feet of a public parking garage or the Planned Tri-Rail Coastal Link Station (See Figure 4.4.13-5) may opt to use the in-lieu fee option provided in [Section 4.6.9\(E\)\(3\)](#) up to 50 percent of the required off-street parking amount, except that restaurant and lounge uses are limited to 30 percent. The distance shall be measured along the closest pedestrian route between nearest building entrances/the planned station location.

The partial aerial vicinity view on sheet A0.02 illustrates the distance measured along pedestrian routes between the building entrances and parking garages within 750 feet. Also included on sheet A0.20 are the project data tables. The shared parking matrix from LDR Section 4.6.9 (C)(8)(a) quantifies the required parking of the proposed mixed-use building. The shared parking matrix indicates a required number of 53 parking spaces. 28 spaces are provided on site per the Regulating plan on sheet A0.20. The Applicant is opting to provide the remaining 25 spaces as in-lieu parking. Per the shared parking matrix, the 7.72 required restaurant area spaces x 30% = 2.32 allowable in-lieu spaces, 50% of the combined office (33.79) = 16.90 allowable in-lieu spaces and 50% of retail (11.73) = 5.87 allowable in-lieu spaces equal a total 25.09 allowable in-lieu spaces for the project. The 28 on-site parking spaces plus the 25 in-lieu spaces meets the minimum required 53 spaces.

Additionally, a public parking lot with 98 spaces exists directly north of the adjacent alley which accesses both the project and the public parking lot.

The Applicant respectfully requests the approval of this in-lieu parking request for this project.

May 5, 2022
City of Delray Beach
100 NW 1st Avenue
Delray Beach, Florida 33444

Attn: Mr. Brian Ruscher, AICP
Re: Proposed TDM Plan
Project: City Center Delray – Lots 13-16, Block 60, OSSHAD w/ CBD Overlay

Mr. Ruscher:

I appreciate your guidance during the TAC review of the referenced Project. As Architect-Of-Record, please accept this letter for the TDM Plan associated with the COA and Site Development Plan processing of our Project.

CITY CENTER DELRAY TRANSPORTATION DEMAND MANAGEMENT PLAN

Pursuant to LDR 2.4.3 (E) (3) Transportation demand management. A land use application, which will add use area or establish a new use, that will result in the addition on the premises of more than 50 employees, located in the City's TCEA (Transportation Concurrency Exception Area), shall include submittal of a program to implement employer-based TDM (Transportation Demand Management) activities. These activities may include, but are not limited to, ride sharing, van pooling, and flexible work hours.

The City Center Delray project is a proposed mixed-use project comprising 8,379 sf of retail space, 2,575 sf of restaurant space and 16,893 sf of office space. Please refer to the submitted plans for more data, plans and details. The Traffic study by John M Donaldson, PE, PTOE of JMD Engineering indicates approximately 889 new daily (DT)trips to be generated for the project. It is the intent of the TDM plan to reduce the DT by 10%.

The applicant, MDG Banyan Delray Partners, LLC, will implement a TDM plan that will be presented to future tenants of the building. The applicant will encourage all future tenants to implement as many of the elements in the plan as possible to reduce the single-occupant vehicular uses for their employees. The TDM plan will be an educational program outlining information on the opportunities to reduce the employee single-occupant trips to their place of work.

The TDM Plan for City Center Delray will encourage the future employer-based tenants to consider implementing the following opportunities and incentives:

- 1) Encourage the future office, restaurant, and retail tenants to offer vouchers, transit subsidies and schedules/routes to educate and incentivize employees to use Palm Tran, Go Glades, Tri-Rail or other non-single occupancy modes of alternate transportation.
- 2) Encourage the future office, restaurant, and retail tenants to work with their employees to implement flexible work shifts to assist them to accommodate their use of the non-single occupancy modes of transportation options noted above.
- 3) Encourage the future office tenants to work with their employees to implement telecommuting with flexible works hours from their homes to reduce the trips to their office.
- 4) Encourage the future office tenants to offer staggered work hours to reduce the number of trips arriving or leaving the place of employment at one time as well as the "rush hour" congestion into the city.
- 5) Encourage future employers to use posting flyers from commuter services of south Florida to communicate existing tools available to employees for carpooling, ride sharing or ride matching. On an annual basis, report the number of employees to the City of Delray Beach, and the number of employees participating in TDM Programs or mode share of employees

The Applicant hereby submits the outlined TDM Plan above for this project for consideration.

Respectfully,



John W. Szerdi

founder / president | architect | leed ap

LDG FLORIDA ARCHITECTS, INC.

Cc: Murphy Design Group, Applicant
Steven Michael, Applicant
Neil Schiller, Agent



CITY CENTER DELRAY

DOC'S BUILDING RESTORATION (LOT 16) & NEW 3 STORY BUILDING (LOTS 13,14,15)

LOTS 13,14,15 & 16, BLOCK 60
DELRAY BEACH, FL

Owner:

MDG Banyan Delray Partners, LLC.
227 West Monroe, Suite 5040
Chicago, Illinois 60606

Architect:

LDG | Living Designs Group Florida Architects, Inc.
1005 Lake Avenue, Lake Worth, FL 33460
www.ldgfla.com

Photometric Consultant:

Sesco Lighting
737 Shotgun Rd, Ft. Lauderdale FL, 33326

John W
Szerdi
AR #7991

Digitally signed
by John W
Szerdi AR #7991
Date:
2022.05.11
13:42:20 -04'00'

Civil Engineer:

Envirodesign Associates Inc.
298 Pineapple Grove Way, Delray Beach FL 33444
www.envdesign.com

Landscape Architect:

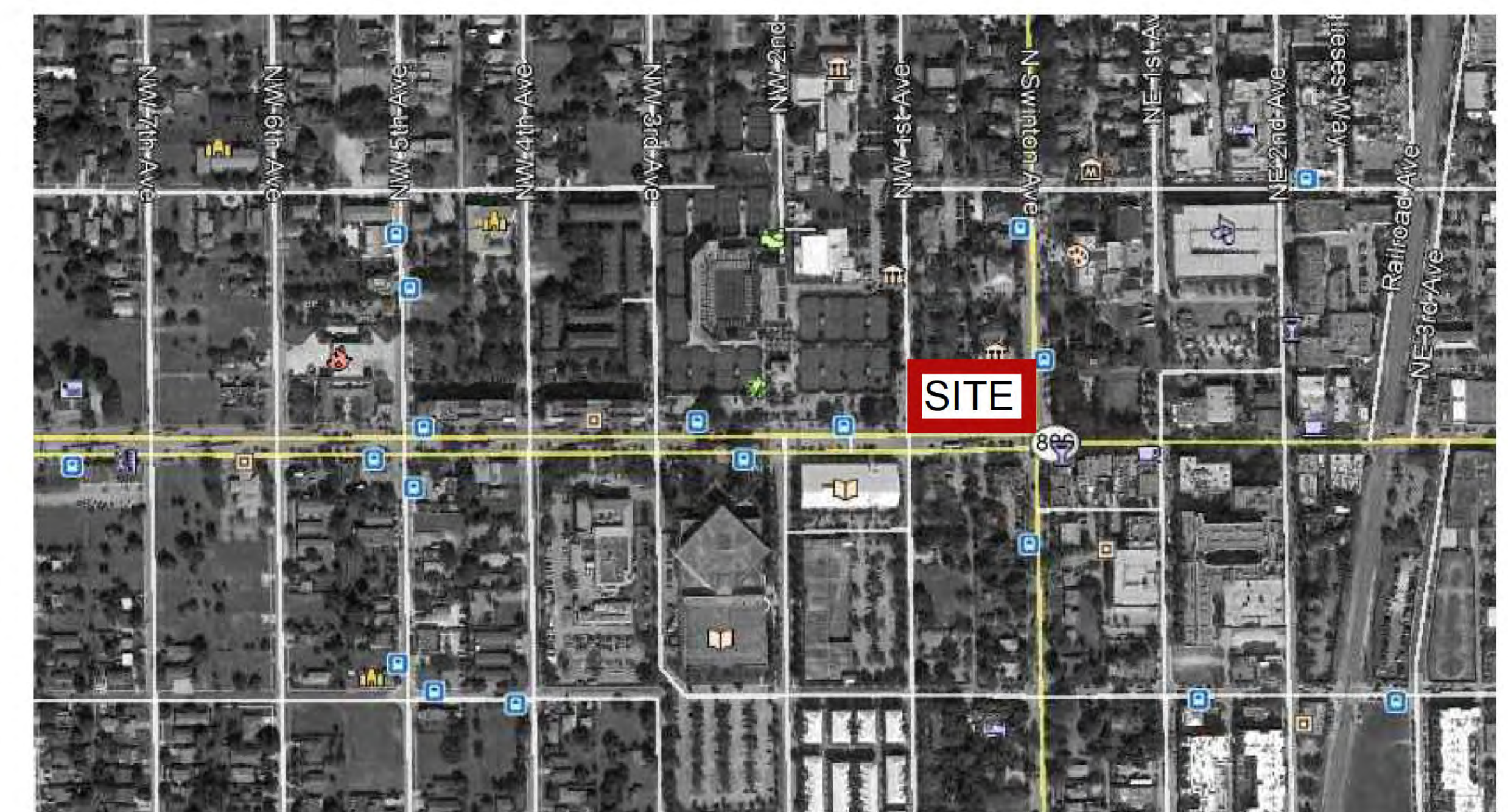
AGT Land Landscape Architecture
132 N. Swinton Avenue, Delray Beach FL 33444

Consulting Arborist:

Sutton Consulting Arborist
Lake Worth, FL 33460
561-493-3310

SITE PLAN APPROVAL SET

May 11th, 2022 (TAC RE-SUBMISSION)



BOUNDARY & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	X7.00	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	SQ. FT.	=	SQUARE FEET
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTAHOOCHEE
F.F.	=	FINISHED FLOOR	F.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
C/L	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
VALVE	=	UTILITY BOX	PARKING STRIPE	=	PARKING STRIPE
MANHOLE	=	HYDRANT	OVERHEAD UTILITY LINES	=	OVERHEAD UTILITY LINES
BASIN	=	UTILITY POLE	6" CONCRETE WALL	=	6" CONCRETE WALL
WELL	=	VAULT	COVERED AREA	=	COVERED AREA
WATER METER	=	LIGHT	CONCRETE	=	CONCRETE
MONITORING WELL	=	BOLLARD	BRICK PAVERS	=	BRICK PAVERS
PROPERTY CORNER	=	AIR CONDITIONER	TILE	=	TILE
CHAIN LINK FENCE	=	CHAIN LINK FENCE	CONCRETE WALL	=	CONCRETE WALL
WOOD FENCE	=	WOOD FENCE	WIRE FENCE	=	WIRE FENCE
METAL FENCE	=	METAL FENCE		=	
PVC FENCE	=	PVC FENCE		=	
CONCRETE FENCE	=	CONCRETE FENCE		=	

STREET ADDRESS:

37 West Atlantic Avenue, Delray Beach, Florida
Parking lot on West Atlantic Avenue, Delray Beach, Florida
10 North Swinton Avenue, Delray Beach, Florida

LEGAL DESCRIPTION:

Lots 13, 14, 15 and 16, Block 60, DELRAY BEACH (formerly LINTON), according to the Plat thereof, as recorded in Plat Book 1, Page 3, of the Public Records of Palm, Beach County, Florida. Less road right of way as shown on the State of Florida State Road Department Right of Way Map Section 93550-2601 sheet No. 7 last revised August 3, 2006.

NOTES:

- Unless otherwise noted field measurements are in agreement with record measurements.
- Bearings shown hereon are based on a bearing of N/A.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
- The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
- Printed copies of this Survey and Map report are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- PDF copies of this Survey and Map report are not valid without the digital signature and seal of a Florida Licensed Surveyor and Mapper and must be verified.
- The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
- Accuracy statement: This survey meets or exceeds the horizontal accuracy for COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.
- Printed copies of this survey are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.

FLOOD INFORMATION:

Community name and number: Delray Beach 125102
Map and panel number: 12099C0979F
Panel date: 10-05-17
Index date: 10-05-17
Flood zone: X
Base flood elevation: N/A

ORIGINAL DATE OF FIELD SURVEY: 03-04-20	DRAWN BY: MLW
FIELD BOOK: ALS-SU-20-0399	CHECKED BY: MLW
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS
	BY
ADD ADDITIONAL RIGHT OF WAY TO ALLEY ON N. SIDE	12-01-2021
UPDATE SURVEY 21-0497	03-09-2021

CERTIFY TO:

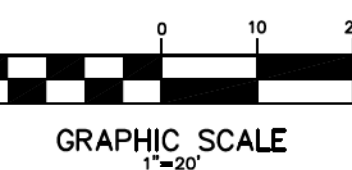
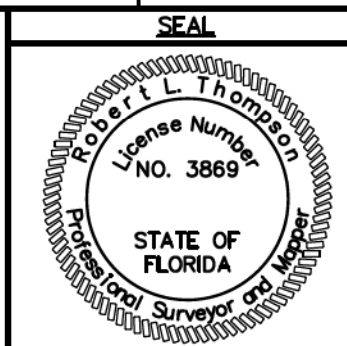
MGD Banyan Delray Partners, LLC.

CERTIFICATION:

This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L Thompson
Digitally signed by Robert L Thompson
Date: 2021.12.01 15:47:20 -0500

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA



BENCHMARK INFORMATION:
Palm Beach County Benchmark CHEROKEE BLONDE
Elevation = 21.763 NAVD1988

GENERAL NOTES

1.
- ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES. THE CONTRACTOR SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL TRADES.
2.
- SPECIFICATIONS, BOUND SEPARATELY, ARE PART OF THE CONTRACT DOCUMENTS
3.
- THE MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. IF CONFLICT IS FOUND BETWEEN DRAWINGS, GENERAL NOTES, AND SPECIFICATIONS, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4.
- THE STRUCTURAL, MECHANICAL,, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF SUCH WORK. SHOULD THERE BE A DISCREPANCY BETWEEN ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS THAT WOULD CAUSE AN AWKWARD INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION BEFORE INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST.
5.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, AND CONDITIONS AT THE SITE PRIOR TO COMMENCING WITH THE WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.
6.
- ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE SAME, OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
7.
- WHERE A TYPICAL CONDITION IS DETAILED, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.
8.
- DIMENSIONS ARE TYPICALLY TO FACE OF FINISH UNLESS OTHERWISE NOTED.
9.
- FLOOR ELEVATIONS ARE TYPICALLY TO TOP OF FINISHED FLOOR UNLESS OTHERWISE NOTED.
10.
- CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES.
11.
- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE 7TH EDITION.
12.
- NO MATERIAL OR PRODUCT SUBSTITUTIONS SHALL BE MADE FROM THOSE INDICATED IN THE CONTRACT DOCUMENTS WITHOUT PRIOR REVIEW AND APPROVAL BY THE ARCHITECT.

CODE REQUIREMENTS

APPLICABLE CODES:
BUILDING CODE - FLORIDA BUILDING CODE, BUILDING 2020
MECHANICAL CODE - FLORIDA BUILDING CODE, MECHANICAL 2020
PLUMBING CODE - FLORIDA BUILDING CODE, PLUMBING 2020
ELECTRICAL CODE - NATIONAL ELECTRICAL CODE 2020 / NATIONAL FIRE ALARM CODE 2020
FIRE CODE - FLORIDA FIRE PREVENTION CODE 7TH EDITION / NFPA 1 UNIFORM FIRE CODE 2021 EDITION
LIFE SAFETY CODE - NFPA 101 LIFE SAFETY CODE 2021 EDITION
ACCESSIBILITY CODE - FLORIDA BUILDING CODE - A, BUILDING 2020
ENERGY CODE - FLORIDA BUILDING CODE, BUILDING 2020

ABBREVIATIONS

ABV	ABOVE	FOS	FACE OF STUD	PLAS	PLASTER
@	AT	FOUND	FOUNDATION	PL	PLATE
ACOUS	ACOUSTICAL	FSP	FIRE STAND PIPE	PLYWD	PLYWOOD
AFF	ABOVE FINISHED FLOOR	FT	FEET	PTD	PAINTED
ALUM	ALUMINUM	GALV	GALVANIZED	REQ'D	REQUIRED
BLDG	BUILDING	GD	GRADE	RL	RAIN LEADER
BLKG	BLOCKING	GR FL	GROUND FLOOR	RM	ROOM
BO	BOTTOM OF	GWB	GYPSUM WALL BOARD	RO	ROUGH OPENING
BOW	BOTTOM OF WALL	GYP	GYPSUM	SC	SOLID CORE
BOWF	BOTTOM OF WINDOW FRAME	HC	HANDICAPPED	SER	SERVICE
CER	CERAMIC	HD	HEADER	SHT	SHEET
CHAN	CHANNEL	HDWD	HARDWOOD	SIM	SIMILAR
CJ	CONTROL JOINT	HOR	HORIZONTAL	SPEC	SPECIFICATION
CL	CENTER LINE	HT	HEIGHT	SS	STAINLESS STEEL
CLOS	CLOSET	INSUL	INSULATION	STOR	STORAGE
CLR	CLEAR	JAN	JANITOR	STL	STEEL
CMU	CONCRETE MASONRY UNIT	JT	JOINT	STRUCT	STRUCTURAL
CO	CENTER OF	KIT	KITCHEN	SQ	SQUARE
COL	COLUMN	LCC	LEAD COATED COPPER	TEL	TELEPHONE
CONC	CONCRETE	LOC	LOCATION	TO	TOP OF
CONT	CONTINUOUS	MACH	MACHINE	TOC	TOP OF COPING
CT	CERAMIC TILE	MAS	MASONRY	TODF	TOP OF DOOR FRAME
DWG	DRAWING	MFR	MANUFACTURER	TOS	TOP OF STEEL
DN	DOWN	MECH	MECHANICAL	TOW	TOP OF WALL
EG	EXTERIOR GRADE	MIN	MINIMUM	TOWF	TOP OF WINDOW FRAME
EL	ELEVATION	MISC	MISCELLANEOUS	TYP	TYPICAL
ELEC	ELECTRICAL	MO	MASONRY OPENING	UNO	UNLESS NOTED OTHERWISE
EMER	EMERGENCY	MTNG	MEETING	VCT	VINYL COMPOSITE TILE
EQ	EQUAL	MTL	METAL	VEND	VENDING
EXP	EXPANSION	NIC	NOT IN CONTRACT	VERT	VERTICAL
EXT	EXTERIOR	NTS	NOT TO SCALE	VIN	VINYL
FD	FLOOR DRAIN	OC	ON CENTER	VNR	VENEER
FE	FIRE EXTINGUISHER	OH	OPPOSITE HAND	W/	WITH
FF	FINISH FLOOR	OPEN'G	OPENING	W/OUT	WITHOUT
FIN	FINISH	OPP	OPPOSITE	WD	WOOD
FL	FLOOR	P LAM	PLASTIC LAMINATE	WNDW	WINDOW

SYMBOLS

	WORK POINT / DATUM POINT		INTERIOR ELEVATION DESIGNATION Elevation Identification Sheet where Elevation is drawn
	REVISION Revision Number		PLYWOOD
	SECTION DESIGNATION Section Identification Sheet where Section is drawn		GLASS
	WALL SECTION DESIGNATION Section Identification Sheet where Section is drawn		ACOUSTICAL TILE OR BOARD
	DETAIL DESIGNATION Detail Identification Sheet where Detail is drawn		GYPSUM WALLBOARD
	ROOM DESIGNATION Room Number		INSULATION, BATT
	DOOR SYMBOL Door Number		INSULATION, RIGID
	WINDOW TYPE / LOUVER TYPE		SAND / MORTAR / PLASTER
			CAST-IN-PLACE CONCRETE
			CONCRETE BLOCK
			BRICK
			STONE / MARBLE / GRANITE
			STEEL / METAL
			WOOD, FINISHED
			WOOD, FRAMING (THROUGH MEMBER)
			WOOD, FRAMING (INTERRUPTED MEMBER)

INDEX OF DRAWINGS

SHEET #	DRAWING TITLE
	COVER SHEET AND AREA MAPS BOUNDARY & TOPOGRAPHIC SURVEY
ARCHITECTURAL	
A0.01	DRAWING INDEX AND GENERAL NOTES
A0.02	PROJECT DATA AND NOTES
A0.20	REGULATING PLAN
A0.21	REGULATING NOTES AND DETAILS
A0.22	ARCHITECTURAL SITE PLAN
A0.23	COMPOSITE AND EXISTING BUILDINGS PLAN
A1.00	FIRST FLOOR PLAN
A1.10	SECOND FLOOR PLAN
A1.20	THIRD FLOOR PLAN
A1.30	ROOF PLAN
A1.50	DOC'S RESTORATION ENLARGED PLAN AND ELEV.
A2.00	BUILDING ELEVATIONS
A2.10	PROPORTIONING ELEVATIONS
A2.20	COLOR ELEVATIONS AND MATERIALS
A3.00	STREETSCAPE SECTIONS & ARCADE REGULATIONS
A3.10	3D VIEWS
A3.20	SIGHT LINE SECTIONS & VISUAL IMPACT ANALYSIS
A3.20	STREET ELEVATIONS AND EXISTING BUILDING ELV.
CIVIL	
C-1	CIVIL SITE IMPROVEMENT PLAN
C-2	PAVING & DRAINAGE DETAILS
C-3	PAVING & DRAINAGE DETAILS
C-4	GENERAL NOTES
C-5	WATER & WASTEWATER DETAILS
C-6	WATER & WASTEWATER DETAILS
C-7	POLLUTION PREVENTION PLAN
CU-1	COMPOSITE UTILITY PLAN

LANDSCAPE	
TR-1	TREE DISPOSITION PLAN
HS-1	HARDSCAPE PLAN
LP-1	LANDSCAPE PLAN
LP-2	SPECIFICATIONS AND DETAILS
IR-1	IRRIGATION PLAN

PHOTOMETRIC CALCULATIONS	
ES-1	SITE LIGHTING PHOTOMETRIC PLAN
ES-2	EMERGENCY PHOTOMETRIC PLAN
ES-3	STREET LIGHTING PHOTOMETRIC PLAN

LDG | Living Designs Group Florida Architects, Inc.
1005 Lake Avenue Lake Worth, Fl 33460
www.ldgfla.com
AR#7991

SITE PLAN
APPROVAL
CITY CENTER DELRAY
Atlantic & Swinton Ave
DeLray Beach, Florida

John W Szerdi
AR #7991

Digitally signed by John W Szerdi AR #7991
Date: 2022.05.11 13:42:45 -04'00'

REVISION:	DATE:

GENERAL NOTES &
DRAWING INDEX

DATE: 5/11/2022
SCALE: N.T.S.
DRAWN BY: JSG, DAG
CHECKED BY: JWS
REFERENCE: 1907

DRAWING:

A0.01



PUBLIC PARKING GARAGE PROXIMITY MAP

Shared Parking Calculations Table											
Use	Required	Weekday						Weekend			
		Night		Day		Evening		Day		Evening	
		Midnight to 6 AM		9 AM to 4 PM		6 PM to Midnight		9 AM to 4 PM		6 PM to Midnight	
Residential (10 units)	0	100%	0	60%	0	90%	0	80%	0	90%	0
Office (16,893sf @ 1/500sf)	33.79	5%	1.6895	100%	33.79	10%	3.379	10%	3.379	5%	1.6895
Retail (8,379sf @1/500sf)	16.76	5%	0.838	70%	11.732	90%	15.084	100%	16.76	70%	11.732
Hotel/ Residential Inn	0	80%	0	80%	0	100%	0	80%	0	100%	0
Restaurant (2,575sf @ 6/1000sf)	15.45	10%	1.545	50%	7.725	100%	15.45	50%	7.725	100%	15.45
Entertainment/Recreational (theatres, bowling alleys, etc)	0	10%	0	40%	0	100%	0	80%	0	100%	0
Reserved Parking	0	100%	0	100%	0	100%	0	100%	0	100%	0
Other		100%	0	100%	0	100%	0	100%	0	100%	0
TOTALS	66		4		53		34		28		29
The minimum number of parking spaces is the highest time period total at the bottom of the table.											
53 Total Spaces Required											

IN - LIEU PARKING CALCULATIONS				
USE	PROPOSED AREA	PARKING CALCULATION	* SPACES REQUIRED	IN-LIEU REQUEST
RETAIL	8,379.0	1 PER 500 SF GROSS	11.7320	50% = 5.87 SPACES
OFFICE	16,893.0	1 PER 5000 SF NET	33.7900	50% = 16.90 SPACES
RESTAURANT & OUTDOOR DINING	2,575.0	6 PER 1,000 SF GROSS	7.7250	30% = 2.32 SPACES
TOTAL			53	25.09
* = USING WEEKDAY (9AM-4PM) REQUIREMENTS FROM PARKING MATRIX				

SITE REGULATIONS				
REQUIREMENT	CODE LIMITATION	EXISTING	PROPOSED	NOTES
ZONING - LOT 13,14,15,16	N/A	OSSHAD W/ CBD OVERLAY	OSSHAD W/ CBD OVERLAY	
LAND USE - LOT 13,14,15,16	N/A	HISTORIC MIXED USE (HMU)	HISTORIC MIXED USE (HMU)	
TOTAL LAND AREA	N/A	33,506 SF	31,842 SF	EXISTING AREA REDUCED FROM 2'-0" R.O.W. DEDICATION ALONG W. ATLANTIC AVE & 5'-0" R.O.W. DEDICATION ALONG NW 1ST AVE & 20' CORNER CLIPS ALONG W. ATLANTIC AVE & 10' CORNER CLIPS ALONG N. SWINTON AVE. AND ALLEY
TOTAL BUILDING AREA (GROSS)	N/A	DOC'S BUILDING - 1,160 SF	DOC'S TO REMAIN - 1,160 SF	
		DUNKIN BUILDING - 1,335 SF	NEW BUILDING - 30,619 SF	
			NEW AND EXISTING = 31,779 SF	
F.A.R.	1.0	.0718	0.998021	NEW LAND AREA 31,842 SF / TOTAL PROPOSED BUILDING AREA 31,779
BUILDING HEIGHT	38'-0"	15'-0"	38'-0"	48'-0" MAX TOP OF ARCHITECTURAL FEATURES
NUMBER OF STORIES	4	1	3	
FRONT SETBACK (ATLANTIC AVE)	10'-0" MIN. & 15'-0" MAX.		NEW BUILDING (VARIES) 10'-8" & 13'-7"	36'-0" S.B. @ Civic Space (Proposed element can remain to exceed maximum setback as per direction by the Development Services Director as this area will be part of the Civic Open Space area)
		DOC'S PATIO / CANOPY - 17'-7"	EXISTING TO REMAIN	
		DOC'S BUILDING WALL - 30'-10"	EXISTING TO REMAIN	(EXISTING NON-CONFORMITY)
		DUNKIN DONUTS BUILD. - 58'-7"	TO BE DEMOLISHED	
REAR SETBACK (ALLEY)	10'-0"		NEW BUILDING 10'-2"	
		DOC'S PATIO / CANOPY - 43'-8"	EXISTING TO REMAIN	
		DOC'S BUILDING WALL - 48'-7"	EXISTING TO REMAIN	
		DUNKIN DONUTS BUILD. - 15'-4"	TO BE DEMOLISHED	
FRONT / SIDE SETBACK (SWINTON AVE)	10'-0" MIN. & 15'-0" MAX.		NEW BUILDING 58'-11"	CORNER LOT
		DOC'S PATIO / CANOPY - +/- 11'-5"	EXISTING TO REMAIN	
		DOC'S BUILDING WALL - 24'-0"	EXISTING TO REMAIN	(EXISTING NON-CONFORMITY)
FRONT / SIDE SETBACK (NW 1ST AVE)	10'-0" MIN. & 15'-0" MAX.		VARIES 11'-0" - 11'-5"	CORNER LOT
		DUNKIN DONUTS BUILD. - 26'-3"	TO BE DEMOLISHED	(EXISTING NON-CONFORMITY)
CIVIC OPEN SPACE	592 SF	0	600 SF	30'-0" WIDE X 20'-0" DEEP

CIVIC OPEN SPACE AREA REQUIREMENTS	CIVIC OPEN SPACE CALCULATION
-1ST 20,000 S.F. IS EXEMPT -THE AREA BETWEEN 20,000 S.F. TO 40,000 S.F. REQUIRES 5% OR MAX. 1,000 S.F. -REMAINDER REQUIRES 7% OF ADDITIONAL AREA (N/A)	TOTAL BUILDING AREA = 31,779 S.F. 1ST 20,000 S.F. IS EXEMPT REMAINING =11,779 S.F. x 5% = 592.1 S.F. TOTAL REQUIRED = 592 S.F. TOTAL PROVIDED = 600 S.F. (30'X20'-0") SEE ENLARGED PLAN

BUILDING DATA AREAS (S.F.)				
	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
GROSS RETAIL	8,379.0	0.0	0.0	8379.0
GROSS RESTAURANT	1,500.0	0.0	0.0	1500.0
OUTDOOR DINING AREA	1075.0	0.0	0.0	OUTDOOR DINING NOT COUNTED AS BUILDING AREA
NET OFFICE AREA	0.0	8,630.0	8,263.0	16893.0
NET COMMON AREAS	0.0	2552.0	2455.0	5007.0
GROSS OFFICE AREA	0.0	11,182.0	10,718.0	21900.0
TOTAL AREA (GROSS)	9,879.0	11,182.0	10,718.0	31779.0

BICYCLE PARKING CALCULATION - COMMERCIAL USES					
USE	RATE	GROSS AREA (S.F.)	TYPE 2 SPACES REQUIRED	TYPE 1 SPACES REQUIRED	SPACES PROVIDED
RETAIL	1 PER 2500 SF	8,379.0	0 (LESS THAN 10K SF)	3.4	TYPE 1
RESTAURANT	1 PER 2500 SF	2,575.0	0 (LESS THAN 10K SF)	1.0	TYPE 1
OFFICE	1 PER 5000 SF	21,900.0	0 (LESS THAN 30K SF)	4.4	TYPE 1
TOTAL				8.8	10 SPACES

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SITE PLAN
APPROVAL
CITY CENTER DELRAY
Atlantic & Swinton Ave
Delray Beach, Florida

John W Szerdi
AR #7991

Digitally signed by John W Szerdi AR #7991
Date: 2022.05.11 13:43:06 -04'00'

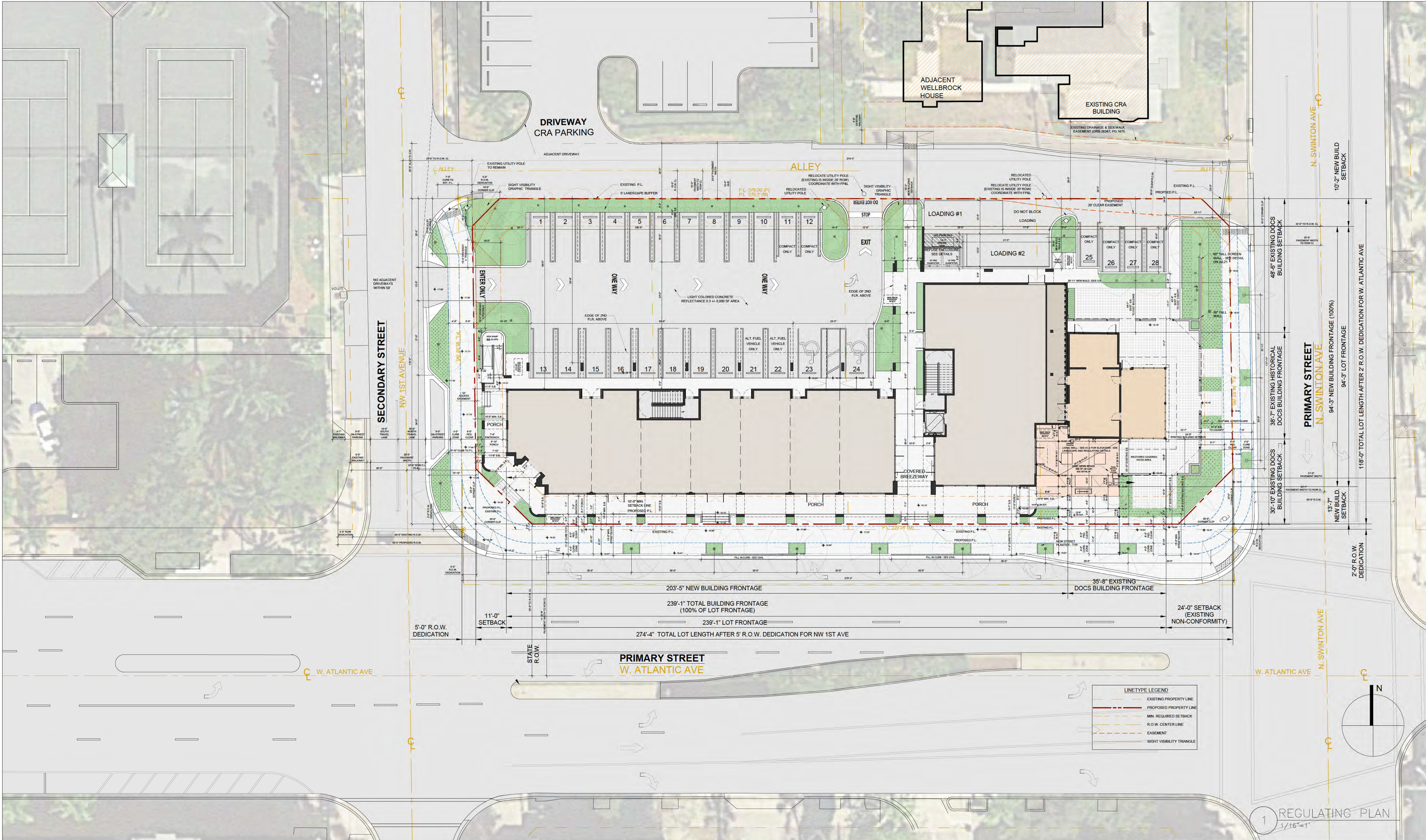
REVISION:	DATE:

PROJECT DATA &
CALCULATIONS

DATE: 5/11/2022
SCALE: N.T.S.
DRAWN BY: JSG, DAG
CHECKED BY: JWS
REFERENCE: 1907

DRAWING:

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FIRE DEPARTMENT NOTES

- THIS PROJECT WILL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE 5TH EDITION - THE FLORIDA SPECIFIC NFPA 101 FIRE CODE 2021 EDITION AND THE FLORIDA SPECIFIC NFPA 101 LIFE SAFETY CODE 2021 EDITION.
- FIRE PUMPS (IF NEEDED) WILL BE LOCATED ON GROUND LEVEL.
- FIRE ALARM CONTROL PANELS FOR EACH BUILDING WILL BE IN A FIRE SPRINKLER PROTECTED ROOM WHICH WILL BE ACCESSIBLE TO THE FIRE DEPARTMENT AT GRADE LEVEL, WHERE CONDITIONS MEET NFPA 72 NATIONAL FIRE ALARM CODE 2021 EDITION.
- ALL FIREFIGHTING ACCESS POINTS TO BE LABELED AND PLACED ON THE REGULATING PLAN.
- A KEY BOX WILL BE LOCATED ON AN OUTSIDE LOCATION TO THE MAIN LOBBY ENTRY AREAS THAT LEAD TO THE ELEVATOR CORE. A NOTE TO THIS EFFECT WILL BE PLACED ON THE SITE PLAN.
- LIFE SAFETY PLANS WILL BE PROVIDED FOR ALL BUILDINGS IN THE ENGINEERED BUILDING PERMIT DRAWINGS. A NOTE TO THIS EFFECT WILL BE PLACED ON SITE PLAN.

REGULATING NOTES

- PER LDR SECTION 4.4.3(F)(10) THE PROJECT WILL COMPLY WITH GREEN BUILDING PRACTICES SUCH AS CROSS-VENTILATION, ENERGY EFFICIENCY, AND GREEN BUILDING DESIGN.
- ALL EMERGENCY GENERATORS PROPOSED ON SITE WILL UTILIZE NATURAL GAS AS A FUEL SOURCE.
- ANTI-SKATE BOARD DEVICES WILL BE INSTALLED ON ALL PLANTERS & KNEEWALLS, TYP. FOR ALL SUBJECT PARCELS.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A FULLY AUTOMATED SPRINKLER SYSTEM THAT WILL PROVIDE COMPLETE COVERAGE OF ALL PLANT MATERIALS AND GRASS TO BE MAINTAINED. ALL SYSTEMS SHALL BE DESIGNED TO ALLOW HEAD-TO-HEAD COVERAGE (ONE HUNDRED (100) PERCENT WITH ONE HUNDRED (100) PERCENT OVERLAP.

TOTAL BUILDING AREA: 31,779 SF
FAR: .999 (31,779 / 31,842)

1ST FLOOR GROSS: 8,719 SF NEW + 1,160 SF EXISTING = **9,879 SF**
WEST WING RETAIL: 5,182 SF
EAST WING RETAIL: 3,197 SF
EAST WING RESTAURANT: 340 SF
EXISTING DOCS RESTAURANT: 1,160 SF

2ND FLOOR GROSS: 11,182 SF
OFFICE NET: 8,630 SF
TERRACE / BALCONY: 744 SF EAST + 1,405 SF WEST

3RD FLOOR GROSS: 10,718 SF
OFFICE NET: 8,263 SF
TERRACE / BALCONY: 1,939 SF

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SITE PLAN
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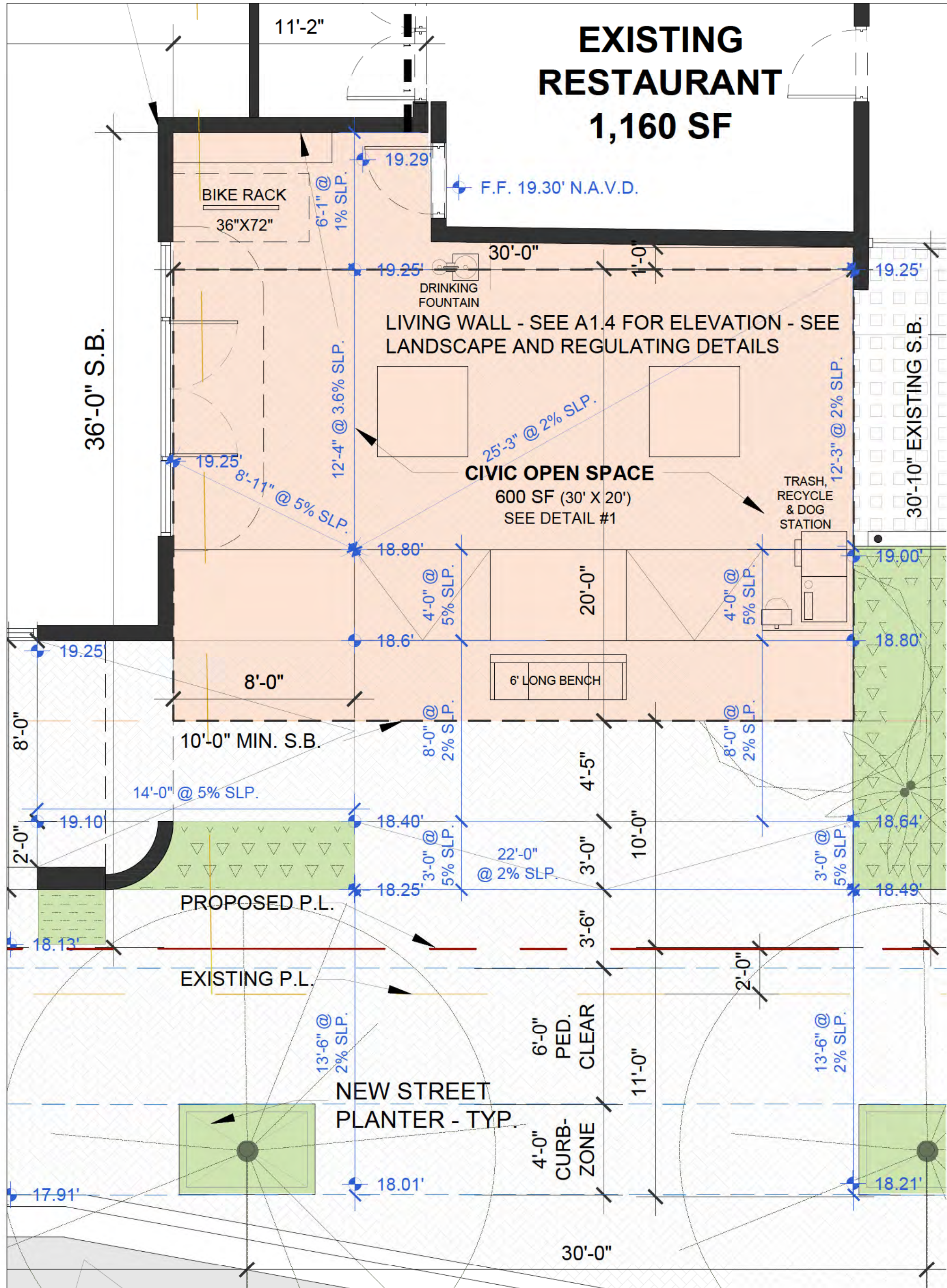
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Digitally signed by John W Szerdi AR #7991
Date: 2022.05.11 13:43:44 -04'00'

REVISION:	DATE:

REGULATING PLAN

DATE: 5/11/2022
SCALE: 1/16" = 1'
DRAWN BY: JSG, DAG
CHECKED BY: JWS
REFERENCE: 1907

DRAWING:
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2 CIVIC SPACE PLAN
1/4" = 1'

OPEN CIVIC SPACE REQUIREMENTS

TYPE: FORECOURT WITH LIVING WALL AND MURAL

AREA REQUIRED: 592 SF (See Data Sheet)
AREA PROVIDED: 687 SF (600 SF @ 20' x 30' MIN. + 87 SF EXTRA)

SEATING REQUIRED: 2 persons per 350 s.f. @
687 SF / 350 (2) = 4 spaces required

SEATING PROVIDED:
ONE 6' LONG BENCH (72" / 18" per space = 4 spaces)

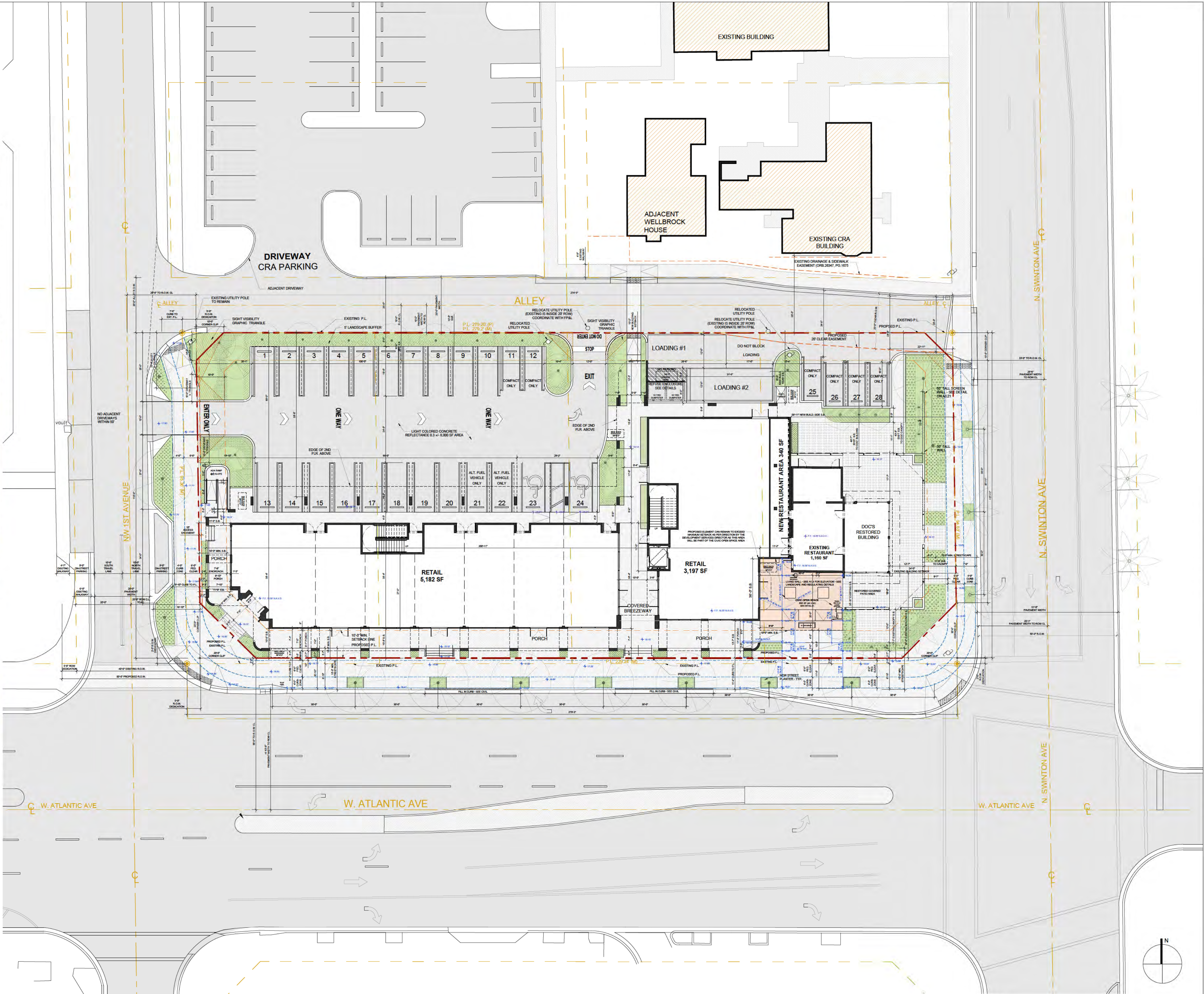
DRINKING FOUNTAIN: 1 PROVIDED W/ ADA HT.

BIKE RACK: 1 RACK (2 BICYCLES) PROVIDED

TRASH RECEPTACLE: 1 TRASH & RECYCLE PROVIDED

DOG STATION: 1 PROVIDED

TREES REQUIRED: 1 tree / 20lf of outside perimeter @
30'x20' = 100' l.f. / 20 = 5 trees required
TREES PROVIDED: 5 TREES (See Landscape Plan)

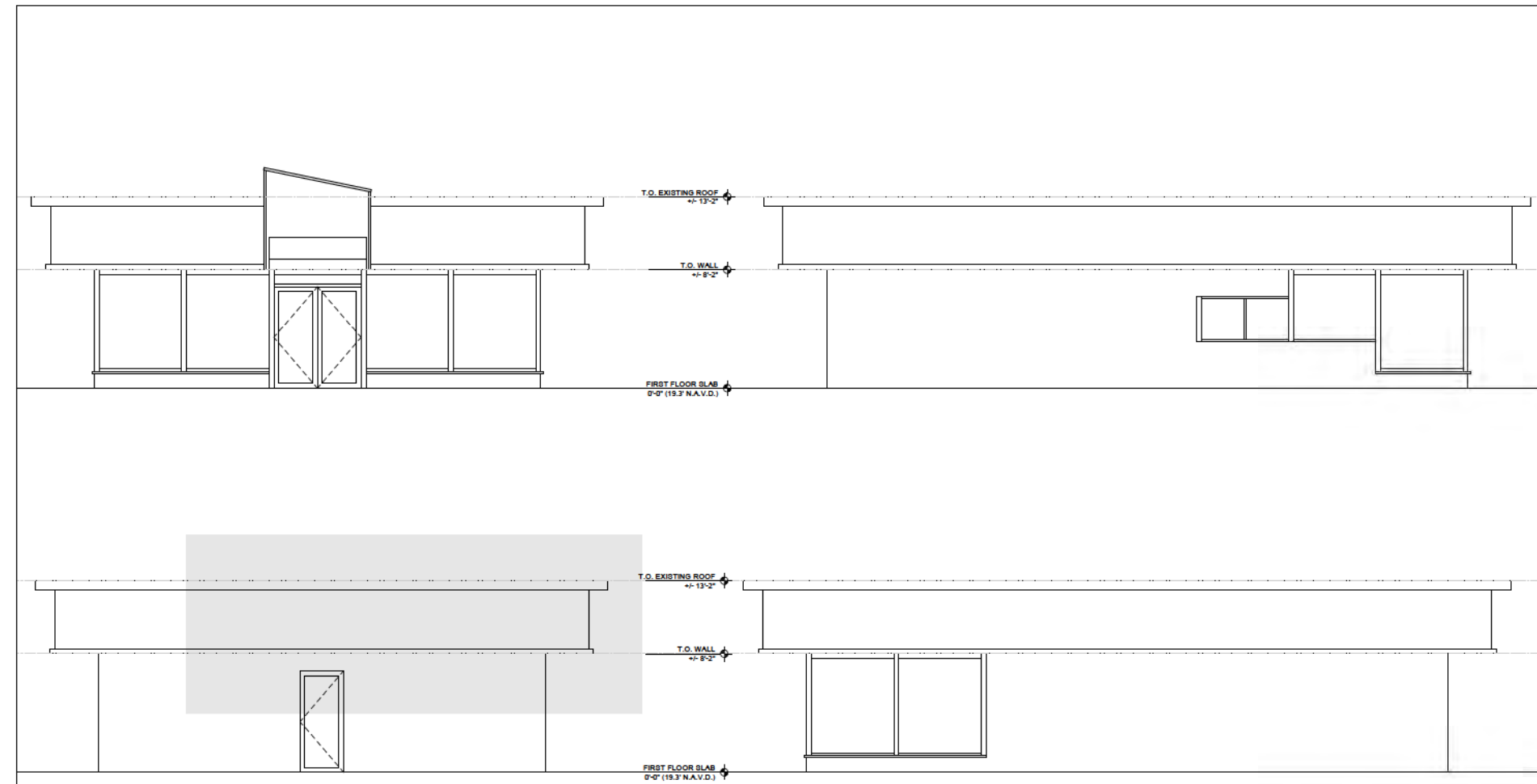


1 SITE PLAN
1:20

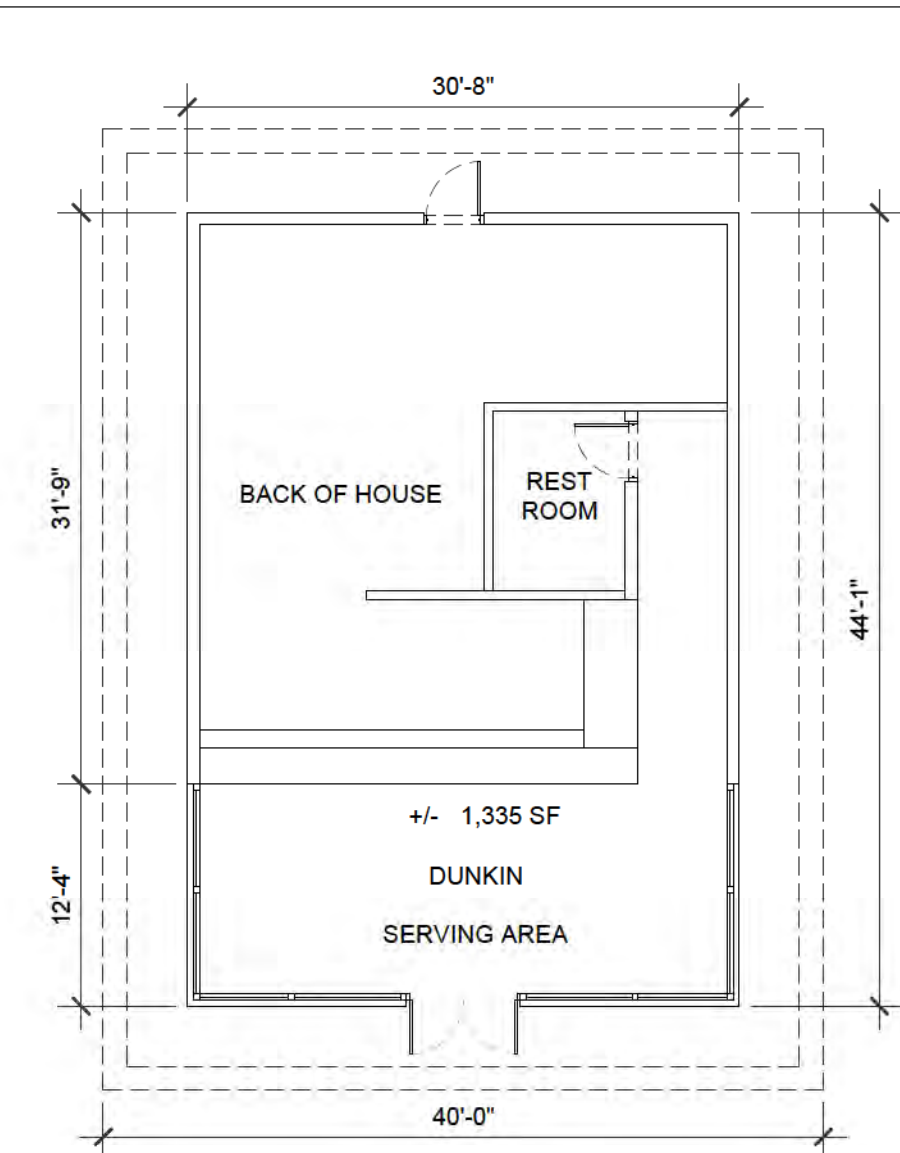
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GROSS OFFICE AREA	0.0	11,182.0	10,718.0	21900.0
TOTAL AREA (GROSS)	9,879.0	11,182.0	10,718.0	31779.0

LINETYPE LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	MIN. REQUIRED SETBACK
	R.O.W. CENTER LINE
	EASEMENT
	SIGHT VISIBILITY TRIANGLE

REVISION:	DATE:



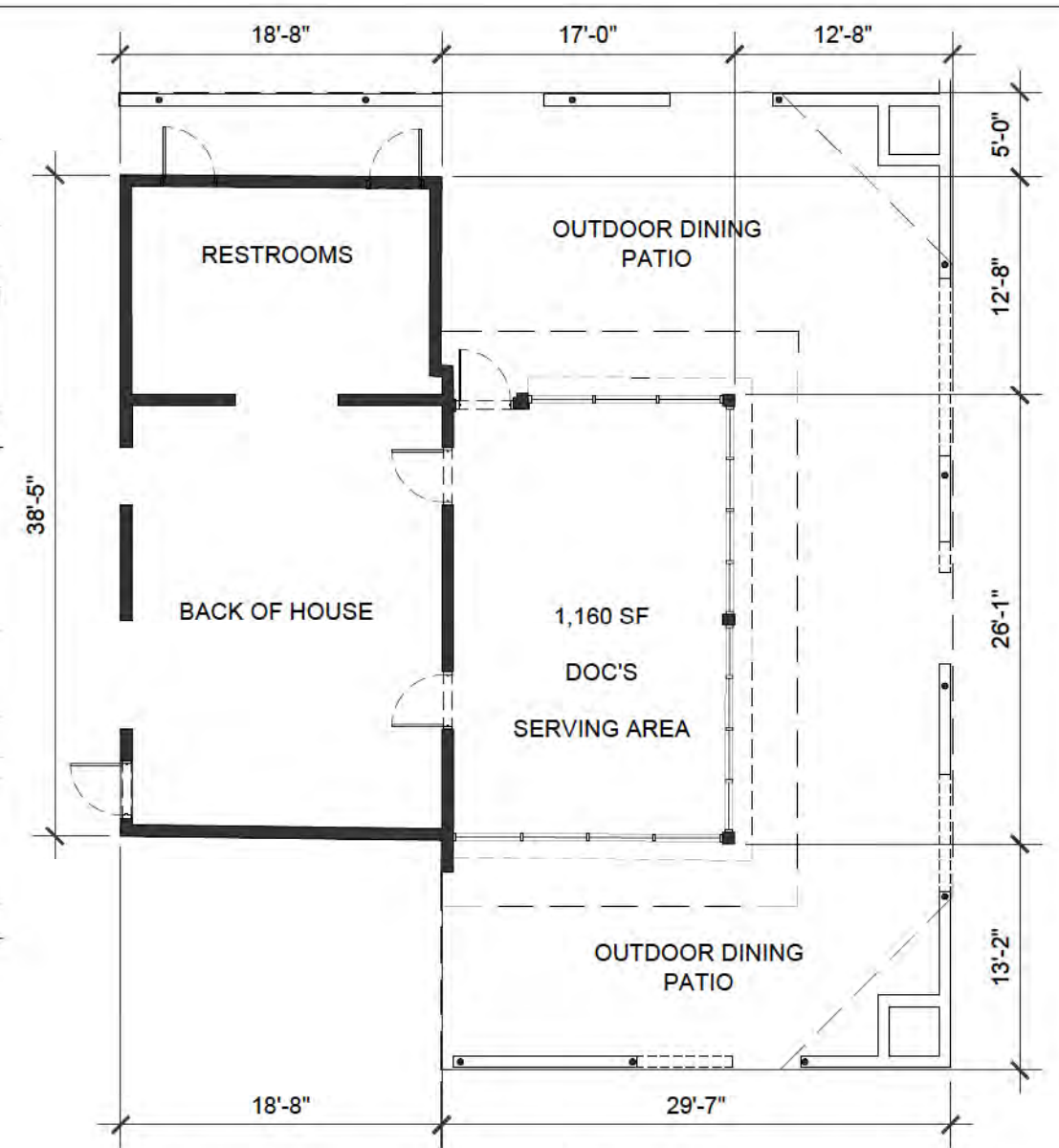
5 EXISTING DUNKIN BUILDING PLAN
3/32" = 1'



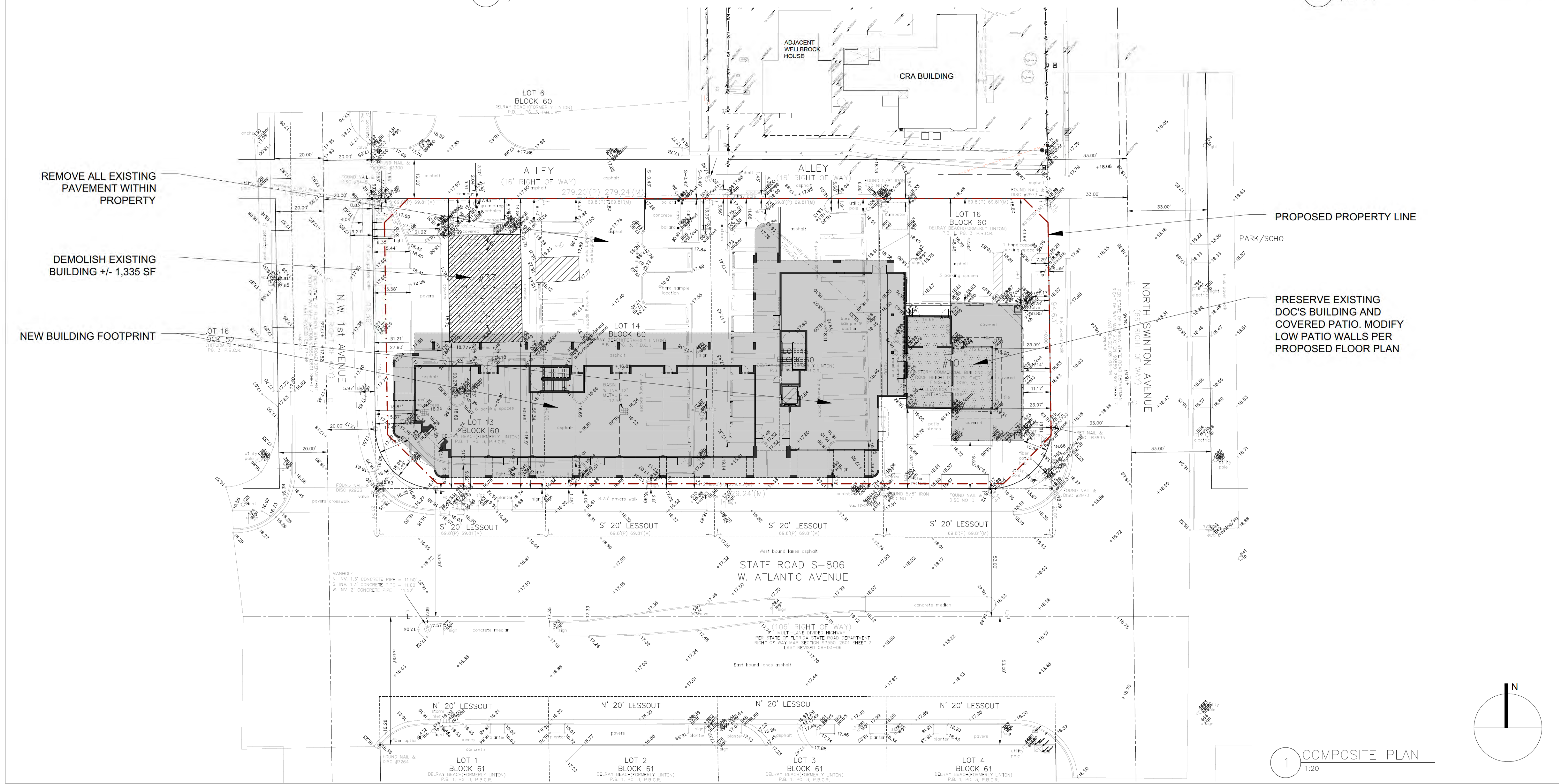
4 EXISTING DUNKIN BUILDING PLAN
3/32" = 1'



3 EXISTING DOC'S BUILDING ELEVATIONS
3/32" = 1'



2 EXISTING DOC'S BUILDING PLAN
3/32" = 1'



REMOVE ALL EXISTING PAVEMENT WITHIN PROPERTY

DEMOLISH EXISTING BUILDING +/- 1,335 SF

NEW BUILDING FOOTPRINT

PROPOSED PROPERTY LINE

PARK/SCHO
PRESERVE EXISTING DOC'S BUILDING AND COVERED PATIO. MODIFY LOW PATIO WALLS PER PROPOSED FLOOR PLAN

1 COMPOSITE PLAN
1:20

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**SITE PLAN
APPROVAL**
CITY CENTER DELRAY
Atlantic & Swinton Ave
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John W Szerdi AR #7991
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Date: 2022.05.11 13:44:48 -04'00'

REVISION:	DATE:

**COMPOSITE PLAN &
EXISTING BUILDINGS
PLAN & ELEVATIONS**

DATE: 5/11/2022
SCALE: 1:20
DRAWN BY: JSG, DAG
CHECKED BY: JWS
REFERENCE: 1907

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