



Planning, Zoning, and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: AutoNation Delray
Project Location: 1311 Linton Boulevard
Request: Class V Site Plan, Landscape Plan, and Architectural Elevations.

Board: Site Plan Review and Appearance Board
Meeting Date: February 22, 2017

Board Actions: Approved the Class V Site Plan (2016-268) with a condition on a 5 to 0 vote (Chard/Kaub Absent); approved the Architectural Elevations on a 5 to 0 vote; approved the Landscape Plan on a 5 to 0 vote with a condition.

Project Description:

The subject property consists of Tract "A" of the Wallace Ford subdivision and consists of 10.51 acres. The subject property is located on the northwest corner of Linton Blvd. and Wallace Drive and is zoned Automotive Commercial (AC). The property consists of an existing automobile dealership (Wallace Ford) that was constructed in 1985, and annexed into the City in 1988 via Ordinance 10-88.

The development proposal consists of the demolition of all existing improvements on the property including multiple buildings, parking facilities, and landscaping. A new 105,400 square foot full service automobile dealership will be constructed on the property.

Board comments:

The Board was supportive of the project and had minimal comments.

Public Comments:

No members of the public spoke for or against the project.

Associated Actions:

All required actions were taken.

Next Action:

SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

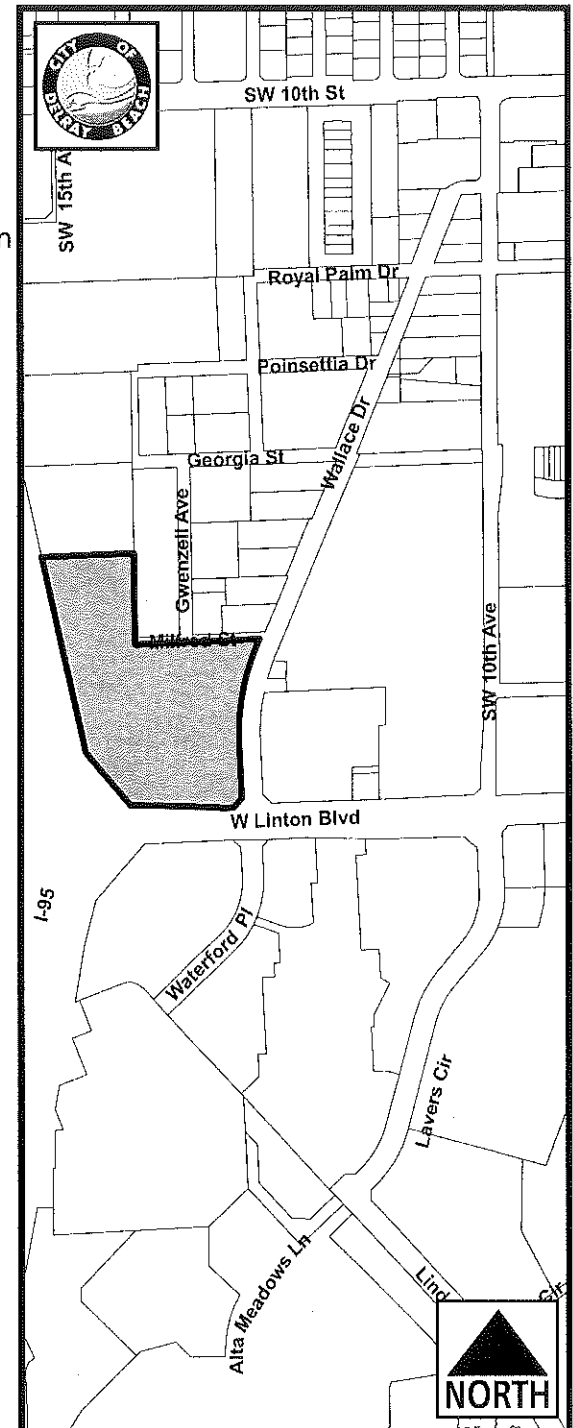
MEETING DATE: February 22, 2017

AGENDA ITEM: AutoNation Delray Beach (File #2016-268) – Class V Site Plan, Landscape Plan and Architectural Elevations associated with construction of a 105,400 square foot automobile dealership at 1311 West Linton Boulevard.

Recommendation: Approve

GENERAL DATA:

Owner/Applicant.....	Wallace Ford, LLC, c/o AutoNation, Inc.
Agent.....	Sol-Arch
Location.....	Northwest corner of West Linton Boulevard and Wallace Drive
Property Size.....	10.51 acres
Existing FLUM.....	GC (General Commercial)
Existing Zoning.....	AC (Automotive Commercial)
Adjacent Zoning.....North:	MIC (Mixed Industrial & Commercial) and I (Industrial)
	East: AC
	South: PC (Planned Commercial)
	West: CD (Conservation District)
Existing Land Use.....	Automobile Dealership
Proposed Land Use.....	Automobile Dealership
Water.....	Available on-site
Sewer.....	Available on-site



ITEM BEFORE THE BOARD

The item before the Board is the approval of the following aspects of a Class V Site Plan request for **AutoNation Delray Beach**, pursuant to Land Development Regulations (LDR) Section 2.4.5(F):

- ☐ Site Plan;
- ☐ Landscape Plan; and
- ☐ Architectural Elevations;

The subject property is located at the northwest corner of West Linton Boulevard and Wallace Drive (1311 Linton Boulevard).

BACKGROUND ANALYSIS

The subject property consists of Tract "A" of the Wallace Ford subdivision and consists of 10.51 acres. The subject property is located on the northwest corner of Linton Blvd. and Wallace Drive and is zoned Automotive Commercial (AC). The property consists of an existing automobile dealership (Wallace Ford) that was constructed in 1985, and annexed into the City in 1988 via Ordinance 10-88.

Now before the Board for consideration is a Class V Site Plan proposal for AutoNation Delray Beach.

PROJECT DESCRIPTION

The development proposal consists of the following:

- ☐ Demolition of all existing improvements on the property including multiple buildings, parking facilities, and landscaping.
- ☐ Construction of a 105,400 square foot full service automobile dealership.
- ☐ Reconfiguration of the parking area to accommodate the redevelopment.
- ☐ Installation of associated landscaping.

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.

LDR Section 4.3.4(K) Development Standards Matrix – Nonresidential Zoning Districts:

The following table indicates that the site complies with LDR Section 4.3.4(K) as it pertains to the Automobile Commercial (AC) zoning district and LDR Section 4.4.10:

		Standard:	Provided:
Minimum Lot Size		1.5 acres	10.51 acres
Minimum Lot Width		125'	330.73'
Minimum Lot Depth		200'	847'
Minimum Lot Frontage		125'	330.73'
Building Height:		48'	31'4"
Building Setbacks:	Front	15'	157.69'
	Rear	10'	80.36'
	Side Street	15'	178.38'
	Side Interior	0'	96.31'
Open Space:		25%	26.5%

LDR Article 4.6 – Supplemental District Regulations:

Parking:

Per LDR Section 4.6.9(C)(f), the automobile dealership is required to provide 4 spaces per 1,000 square feet of total building gross floor area, except indoor display areas. Required parking spaces shall be designated for employee, customer, and/or service use at the standard of, at least, 1.5 spaces per service bay and 2 spaces per 1,000 sq.ft. of gross floor area (less indoor display area). Any remaining spaces may be used for display purposes. The gross floor area of the building minus the indoor display area is 95,605 square feet. Based on this, the required parking for the development is 382 parking spaces. The development complies with the minimum required parking since 811 spaces are proposed. The required parking for employee, customer, and/or service use is 184 spaces. The development proposal complies with this requirement since a total of 184 spaces are designated on the plan for these purposes. The remaining spaces (627) are designated for display or bull pen parking. Based on the above, the development proposal complies with the City's parking standards for automobile dealerships.

Handicap Accessible Parking:

Pursuant to LDR Section 4.6.9(C)(1)(b), special parking spaces designed for use by the handicapped shall be provided pursuant to the provisions of Florida Accessibility Code for Building Construction. Pursuant to the Florida Accessibility Code for Building Construction, six handicap accessible parking spaces are required for the 184 customer, employee, and service parking space. The proposed development complies with this requirement since eight handicap accessible parking spaces are provided.

Special Landscape Setback:

Pursuant to LDR Section 4.3.4(H)(6)(b)(4), a 30-foot special landscape area is required along Linton Boulevard. The required area has been provided and accommodated on the plans.

Right-of-way Dedications:

Pursuant to Table T-1 of the Transportation Element of the Comprehensive Plan, a 53' right-of-way exists on Linton Boulevard where sixty feet (60') is required along the north side of the road. A 7-foot right-of-way dedication will be required and is accommodated on the plans. The applicant will need to replat the subject property to accommodate the right-of-way dedications

and associated easements for the proposed redevelopment and this is attached as a condition of approval.

Other Issues:

Outside Display:

Per LDR Section 4.4.10(G)(1)(a), outside display areas for sale, lease, or rental of vehicles shall be separated from all adjacent streets, asphalt, or vehicular use areas by a hedge or berm at least three feet high and trees planted at least 40 feet on center. However, the hedge may be planted at such a location that at least 24 inches of the hedge is above the finished grade of the adjacent parking area. The proposed development provides a 30" high Cocoplum hedge along Linton Boulevard and a 24" high Cocoplum hedge along Wallace Drive. Further, the plan provides a mixture of Royal Palms and Crepe Myrtle planted 40 feet along Linton Boulevard and Live Oak trees planted 20 feet to 40 feet along Wallace Drive. Based on the above, the development proposal complies with this requirement.

Lighting:

Per LDR Section 4.4.10(G)(6), exterior light fixtures cannot exceed 25 feet in height. Lighting within display areas cannot exceed 100 foot candles or 40 foot candles within all other areas. The lighting within the display areas shall be reduced to 50 foot candles after 11:00 p.m. The maximum lighting level in the display area is 25.5 foot candles and 17 foot candles in all other areas. Further the height of the light fixtures is 24.5 feet. Based on the above, the development proposal complies with these lighting requirements.

Bicycle Parking:

Per Policy D-2.2. of the Comprehensive Plan, Transportation Element, bicycle parking and facilities shall be required on all new development and redevelopment. The development complies with this requirement since a bike rack has been provided on the east side of the proposed building.

LANDSCAPE PLAN ANALYSIS

Pursuant to LDR section 4.6.16(C)(1)(a), 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). A landscape plan has been submitted and evaluated by the City's Senior Landscape Planner and found that the landscape plan will be in compliance with applicable requirements of LDR section 4.6.16, subject to the following:

Landscape Islands:

Per 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 9 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. Tree specifications shall adhere to those listed in Section 4.6.16(E)(5) and 4.6.16(E)(6). Where approval for the use of compact parking has been approved, islands may be placed at intervals of no less than one 1 island for every 15 compact parking spaces. This landscape island is required for the display parking spaces along Linton Boulevard, where 27

and 14 parking spaces are provided in a row without the required landscape island. A condition of approval is attached that the plans be revised to provide the required interval of landscape islands and landscaping.

ARCHITECTURAL ELEVATIONS ANALYSIS

LDR Section 4.6.18(E) – Criteria for Board Action: The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

1. The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The building is a contemporary architectural design. The southern elevation primarily consists of a glass curtain wall with flat canopies. The west, north, and east elevations also have small glass wall applications. The building will be painted Pure White and the curtain wall will be Sterling Gray.

All proposed architectural elevations will be compatible and harmonious with the surrounding properties and an enhancement to the area. Based upon the above, positive findings can be made with regard to the criteria listed in LDR Section 4.6.18(E).

REQUIRED FINDINGS

Pursuant to LDR Section 3.1.1, 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:

LDR Section 3.1.1(A) - Future Land Use Map:

The subject property has a zoning designation of Automotive Commercial (AC) and a General Commercial (GC) Future Land Use Map designation. Pursuant to the Land Use Designation/Zoning Matrix (Table L-7, Future Land Use Element), AC Zoning is consistent with GC Future Land Use Map designation. Pursuant to LDR Section 4.4.10(B)(1), full service automotive dealerships are permitted within the AC zoning district. Based upon the above, a positive finding can be made with respect to consistency with the Future Land Use Map designation.

LDR Section 3.1.1(B) - Concurrency:

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

LDR Section 3.1.1(C) - Consistency:

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

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

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

Required Findings:

Pursuant to LDR Section 2.4.5(F)(5), 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:

	<i>Adjacent Zoning</i>	<i>Adjacent Land Use</i>
<i>North</i>	MIC (Mixed Industrial and Commercial) & I (Industrial)	Single Family Residential and Industrial
<i>South</i>	PC (Planned Commercial)	Linton Center Commercial Plaza
<i>East</i>	AC (Automotive Commercial)	Wallace Nissan Automobile Dealership
<i>West</i>	CD (Conservation District)	Scrub Land (Across I-95)

Comprehensive Plan Policies:

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

Future Land Use Element Objective A-1: Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.

There are no known issues with respect to soil, topography, and other applicable physical consideration that prevent redevelopment of the existing automobile dealership to a new dealership. The new automobile dealership will be complimentary to the surrounding uses. A positive finding can be made with regard to Future Land Use Element Objective A-1.

REVIEW BY OTHERS

The development proposal is not in a geographic area requiring review by the Historic Preservation Board (HPB), Downtown Development Authority (DDA), or the Community Redevelopment Agency (CRA).

Courtesy Notices: A special courtesy notice was provided to the following homeowners associations:

- Southridge HOA
- Woods of Southridge HOA

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

ASSESSMENT AND CONCLUSION

The development proposal is to construct a 105,400 square foot full service automobile dealership to replace the existing automobile dealership. The proposed development will be compatible with the surrounding uses.

ALTERNATIVE ACTIONS

- A. Move postponement of the Class V site plan, landscape plan and architectural elevations for **AutoNation Delray Beach**, by electing to continue with direction.
- B. Move approval of the Class V site plan, landscape plan and architectural elevations for **AutoNation Delray Beach**, 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 the criteria set forth in Sections 2.4.5(F)(5) and Chapter Three of the Land Development Regulations, subject to the attached condition of approval.
- C. Move denial of the Class V site plan, landscape plan and architectural elevations for **AutoNation Delray Beach**, 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 the criteria set forth in Sections 2.4.5(F)(5) and Chapter Three of the Land Development Regulations.

STAFF RECOMMENDATION

By Separate Motions:

Site Plan:

Move approval of the Class V site plan for **AutoNation Delray Beach**, 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 the criteria set forth in Section 2.4.5(F)(5) and Chapter Three of the Land Development Regulations, subject to the condition that a recorded plat be submitted prior issuance of a building permit.

Landscape Plan:

Move approval of the landscape plan for **AutoNation Delray Beach**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with Section 4.6.16 of the Land Development Regulations, subject to the condition that the plans be revised to provide the required interval of landscape islands and landscaping prior to certification of the site plan.

Architectural Elevations:

Move approval of the architectural elevations for **AutoNation Delray Beach**, by adopting the findings of fact and law contained in the staff report, and finding that the request meets the criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Attachments: Appendix "A"
Appendix "B"
Site Plan, Landscape Plan, Building Elevations
Location Map

Staff Report Prepared by:
Scott Pape, Principal Planner

APPENDIX "A" CONCURRENCY FINDINGS
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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:

- Water service will be provided from an existing 12" main along Wallace Drive
- Sewer service will be provided from an existing 8" main along Milfred Street

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.

Streets and Traffic:

A traffic study has been provided for the development proposal indicating that the net increase in traffic is 949 average daily trips, 56 net new a.m. peak hour trips and 77 net new p.m. peak hour trips per day. The Palm Beach County Traffic Division has reviewed the traffic study for the proposed development and has provided a finding of concurrency.

Parks and Recreation Facilities:

Park dedication requirements do not apply for non-residential uses.

Solid Waste:

The proposed 105,400 automobile dealership will generate 484.84 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2047.

Schools:

School concurrency findings do not apply for non-residential uses.

Drainage:

Drainage will be accommodated on site via an exfiltration trench system with an outfall to dry retention areas along the south and west sides of the property. There should be no impact on drainage as it relates to this standard.

APPENDIX "B" STANDARDS FOR SITE PLAN ACTIONS

- A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.**

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

- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.**

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

- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.**

Not applicable X
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 X
Does not meet intent _____

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

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

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

Not applicable _____

Meets intent of standard X

Does not meet intent _____

- 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 X

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 _____

Meets intent of standard X

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 X

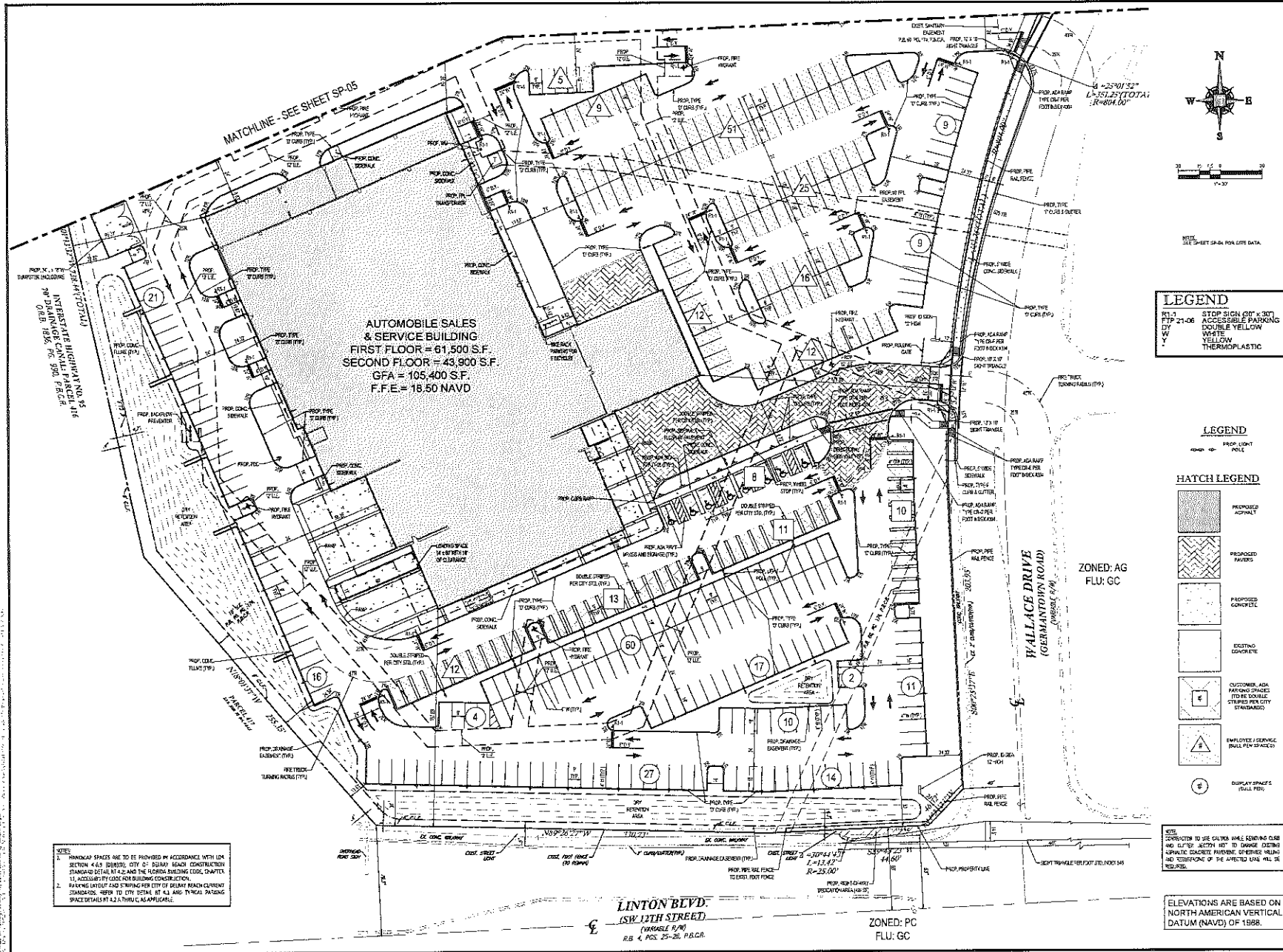
Does not meet intent _____

- 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 X

Meets intent of standard _____

Does not meet intent _____



LEGEND

STOP SIGN 30" x 30"
 ACCESSIBLE PARKING
 DOUBLE YELLOW
 WHITE
 YELLOW
 THERMOPLASTIC

LEGEND

PROP. LIGHT POLE
 PROP. LIGHT POLE

HATCH LEGEND

PROPOSED ASPHALT
 PROPOSED PAVEMENT
 PROPOSED CONCRETE
 EXISTING CONCRETE
 CUSTOMER ADA PARKING SPACES TO BE DOUBLE YELLOW STRIPED PER CITY STANDARDS
 EMPLOYEE (ORANGE) (BULL PEN SPACE)
 DISPLAY SPACE (FULL PEN)

NOTES

1. REFER TO SHEET SP-05 FOR SITE DATA.

2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

THOMAS ENGINEERING

11111 N. W. 17TH AVENUE, SUITE 250
 MIAMI, FL 33192
 TEL: (305) 555-1111
 FAX: (305) 555-1112
 WWW.THOMASENGINEERING.COM

811 KNOW WHAT'S BELOW
 ALWAYS CALL 811
 BEFORE YOU DIG
 1-800-4-A-FLORIDA
 WWW.CALL811FLORIDA.COM

SITE PLAN SUBMITTAL

PROJECT NO.: 11111 N. W. 17TH AVENUE, SUITE 250
 DRAWN BY: MICHAEL A. TROXELL
 CHECKED BY: MICHAEL A. TROXELL
 DATE: 11/11/2011

PROJECT

AUTONATION DELRAY BEACH

FOR
AUTONATION

DELRAY BEACH, FLORIDA

THOMAS ENGINEERING

11111 N. W. 17TH AVENUE, SUITE 250
 MIAMI, FL 33192
 TEL: (305) 555-1111
 FAX: (305) 555-1112
 WWW.THOMASENGINEERING.COM

MICHAEL A. TROXELL

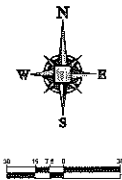
PROFESSIONAL ENGINEER
 LICENSE NO. 11111
 EXPIRATION DATE: 11/11/2011

SITE PLAN

SHEET NUMBER:
SP-04

NOTE:
CONTRACTOR TO USE CAUTION WHEN EXISTING CURBS
AND UTILITY LOCATIONS NOT TO CHANGE EXISTING
APPROPRIATE CONCRETE PAVEMENT, CHANGING VEHICLES
AND REPAIRING OF THE AFFECTED LANE WILL BE
REQUIRED.

ELEVATIONS ARE BASED ON
NORTH AMERICAN VERTICAL
DATUM (NAVD) OF 1988.



ZONED: I
FLU: IND

LEGEND

HATCH LEGEND

- PROPOSED ASPHALT
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- EXISTING CONCRETE
- CUSTOMER, AREA PARKING SPACES
- EMPLOYEE / SERVICE (BAY) PARKING SPACES
- DISPLAY SPACES (FULL VIEW)

ZONED: I
FLU: IND

- THIS PLAN REFERENCE AN ALTAACON LAND TITLE SURVEY BY:
ANIRCON & ASSOCIATES, INC.
3000 SW 10TH AVENUE, SUITE 100, BOCA RATON, FL 33432
TELEPHONE: (561) 362-2599 FAX: (561) 364-7122
- OWNER/APPLICANT: AUTONATION
- DATA TABLE:

CURRENT USE:	NEW CAR SALES & SERVICE
PROPOSED USE:	NEW CAR SALES & SERVICE
FUTURE LAND USE DESIGNATION:	CC (GENERAL COMMERCIAL)
ZONING DESIGNATION:	CC (AUTOMOTIVE COMMERCIAL)
BUILDING TYPE OR CONSTRUCTION:	10 - FULLY SPANNED
BUILDING OCCUPANCY:	SUBGROUP GROUP B - MOTOR VEHICLE SHOWROOM STORAGE GROUP S1 - MOTOR VEHICLE REPAIR
WATER/WASTEWATER SERVICE PROVIDER:	CITY OF DELRAY BEACH

SITE AREA:
GROSS SITE AREA: 437,752 SF (10.05 AC)
GROSS BUILDING AREA: 48,322 SF (1.10 AC)
NET SITE AREA: 472,233 SF (10.80 AC)

IMPERVIOUS:	EXISTING		PROPOSED		TOTAL
	SF	ACRES	SF	ACRES	
BUILDING	65,878	1.51	43,500	1.00	109,378
PAVEMENT	257,392	5.87	252,592	5.80	509,984
SEWERAGE/STORM	41,305	0.94	20,332	0.47	61,637
TOTAL	364,575	8.32	216,424	4.97	580,999

BLDG FOOTPRINT COVERAGE: 61.68 SF
MIN. RESIDENTIAL DEVELOPMENT USE, CFA: 10% AND OF INCLUDES 55,875 SF SERVICE BAYS
INDOOR DISPLAY AREA: 0,766 SF

MAX BUILDING HEIGHT:	ALLOWED: 42'	PROPOSED: 42'
MINIMUM FLOOR AREA:	N/A	116,400 SF
MAX LOT COVERAGE:	N/A	13.84% (42,580 SF)

4. PARKING DATA:		
WORKSHOP SPACES:	6 SPACES	0 SPACES
LOADING ZONE:	2 SPACES	1 SPACE

DISTRICT REQUIREMENTS CHART:	REQUIRED	PROPOSED
OPEN SPACE:	25% (114,434 SF)	24.9% (109,424 SF)
LANDSCAPE BUFFER:	REQUIRED	PROPOSED
FRONT (SOUTH):	30 FT	30'
REAR (NORTH):	5 FT	5 FT
SIDE (EAST):	5 FT	5 FT
SIDE (WEST):	5 FT	5 FT

*HANDICAP SPACES BASED ON TOTAL CUSTOMER, EMPLOYEE AND SERVICE SPACES (194). EXCLUDES DISPLAY SPACES PROVIDED

ZONED: MIC
FLU: CMR

ZONED: MIC
FLU: CMR

ZONED: MIC
FLU: CMR

HALLACE DRIVE
(GERMANTOWN ROAD)

MATCHLINE - SEE SHEET SP-04

AC	MIN LOT AREA (ACRES)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	MIN LOT FRONTAGE (FT)	MIN. OPEN SPACE (%)	MIN. FRONT SETBACK (FT)	MIN. SIDE INTERIOR SETBACK (FT)	MIN. SIDE STREET SETBACK (FT)	MIN. REAR SETBACK (FT)	MAX. BLDG HEIGHT (FT)
REQUIRED	1.6	125	300	125	25	16	10	15	10	48
PROVIDED	10.51	430.12	580.49	421.57	25	157.89 (S)	80.51	178.38	80.30	43

PARKING	CALCULATION	REQUIRED	PROPOSED
TOTAL REQUIRED PARKING	(GROSS BLDG - DISPLAY AREA) x 4.1000 = (105,400 SF - 5,766 SF) x 4.1000	382	611
CUSTOMER	21,116 SQ. FT. x 2.11,000 =	42	42
EMPLOYEE	13,685 SQ. FT. x 2.11,000 =	37	37
SERVICE	70 BAYS x 1.8 = (126,000 SQ. FT.)	105	105
DISPLAY	482 x 43 = 20,726 SQ. FT.	198	627

THOMAS ENGINEERING, INC.
1100 CORPORATE DRIVE, SUITE 200
FORT LAUDERDALE, FL 33304
PH: (954) 582-1000
FAX: (954) 582-1001
www.ThomasEngineeringGroup.com

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811
www.811fla.com

SITE PLAN
SUBMITTAL

PROJECT NO.: 11000
DESIGNED BY: [Signature]
DATE: 11/08/2014

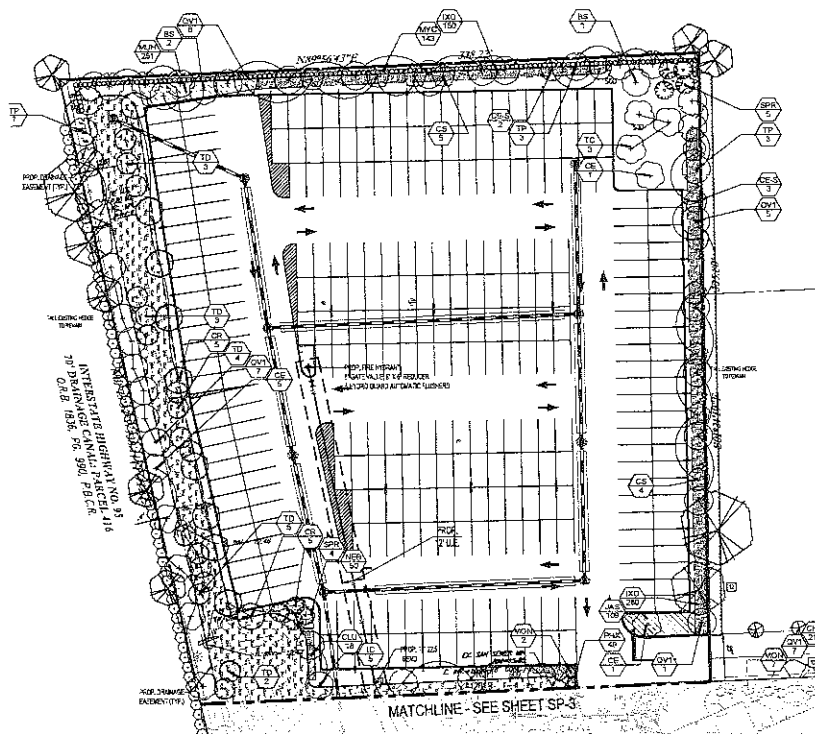
FOR
AUTONATION

DELRAY BEACH,
FLORIDA

DESIGNED BY: [Signature]
DATE: 11/08/2014

PROFESSIONAL ENGINEER
MICHAEL A. TROXELL
FLORIDA LICENSE NO. 10773
FLORIDA BUSINESS CERT. OF 10773, 11/24/2017

SHEET TITLE:
SP-05



NOTE: ALL EXISTING SOIL WITHIN LANDSCAPE AREAS ADJACENT TO VEHICULAR USE AREAS IS REQUIRED TO BE REMOVED (TO 30" BELOW GRADE), INSPECTED AND THEN REPLACED WITH A 60/40 MIX OF SAND TO TOPSOIL. (SEE DETAIL SHEET L-4).

NOTE: ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENT SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 AND LD 1.2 (SEE DETAILS SHEET L-4).

NOTE: PLEASE REFER TO SHEET L-1 & L-2 FOR DISPOSITION OF EXISTING PLANT MATERIALS; SHEET L-4 FOR PLANTING DETAILS, AND SHEET L-5 FOR GENERAL NOTES.

IRRIGATION SHALL BE FROM A NON-POTABLE WATER SOURCE

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DIB	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
06	3	Gumbo Limbo	Bumelia semperviva	FG64B	2.5' Cal	12' Ht	6'	Yes	High	6' cl
07	18	Pigeon Plum	Coccoloba diversifolia	FG64B	2.5' Cal	12' Ht	6'	Yes	High	6' cl
08	41	Buttonwood	Conocarpus erectus	FG64B	2.5' Cal	12' Ht	6'	Yes	High	6' cl
09	10	Sliver Button Wood	Conocarpus erectus	40 gal	2.5' Cal	12' Ht	6'	Yes	High	6' cl
10	10	Sliver Button Wood	Conocarpus erectus	40 gal	2.5' Cal	12' Ht	6'	Yes	High	6' cl
11	10	Orange Ginger Tree	Carica allantos	40 gal	2.5' Cal	12' Ht	6'	Yes	High	6' cl
12	20	Dawson Holly	Ilex cuneata	FG64B	2.5' Cal	12' Ht	6'	Yes	High	6' cl
13	30	Cape Myrtle	Ligustrum indica "Tuckers"	40 gal	2.5' Cal	12' Ht	6'	No	High	6' cl
14	51	Southern Live Oak	Quercus virginiana	FG64B	2.5' Cal	12' Ht	6'	Yes	High	6' cl
15	14	Yellow Trumpet Tree	Tillandsia cordata	FG64B	2.5' Cal	12' Ht	6'	No	High	6' cl
16	14	Red Cypress	Taxodium distichum	40 gal	2.5' Cal	12' Ht	6'	Yes	High	6' cl
17	14	Pink Tabebuia	Tabebuia pallida	FG64B	2.5' Cal	12' Ht	6'	No	High	6' cl
PALM TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DIB	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
18	10	Wild Date Palm	Phoenix syriaca	8 S.S.		20' gw	20'	Yes	High	Medium to tall
19	10	Florida Royal Palm	Roystonea regia	8 S.S.		20' gw	20'	Yes	High	Medium to tall
20	10	Caribbean Palmetto	Sabal palmetto	8 S.S.		18-24' cl, staggered	20'	Yes	High	Medium to tall
21	10	Witch Palm	Wallichia viridis	8 S.S.		18-24' gw	20'	No	High	Medium to tall
RELOCATIONS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DIB	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
22	10	Caribbean Palmetto	Sabal palmetto	NA				Yes	High	RELOCATED
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
23	105	Red Tip Canebrake	Chrysobalanus icaco "Red Tip"	NA	30"	30"	30"	Yes	High	Full to base
24	820	Horizontal Canebrake	Chrysobalanus icaco "Horizontal"	NA	24"	24"	10-20"	Yes	High	Full to base
25	8	Green Tea	Calceolaria muscicola	NA	As Shown	24"	24"	No	Medium	Full to base
26	30	Black Magic T. Plant	Calceolaria muscicola "Black Magic"	7 gal	As Shown	30"	30"	No	Medium	Full to base
27	30	Green Tea	Calceolaria muscicola	NA	As Shown	24"	24"	No	Medium	Full to base
28	30	Black Magic T. Plant	Calceolaria muscicola "Black Magic"	7 gal	As Shown	30"	30"	No	Medium	Full to base
29	100	White Myrtle	Myrica caribaea	NA	30"	48"	30"	Yes	High	Full to base
30	175	Shrub Yew	Podocarpus neriifolius male	NA	24"	24"	24"	No	Medium	Full to base
31	5	White Bird of Paradise	Streptocarpus nelsonii	15 gal	As Shown	6-7' Ht	3'	No	High	Full to base
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
32	80	Purple Ginger	Albizia purpurata	na	30"	30-30"	24-30"	No	Medium	Full to base
33	225	Purple Flower	Boerhaavia diffusa	na	24"	18"	18"	No	High	Full to base
34	1374	Small Leaf Canebrake	Calceolaria muscicola	na	30"	24"	24-30"	No	Medium	Full to base
35	11,133	Blue Flower	Calceolaria muscicola "Dwarf Golden"	na	30"	18"	18-24"	Yes	High	Full to base
36	104	Fire Bush	Hamelia patens	na	24"	18-24"	18-24"	Yes	High	Full to base
37	420	Iron's "Nana" Grass	Iron's "Nana" Grass	na	30"	24"	24-30"	No	Medium	Full to base
38	974	Southern Wax Jasmine	Jasminum sambac	na	24"	30-24"	18"	No	Medium	Full to base
39	1,783	Pink Mule Grass	Muhlenbergia capensis	na	18"	18-24"	14-18"	Yes	High	Full to base
40	120	Boston Fern	Nephrolepis exaltata "Bostonensis"	na	24"	18"	18"	No	High	Full to base
41	216	Hydrangea	Hydrangea macrophylla	na	24"	24"	24"	No	Medium	Full to base
42	205	Plumbago	Plumbago auriculata	na	24"	18"	18"	No	Medium	Full to base
43	38	Yellow Bird of Paradise	Streptocarpus nelsonii	na	30"	30-30"	24"	No	High	Full to base
44	378	Palmetto	Sabal palmetto	na	24"	30"	18"	Yes	High	Full to base
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
45	602	Dwarf Noddy Palm	Coccothrinax nodosa	na	18"	14-18"	14-18"	No	Medium	Full to base
46	241	Courtyard Sweetwood	Hamamelis virginica	na	14"	3-10"	8-10"	Yes	High	Full to base
47	1,140	Dwarf Schilling's Holly	Ilex verticillata "Schilling's Holly"	na	18"	14-18"	14-18"	Yes	High	Full to base
48	337	Blue Pacific Juniper	Juniperus horizontalis "Blue Pacific"	na	18"	14-18"	18"	No	Medium	Full to base
49	121	Baby Rubber Plant	Peperomia obtusifolia	na	14"	8-18"	8-18"	Yes	High	Full to base
50	60	Asian Jasmine	Taxodiaceae asiatica	na	24"	18"	18"	No	Medium	Full to base
SOO/SBED	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
51	41,225	Basia Grass	Paspalum notatum "Argentina"	na	Yes	High		Yes	High	

NOTE: REFER TO GENERAL NOTES, SHEET L-5. UNLESS OTHERWISE NOTED, ALL SOO TO BE STENOPTERUM SECUNDATUM V. FLORITAM (ST. AUGUSTINE). QTY BY CONTRACTOR.

NOTE: CONTRACTOR TO USE CAUTION WHILE REMOVING CLAS AND OTHER STRUCTURES NOT TO DAMAGE EXISTING ADJACENT STRUCTURES. MAINTAIN PROPER CLEARANCE AND REQUIREMENTS OF THE APPLICABLE LAW. SEE SHEET L-4.

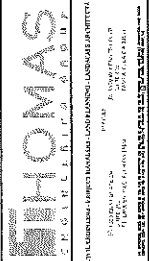
LANDSCAPE CALCULATION FORM

MULTIPLE FAMILY, COMMERCIAL AND INDUSTRIAL

CITY OF DELRAY BEACH

661-243-7200

A	TOTAL LOT AREA	357,253.00 S.F.
B	STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC.	308,839.00 S.F.
C	TOTAL PERVIOUS LOT AREA	120,822.93 S.F.
D	AREA OF SHRUBS AND GROUND COVERS REQUIRED	39,247 S.F.
E	AREA OF SHRUBS AND GROUND COVERS PROVIDED	38,847.08 S.F.
F	NATIVE VEGETATION REQUIRED (25%)	5,982 S.F.
G	NATIVE VEGETATION PROVIDED	21,946.94 S.F.
H	TOTAL SAVED XERISCULAR AREA	280,229.00 S.F.
I	TOTAL INTERIOR LANDSCAPE REQUIRED	28,027 S.F.
J	TOTAL INTERIOR LANDSCAPE PROVIDED	37,476 S.F.
K	TOTAL INTERIOR SHADE TREES REQUIRED	224 TREES
L	TOTAL INTERIOR SHADE TREES PROVIDED	325 TREES
M	TOTAL LINEAR FEET SURROUNDING PARKING OR VEHICULAR USE AREAS	5,102.47 L.F.
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED	103 TREES
O	TOTAL NUMBER OF PERIMETER TREES PROVIDED	143 TREES
P	TOTAL NUMBER OF EXISTING TREES TO BE SAVED ON SITE	30 TREES
Q	TOTAL NUMBER OF NATIVE TREES REQUIRED (25%)	163 TREES
R	TOTAL NUMBER OF NATIVE TREES PROVIDED	244 TREES
S	TOTAL NUMBER OF TREES ON PLAN	327 TREES



REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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SUBMITTAL

PROJECT NO.: 1100000000000000
DESIGNED BY: M.D.G.
CHECKED BY: M.D.G.
DATE: 11/08/2010

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DELRAY BEACH

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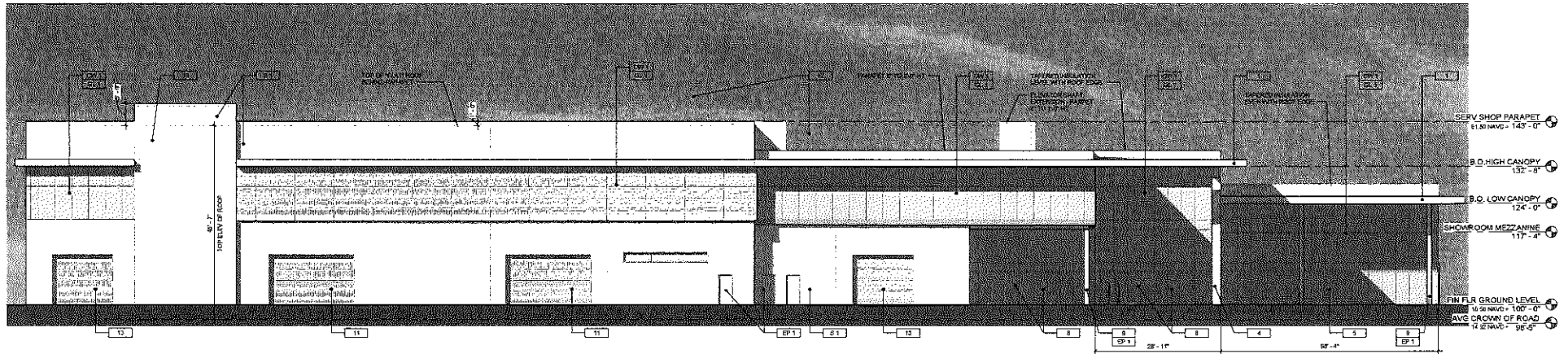
MICHAEL D. GROSSWIRTH

REGISTERED LANDSCAPE ARCHITECT
FLORIDA LICENSE NO. 1000000000000000

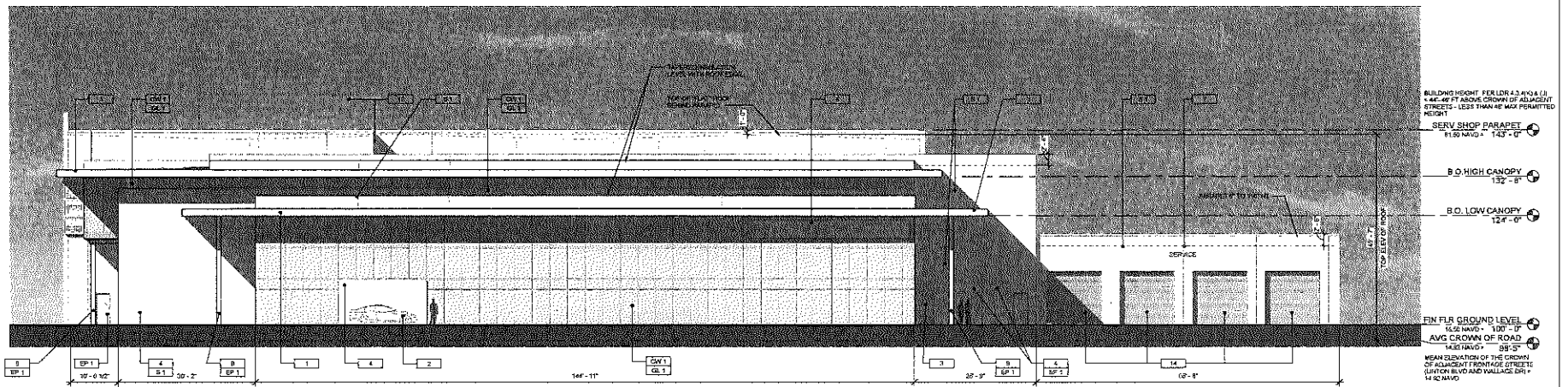
LANDSCAPE PLAN

SHEET NUMBER

L-3A



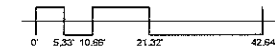
2 WEST ELEVATION - PRESENTATION
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION - PRESENTATION
SCALE: 3/32" = 1'-0"

EXTERIOR ELEMENTS		
1 CANOPY	7 SERVICE SIGNAGE	12 OVERHEAD COILING DOOR
2 ACCENT CAR LOCATION	8 NEW CAR DELIVERY	14 FULL VISION HIGH SPEED VEHICLE DOOR
3 ENTRY DOORS	9 STRUCTURAL COLUMN	15 SECURITY GRILLE DOOR
4 SLICE WALL	10 LONG OUTSTANDING	
5 SHOWROOM VEHICLE DOORS	11 HIGH SPEED SERVICE VEHICLE DOOR	
6 BRAND SIGNAGE - TO BE PERMITTED SEPARATELY	12 MECHANICAL UNIT ZONE - UNITS NOT VISIBLE FROM PROPERTY LINE (5'-0" ABOVE GRADE)	

EXTERIOR FINISHES	
C-1	SYNTHETIC STUCCO FINISH SYSTEM - STANDARD WATERMASTER SUPER SMOOTH FINISH WITH AQUAGLO COATING - COLOR TO MATCH RAL 6010 PURE WHITE
EP-1	EXTERIOR PAINT - BENJAMIN MOORE TO MATCH RAL 6010 PURE WHITE
GL-1	PREFINISHED CURTAIN WALL - KAWNEER - COLOR - STERLING GRAY
GL-2	1" INSULATED CLEAR GLASS
L-1	LOUNERS



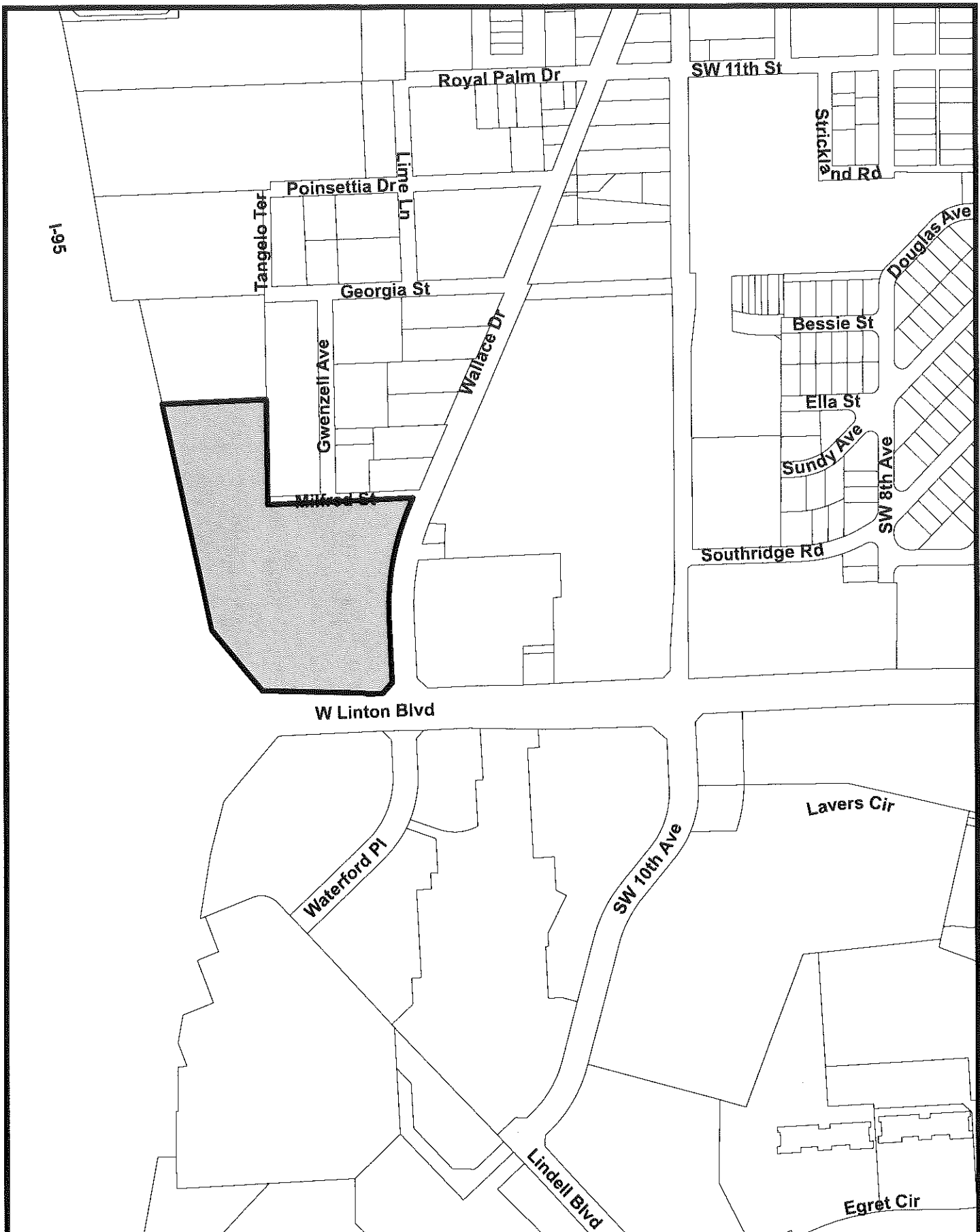
AutoNation

DELRAY BEACH
DELRAY, FLORIDA

A3
BUILDING ELEVATIONS

01.09.17

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1311 West Linton Blvd.
LOCATION MAP

