



Planning, Zoning, and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 2710 W. Atlantic Avenue
Project Location: 2710 W. Atlantic Avenue
Request: Class IV Site Plan, Landscape Plan, and Architectural Elevations.

Board: Site Plan Review and Appearance Board

Meeting Date: May 24, 2017

Board Actions: Approved the Class IV Site Plan (2017-067) with conditions on a 4 to 0 vote (Roger Cope, Linda Purdo, and Shannon Dawson absent); approved the Architectural Elevations with conditions on a 4 to 0 vote; approved the Landscape Plan on a 4 to 0 vote.

Project Description:

The subject property consists of two parcels under the same ownership, comprising approximately 0.54 acres within the Planned Office District (POD) zoning district and Transitional (TRN) future land use. A circa 1961, one-story, ranch-style building is located on the property, most recently used as a broadcast station. The Class IV Site Plan Modification is to renovate and expand the existing building and to provide a parking lot on the adjacent unimproved lot west of the building.

Board comments:

The Board approved the project with Staff's conditions, as follows:

Site Plan Conditions

1. Prior to the issuance of a building permit, a unity of title is required.
2. Prior to Site Plan certification, the table on Sheet C-2 shall reflect the parking calculation in the staff report.
3. Prior to Site Plan certification, Sheet PH-1 shall be updated to demonstrate lighting does not exceed the maximum limit along the south and west property lines.

Architectural Elevations Conditions

1. Prior to site plan certification, clarify and clearly label the roof material.

Public Comments:

No public comment was provided at the meeting.

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: May 24, 2017

ITEM: **2710 W Atlantic (2016-182)** A Class IV Site Plan Modification, Landscape Plan, and Architectural Elevations for the renovation and expansion of an existing office building and the construction of a new parking lot and associated site improvements at 2710 West Atlantic Avenue.

RECOMMENDATION: Approve Class IV Site Plan with conditions, the Landscape Plan, and the Architectural Elevations with conditions

GENERAL DATA:

Owner/Applicant: Richard Vega

Agent: Robert J. Lara, AIA

Address: 2710 West Atlantic Avenue.

Location: South side of W Atlantic Avenue, just west of the Delray Municipal Golf Course

Property Size: 0.54 ac.

Future Land Use Map: TRN (Transitional)

Current Zoning: POD (Professional Office District)

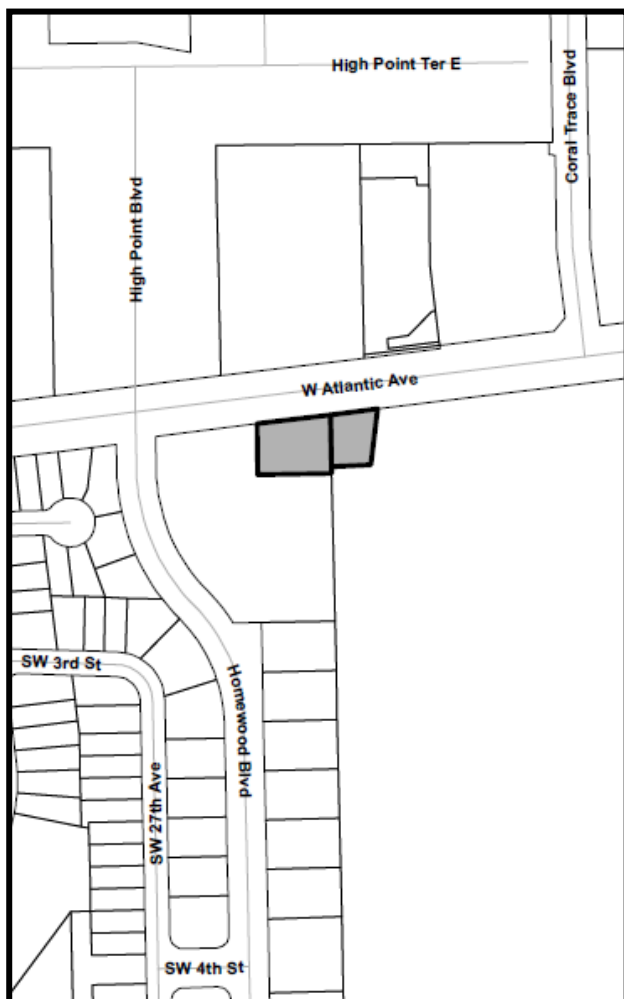
Adjacent Zoning:
North: RM
South: CF (Community Facilities) & OSR (Open Space Recreational)
East: OSR
West: CF

Existing Land Use: Vacant Broadcast Facility

Proposed Land Use: Medical Office

Water Service: Existing on site

Sewer Service: Septic existing on site.



ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Class IV Site Plan Modification proposal for **2710 W. Atlantic Avenue**, pursuant to LDR Section 2.4.5(G):

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

The site is located at 2710 W. Atlantic Avenue, on the south side of W. Atlantic Avenue, adjacent to the Delray Beach Municipal Golf Course.

BACKGROUND

The subject property consists of two parcels under the same ownership, comprising approximately 0.54 acres (Lot 1, Golfview Estates, PCN: 12-43-46-18-00-000-7130; and a tract of land in Section 18, PCN: 12-43-46-18-04-000-0010) within the Planned Office District (POD) zoning district. A circa 1961, one-story, ranch-style building is located on the property. The property was recently used as a broadcast station.

No functional parking currently exists on the property. An obsolete parking area is located in the front of the building, along W. Atlantic Avenue. Widening of the thoroughfare over the years has resulted in a configuration that would require backing onto W. Atlantic Avenue; however, a curb cut is not provided to allow access to this parking area. The unimproved lot west of the building has a curb cut and the parking has been informally accommodated on it.

Now before the Board for consideration is approval of the Class IV Site Plan Modification to expand the existing and renovate the existing building and to provide a parking lot on the unimproved lot located west of the building. There are no other requests on file for the subject property.

PROJECT DESCRIPTION

The development proposal consists of the following:

- ☐ Renovation of the existing one-story, 1,793 square foot building;
- ☐ Addition of 377 square feet to the building;
- ☐ Provision of 14 parking spaces in a new parking lot located west of the existing building;
- ☐ New landscaping;

Though the addition is relatively small and located in the rear of the building, the subject request was determined to be a Class IV Site Plan Modification since the adjoining lot is currently unimproved. Additionally, while the existing building footprint is not expanding significantly, the proposal includes raising the roof to provide a better office environment.

SITE PLAN ANALYSIS

COMPLIANCE WITH 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.

Section 4.3.4(K) Development Standards Matrix – General Commercial Zoning Districts:

LDR Section 4.3.4(K) - Development Standards Matrix for General Commercial Zoning Districts applies to **Professional and Office District (POD)**. The table below illustrates the required and provided development standards for the project:

PO District	Required	Proposed
Min. Lot Size (sq. ft.)	0	23,587
Min. Lot Width (ft.)	0	245
Min. Lot Depth (ft.)	0	Varies 92' - 111'
Min. Lot Frontage (ft.)	0	245
Max. Lot Coverage (%)	40	9.20%
Min. Open Space (%)	25	53.8%
Min. Front Setback (ft.)	25	14'-9" *
Min. Side Street Setback (ft.)	25	N/A
Min. Side Interior Setback (ft.)	0	10'-8"
Min. Rear Setback (ft.)	10	38'-4"
Building Height	48 ft. Max.	15'-4"

* The project is compliant with the development standards, with the exception of the minimum front setback requirement of 25 feet. The existing building is currently set back from W. Atlantic Avenue 14'-9". The building placement is an existing nonconformity and is not increased by the proposed addition and renovation.

Special Landscape Setbacks:

The code sets forth special landscape setbacks along the City's more prominent thoroughfares. Pursuant to LDR Section 4.3.4(H)(6)(b) no structure shall be altered, erected, or reconstructed within the special setback. Driveways and sidewalks providing access to the site are permitted perpendicular to the street frontage. LDR Section 4.3.4(H)(6)(b)(3) sets forth the requirement for West Atlantic Avenue, from I-95 west to the City limits: the smaller of either 30 feet or 10% of the average depth of the property provided at least 10 feet is required.

The average depth of the property is approximately 100 feet, resulting in 10 feet required for the special landscape setback. A setback of 14'-9" is provided to the front of the building. The proposed site design will remove the existing asphalt parking in front of the building and replace it with landscaping. Two walkways provide access to the property: one to a door facing W. Atlantic Avenue and another providing access to a door facing the parking lot. One vehicular access drive is also located within the special landscape setback area. The proposed improvements are consistent with the requirements in this section of the code.

Parking Requirements:

The original parking in front of the building is striped for seven spaces; however, these spaces are no longer functional. The spaces were original accessed directly from W. Atlantic Avenue, requiring backing onto the thoroughfare. When W. Atlantic Avenue was widened, access to these spaces was removed; a curb is located in front of them. A curb cut is provided to the adjacent unimproved parcel where informal parking has been occurring over time.

The project is establishing a new parking lot on the adjacent lot to serve the office uses in the expanded building. Pursuant to LDR Section 4.6.9(E)(2), required off-street parking shall be provided on the

same lot, or parcel, as the building and uses for which it serves. Both lots are under common ownership; however, in order to fully satisfy the code requirements, a unity of title is required prior to issuance of a building permit and this stipulation is attached as a condition of approval.

Pursuant to LDR Section 4.6.9(C), the proposed medical office use requires 5 spaces per 1000 square feet. As parking was associated with existing building and previous broadcast facility use, required parking is calculated: (1) by replacing the existing spaces required by the previous use; (2) adding additional parking required by the new use within the existing building area; and then (3) adding the requirement for the new use area (see table below). The parking proposed on the site exceeds the amount required.

Use	Requirement	Square Feet	Required by Use	Change	Spaces Required
Broadcast Facility (existing)	4 spaces /1000 sf	1,793 sf	7 spaces	0	7
Medical Office (change of use)	5 spaces /1000 sf	1,793 sf	9 spaces	+2 spaces	2
Medical Office (new area)	5 spaces /1000 sf	377 sf	2 spaces	+2 spaces	2
Total Spaces Required					11
Total Parking Spaces Provided					14

Sheet C-2 of the plan set does not accurately reflect the required parking for the project. Updating the table on the sheet to reflect the parking analysis in the table above is recommended as a condition of approval.

Pursuant to LDR Section 4.6.9(D)(3), Points of Access to the Street System, the point of access to a street is required to be 24 feet wide. The new parking area utilizes the existing curb cut onto W. Atlantic Avenue for access, which meets the required width. LDR Section 4.6.9(3)(c) requires a stacking distance of at least 20 feet; the minimum distance between the right-of-way and the first parking space is 47'-8" which exceeds the required stacking distance. The configuration and landscaping required for the new parking lot meets code standards.

Photometric Requirements:

Pursuant to LDR Section 4.6.8(A)(3), Illumination Standards, the applicable illumination standards for the project are as follows:

	Foot Candles		
	Max Permitted	Min. Permitted	Provided
Commercial Parking Lot	12	1.0	6.8 – 1.0
Building Entrance	10	1.0	7.54 – 1.91

Section 4.6.8(B)(3)(b) regulates light spillage for outdoor parking areas and commercial sites. To minimize light spillage from the site and reduce urban-glow for development, the maximum allowable illumination at the property line adjoining any parcel or right-of-way is .25 foot candles. The proposed design meets the criteria along W. Atlantic Avenue. The submitted photometric indicates light levels of 1.5 foot candles in the parking area near the vacant lot to the west and 2.0 foot candles near the south property line, adjoining the neighboring church. Levels are not provided specifically at the property line. It is important to note that the property is fairly isolated, surrounded by the golf course, a large church property, and a vacant parcel. Updating the plan on sheet PH-1 to demonstrate lighting does not exceed the maximum limit along the south and west property lines is a recommended condition of approval.

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 proposed landscape plan has been submitted and evaluated by the Senior Landscape Planner. The proposed meets the City's landscape requirements. The project will provide a more attractive face to West Atlantic Avenue by removing asphalt from the front setback area and installing sod and gumbo limbo trees. The re-oriented main entrance facing the parking is accented with Silvester Palms. The new dry retention area will be ringed with live oaks and the parking area has a hedge with West Indian Mahogany trees.

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 renovation of the existing building is extensive and includes raising the ceiling height and adding a building entry facing the new parking lot. In order to maintain a physical presence on the main thoroughfare, a building entry with awning and light fixture faces West Atlantic Avenue. The west elevation has a new entry with similar characteristics. The proposed color palette is earth tones. The exterior walls are smooth stucco painted Eider White. The roof is labeled on the architectural elevations as a standing seam metal roof. The submitted rendering suggests barrel or cement tile. The awnings over the building entries will be canvas in a Walnut Stain color. The proposed changes to the building are harmonious with the surrounding area and will improve the appearance of the property. A positive finding can be made regarding LDR Section 4.6.18(E); however confirming the material and color of the roof is a recommended condition of approval.

REQUIRED FINDINGS

Pursuant to LDR Section 3.1.1, Required Findings, Prior to the approval of development applications, certain findings must be made in a form which is a 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 following areas:

Section 3.1.1(A) – Future Land Use Map:

The subject property has a Future Land Use Map designation of Transitional (TRN) and is zoned Professional Office District (POD). LDR Section 4.4.16(B) refers to the allowed uses within the POD zoning district. Medical Offices are listed as an allowed use in the POD zoning district by LDR Section 4.4.16(B)(5). Therefore, a positive finding can be made with respect to consistency with the Future Land Use Map

Section 3.1.1(B) - Concurrency:

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

Section 3.1.1 (C) - Consistency:

As described in Appendix “B”, a positive finding of Consistency can be made as it relates to Standards for Site Plan Actions, subject to outstanding items attached as conditions of approval being addressed.

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 LDR can be made when the 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 future land use designation of the properties surrounding the subject property:

<i>Adjacent Zoning</i>		<i>Adjacent Land Use</i>
<i>North</i>	RM (Medium Density Residential)	First Encounters High Point
<i>South</i>	CF (Community Facilities) Recreational Open Space (OSR)	St. Mary the Virgin Anglican Church Municipal Golf Course
<i>East</i>	Recreational Open Space (OSR)	Municipal Golf Course
<i>West</i>	CF (Community Facilities)	Church’s Vacant Lot

The proposed project expands and reuses an existing building located on a fairly isolated site. The surrounding, adjacent land uses are the Delray Beach Golf Course, St. Mary the Virgin Anglican Church and a vacant lot under the church’s ownership – uses which will not be impacted by the property’s redevelopment. Multi-family development is located to the north, across W. Atlantic Avenue. The main impact to these uses will be the aesthetic changes to the property (both in architecture and landscaping), which will provide a significant improvement to the area. The proposed improvements will not pose any adverse effects on the surrounding properties. Based upon the above, a positive finding can be made with regard to LDR Section 2.4.5(F)(5) that the site plan will be compatible and harmonious with adjacent and nearby properties.

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 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.

As described in the "Required Findings" analysis section of the report, a positive finding of compatibility with adjacent properties can be made. There are no known issues with respect to soil, topography or other physical consideration that would negatively affect the proposed development. Thus, consistency with Future Land Use Element Objective A-1 is confirmed.

REVIEW BY OTHERS

The development proposal is not located within a geographical area requiring review by the PGMS (Pineapple Grove Main Street), WARC (West Atlantic Development Coalition), HPB (Historic Preservation Board), CRA (Community Redevelopment Agency) or the DDA (Downtown Development Authority).

Courtesy Notices were sent to High Point HOA.

Public Notices:

No public notice is required for Class IV Site Plan applications. Letters of objection, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

ASSESSMENT AND CONCLUSION

The current development proposal involves expansion and addition of an existing building, creating a one-story 2,170 sq. ft. office building with a new parking lot and landscaping upgrades.

Upon addressing the attached conditions of approval, the development proposal will be found consistent with LDR Sections 2.4.5(F)(5) and Chapter 3 of the Land Development Regulations, as well as applicable policies and objectives of the Comprehensive Plan. Positive findings can be made with respect to compatibility, that the proposed office will not have a significantly detrimental effect upon the stability of the neighborhood nor will it hinder development or redevelopment of nearby properties.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the Class IV Site Plan (2016-182) for **2710 W. Atlantic Avenue** 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 the criteria set forth in the Land Development Regulations Section 2.4.5(F)(5), Section 4.6.16, and Section 4.6.18.
- C. Move denial of the Class IV Site Plan (2016-182) for **2710 W. Atlantic Avenue** 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 the Land Development Regulations Section 2.4.5(F)(5), Section 4.6.16, and Section 4.6.18. (Motion to be phrased in the affirmative. See above.)

RECOMMENDATION

By Separate Motions:

Site Plan

Approve the Class IV Site Plan (2016-182) for **2710 W. Atlantic Avenue** by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(F)(5) and Chapter 3 (Performance Standards) of the Land Development regulations, subject to the following conditions:

1. Prior to the issuance of a building permit, a unity of title is required.
2. Prior to Site Plan certification, Sheet C-2 the table on Sheet C-2 shall reflect the parking calculation in the staff report.
3. Prior to Site Plan certification, Sheet PH-1 shall be updated to demonstrate lighting does not exceed the maximum limit along the south and west property lines.

Landscape Plan

Approve the Landscape Plan (2016-182) for **2710 W. Atlantic Avenue** 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 the criteria set forth in LDR Section 4.6.16 of the Land Development regulations.

Architectural Elevations

Approve the Architectural Elevations (2016-182) for **2710 W. Atlantic Avenue** 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 the criteria set forth in Section 4.6.18 of the Land Development regulations, subject to the following conditions:

1. Prior to site plan certification, clarify and clearly label the roof material.

Report prepared by: Anthea Gianniotis, AICP, Senior Planner

<p style="text-align: center;">APPENDIX A CONCURRENCY FINDINGS</p>
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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 is available via an existing 8" water main within the W. Atlantic Avenue right-of-way.
- Sewer service is provided via an existing septic system. There does not appear to be any gravity sewer within 250' of the building in a public right of way. A request to connect a lateral to the adjacent church's lateral was rejected by the church.

Streets and Traffic:

A traffic statement has been provided for the proposed development. A total of 9 new daily trips, 1 AM Peak Trips and 1 PM Peak Trips are anticipated to be generated. This amount is well below the threshold for a traffic study. Thus, this standard is met.

Parks and Recreation Facilities:

Pursuant to LDR Section 5.3.2, a park impact fee of \$500.00 per each new dwelling unit is required. This standard is not applicable to the development.

Solid Waste:

The proposed 2,170 sq. ft. medical office will generate 5.0 tons of solid waste per year. This is an estimated increase of .20 tons of solid waste per year above the previous broadcast studio use. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2046.

Schools:

The Palm Beach County School District has indicated that concurrency is not deemed necessary for office uses. Thus, the development proposal is deemed sufficient for compliance with the adopted Level of Service for School Concurrency. Therefore, this standard is met

Drainage:

Drainage will be accommodated on site via retention area. There should be no significant 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 X

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 X

Does not meet intent _____

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

Not applicable X

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 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

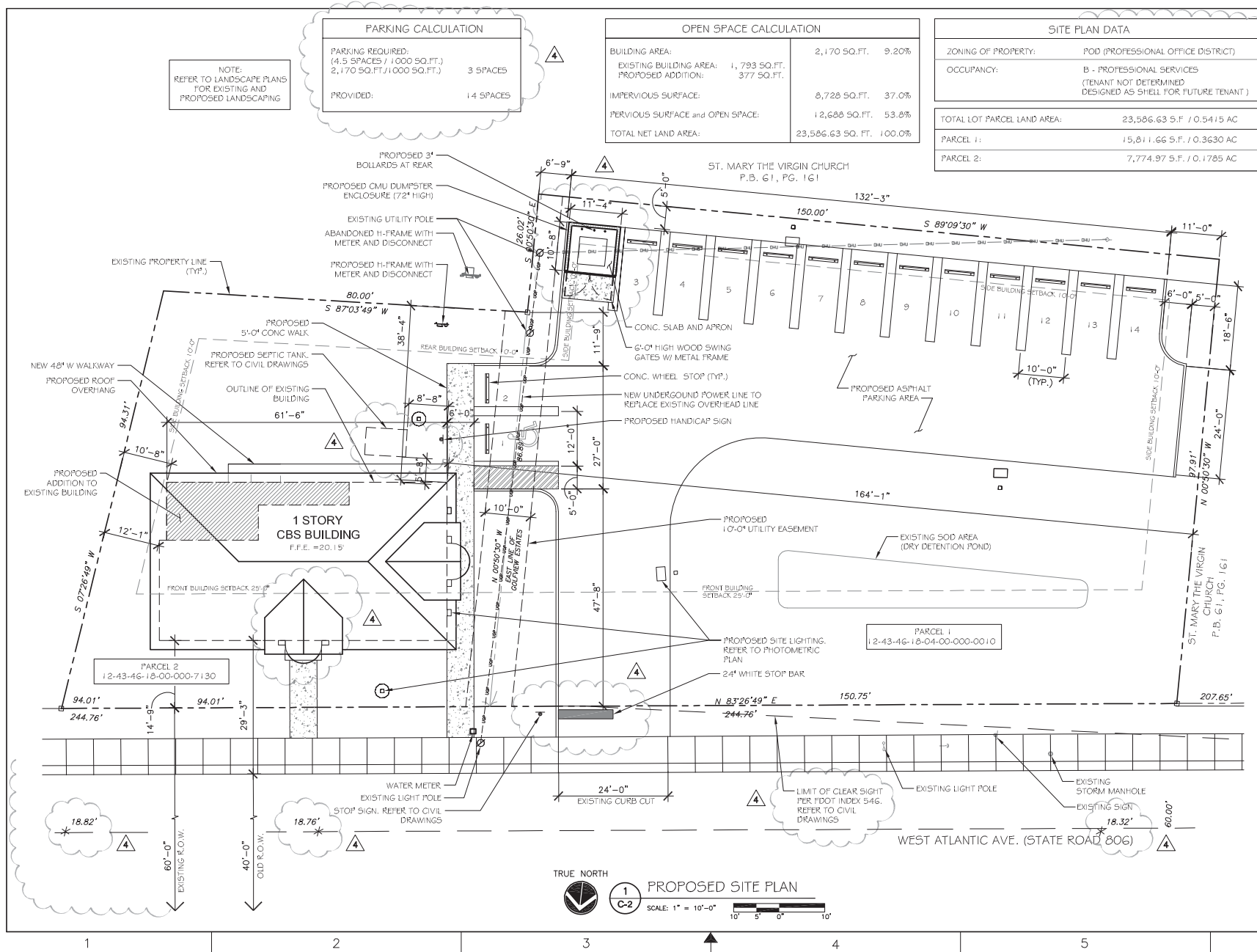
J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

Not applicable **X**

Meets intent of standard

Does not meet intent






DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

SITE PLAN DATA	
ZONING OF PROPERTY:	POD (PROFESSIONAL OFFICE DISTRICT)
OCCUPANCY:	B - PROFESSIONAL SERVICES (TENANT NOT DETERMINED DESIGNED AS SHELL FOR FUTURE TENANT)
TOTAL LOT PARCEL LAND AREA:	23,586.63 S.F. / 0.5415 AC
PARCEL 1:	15,811.66 S.F. / 0.3630 AC
PARCEL 2:	7,774.97 S.F. / 0.1785 AC

5	.	.
4	03/16/17	REVIEW COMMENTS
3	11/22/16	LANDSCAPE COMMENTS
2	09/06/16	REVIEW COMMENTS
1	08/10/16	ISSUED FOR PRELIM. REVIEW
0	07/19/16	ISSUED FOR SPRAB
A	04/13/16	ISSUED FOR CLIENT REVIEW
No.	Date	Action

Consultant:


MORRISON HERSHFIELD

Two South University Drive, Suite 245,
Plantation, FL 33324
Tel: 954.577.4655 Fax: 954.577.4656
FL C OF A #8508
FL ARCHITECT BUSINESS #AA26002368
www.morrisonhershfield.com

Client:

PROFESSIONAL
BROADCASTING LAND
HOLDINGS LLC

17931 SW 27 STREET
MIRAMAR, FL 33029

Project Location:

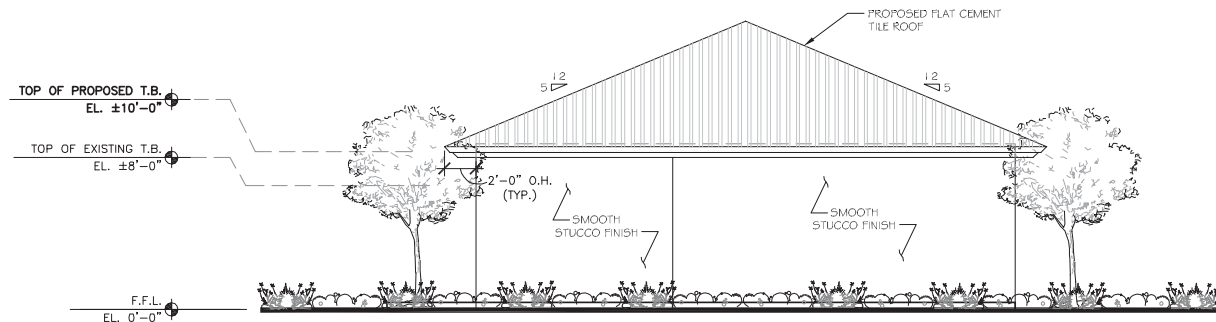
2710 WEST ATLANTIC AVENUE
DELRAY BEACH, FL 33445

Drawing Title:

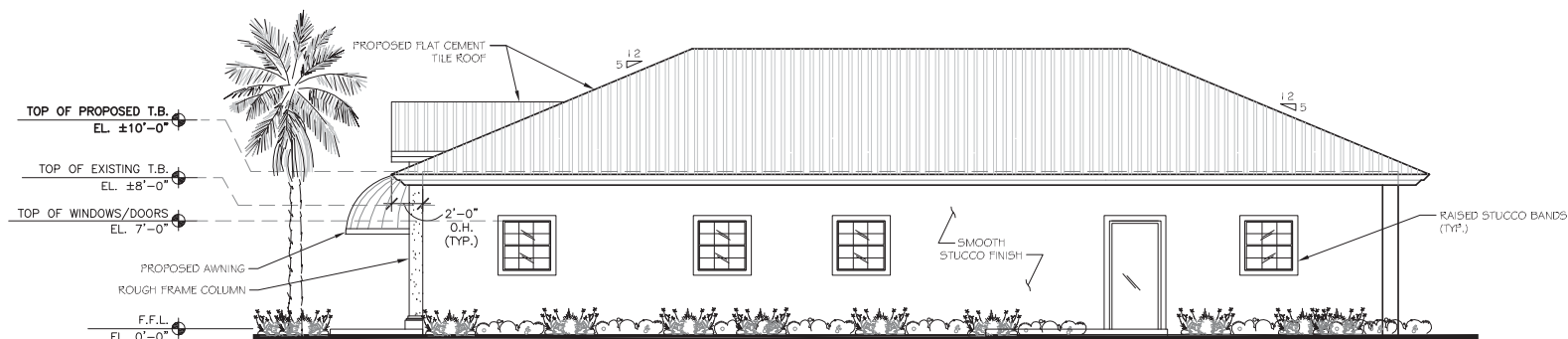
PROPOSED
SITE PLAN

Scales: As Shown	Project No. 7160025
Designer: RL	Date: 02/15/16
Drawn By: NK	Checked By: RL
PM Review: RL	Client Approval
Issue No. <div style="text-align: center; font-size: 2em;">4</div>	Drawing No. 4 <div style="text-align: center; font-size: 3em; border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;">C-2</div>

V:\ADMP\Drawn\Drawn\Project\716 Series\7160025 - Delray Beach Structure Renovation - Tower Street\Delray Beach Structure Renovation - 3D\16.17.dwg 05/15/2017 1:30pm adel



1
A-4
SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'



2
A-4
SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND SPACING. CONSULTANTS OF ANY ERROR OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

5	.	.
4	03/16/17	REVIEW COMMENTS
3	11/22/16	LANDSCAPE COMMENTS
2	09/06/16	REVIEW COMMENTS
1	08/10/16	ISSUED FOR PRELIM. REVIEW
0	07/19/16	ISSUED FOR SPRAB
A	04/13/16	ISSUED FOR CLIENT REVIEW
No.	Date	Action

Consultant:
MH
MORRISON HERSHFIELD
Two South University Drive, Suite 245,
Plantation, FL 33324
Tel: 954.577.4655 Fax: 954.577.4656
FL C OF A #8858
FL ARCHITECT BUSINESS #AA26002368
www.morrisonherffield.com

Client:
**PROFESSIONAL
BROADCASTING LAND
HOLDINGS LLC**

17931 SW 27 STREET
MIRAMAR, FL 33029

Project Location:

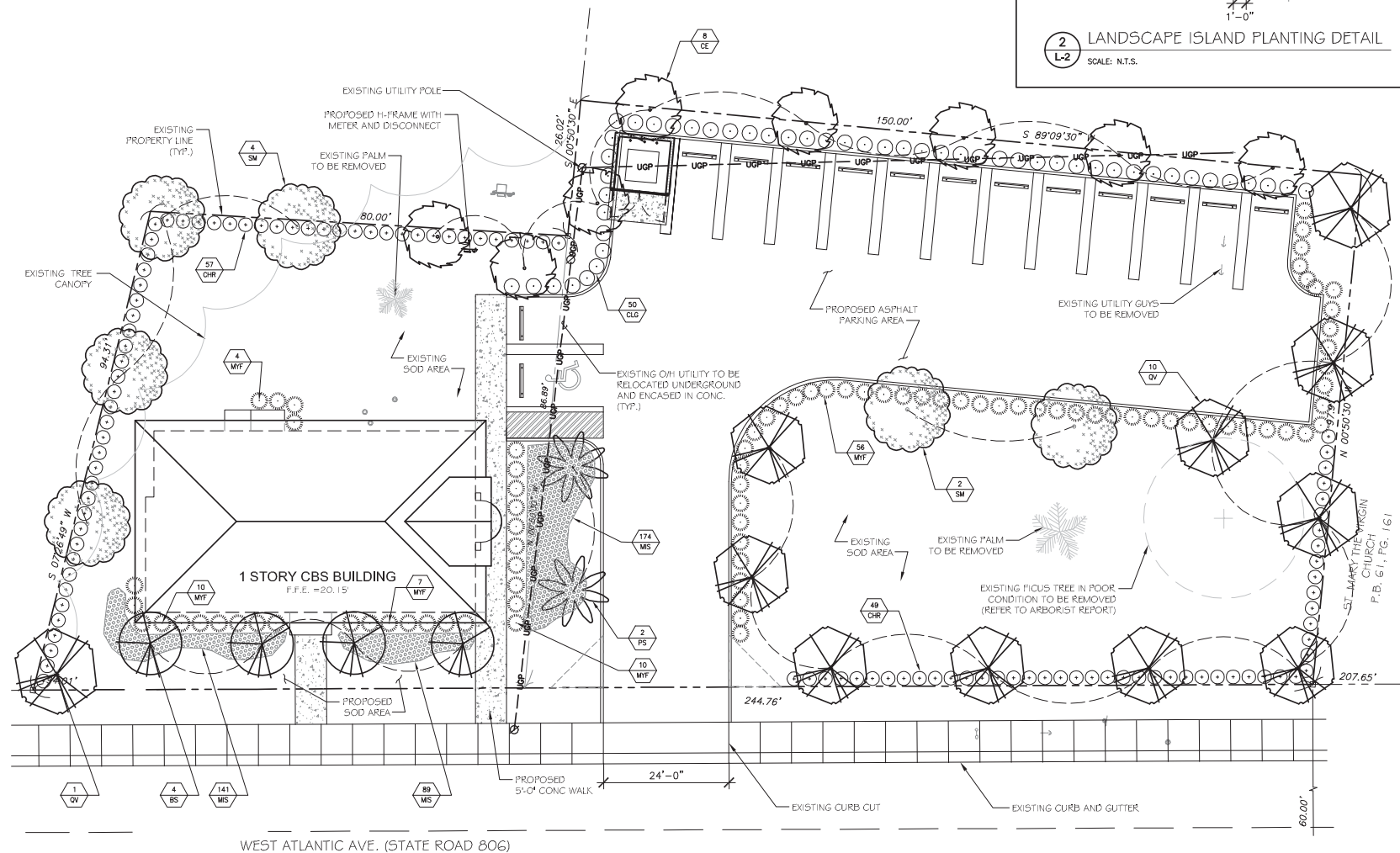
2710 WEST ATLANTIC AVENUE
DELRAY BEACH, FL 33445

Drawing Title:

ELEVATIONS

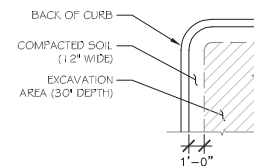
Scale:	Project No.
As Shown	7160025
Designer:	Date:
RL	02/15/16
Drawn By:	Checked By:
NK	RL
Plt Reviewer:	Client Approval
RL	
Issue No.	Drawing No.
2	A-4

SCALE IS BASE ON 12" X 34" 1/4" SIZE



LANDSCAPE NOTES

REFER TO SHEET L-1
FOR LANDSCAPE NOTES



2 LANDSCAPE ISLAND PLANTING DETAIL
L-2 SCALE: N.T.S.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION SUPERVISION OF THIS PROJECT.

Juncal DesignStudio, LLC.
Tel: 786.877.2034
www.JuncalDesignStudio.com

CASTO MIGUEL JUNCAL
REGISTERED LANDSCAPE ARCHITECT
STATE OF FLORIDA
LA8887184

5	03/15/17	REVIEW COMMENTS
4	03/10/17	REVIEW COMMENTS
3	11/22/16	LANDSCAPE COMMENTS
2	09/06/16	REVIEW COMMENTS
1	08/10/16	ISSUED FOR PRELIM. REVIEW
0	05/20/16	ISSUED FOR SPRAB
A	04/13/16	ISSUED FOR CLIENT REVIEW
No.	Date	Action



MORRISON HERSHFIELD
Two South University Drive, Suite 245,
Plantation, FL 33324
Tel: 954.577.4655 Fax: 954.577.4656
Florida C of A #8508
Florida Architect Business #4426002368
www.morrisonhershfield.com

Client:	
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PROFESSIONAL
BROADCASTING LAND
HOLDINGS LLC

17931 SW 27 STREET
MIRAMAR, FL 33029







Project Location:

2710 WEST ATLANTIC AVENUE
DELRAY BEACH, FL 33445

Drawing Title:

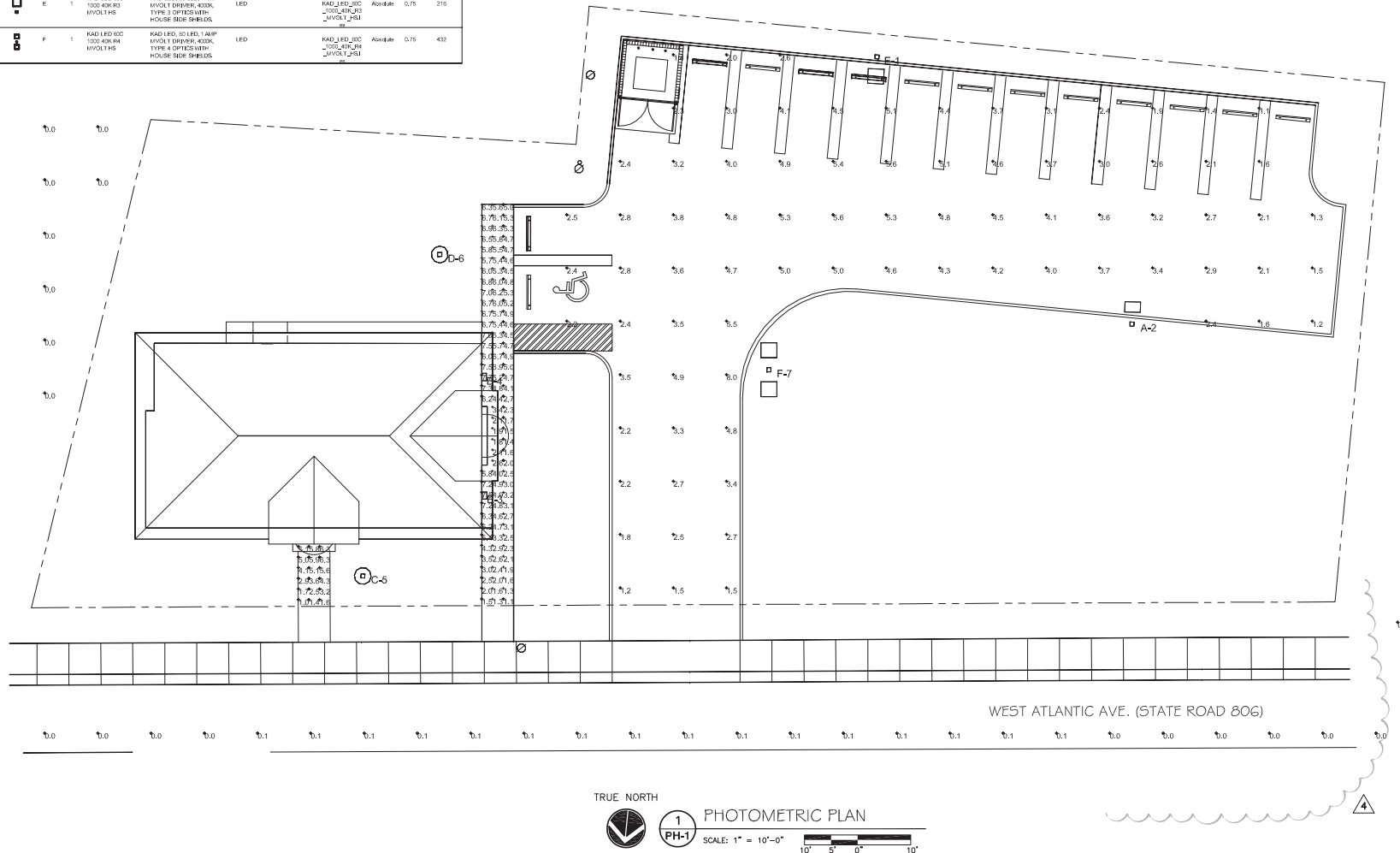
PROPOSED LANDSCAPE PLAN

Scale: As Shown	Project No. 7160025
Designer: CMJ	Date: 02/15/16
Drawn By: CMJ	Checked By: CMJ
PM Review: CMJ	Client Approval
Issue No. 3	Drawing No. L-2

LUMINAIRE SCHEDULE									
Symbol	Lotus	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	1	KAD LED 40C 1500 40K R8 100V-115V	KAD LED, 40 LED, 1 AMP MOUNT 1 DRIVER, 4000K, TYPE 1 OPTICS WITH HOUSE SIDE SHEILD.	LED	KAD_LED_40C _1500_40K_R8 _100V_115V _m	Absolude	0.75	140
	B	2	TYWR LED 250K MOUNT	3000K-100V LED WALLPACK	LED	TYWR_LED_2 50K_100V_LED _m	Absolude	0.75	41.30
	C	1	MRP POST 432 C50 40K 50K 120V	MRP POST TIGHT LED 53 LED 530 HADNRE CURRENT 40K COLOR TEMP TYPE 2 OBTURATOR	FLM LIGHT ENGINE	MRP_LED_432 C_530_40K_5 R2_120V_T2m	Absolude	0.75	75
	D	1	MRP POST 432 C50 40K 50K 120V	MRP POST TIGHT 43 LED 530 HADNRE CURRENT 40K COLOR TEMP TYPE 2 OBTURATOR	FLM LIGHT ENGINE	MRP_LED_432 C_530_40K_5 R4_120V_T2m	Absolude	0.75	75
	E	1	KAD LED 80C 1500 40K R8 100V-115V	KAD LED, 80 LED, 1 AMP MOUNT 1 DRIVER, 4000K, TYPE 1 OPTICS WITH HOUSE SIDE SHEILD.	LED	KAD_LED_80C _1500_40K_R8 _100V_115V _m	Absolude	0.75	215
	F	1	KAD LED 80C 1500 40K R8 100V-115V	KAD LED, 80 LED, 1 AMP MOUNT 1 DRIVER, 4000K, TYPE 1 OPTICS WITH HOUSE SIDE SHEILD.	LED	KAD_LED_80C _1500_40K_R8 _100V_115V _m	Absolude	0.75	432

LUMINAIRE LOCATIONS										
N _o	Locat	X	Location Y	Z	M/H	Orientation	TH	X	Y	Z
1	E	162.3	-85.9	20.0	20.0	183.2	0.0	162.3	-87.4	0.0
2	A	210.1	-136.4	20.0	20.0	2.1	0.0	210.2	-138.3	0.0
3	B	226.6	-116.6	6.5	8.5	82.0	0.0	226.6	-116.6	0.0
4	B	226.5	-140.3	6.5	8.5	-90.0	0.0	226.5	-140.3	0.0
5	C	65.7	-183.6	10.0	10.0	6.3	0.0	65.7	-183.6	0.0
6	D	80.2	-123.3	10.0	10.0	88.6	0.0	80.2	-123.3	0.0
7	F	142.0	-144.9	20.0	20.0	0.0	0.0			

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FAST PROPERTY SPILL	+	0.0%	0.0%	0.0%	N/A	N/A
ROADWAY SPILL	+	0.0%	0.1%	0.0%	N/A	N/A
FRONT WALKWAY	+	4.0%	6.0%	1.0%	6.21	4.021
HAIR PARKING AREA	+	3.3%	6.0%	1.1%	7.31	3.01
SIDE WALKWAY	+	4.5%	7.1%	1.1%	7.01	4.11
SOUTH PROPERTY SPILL	+	0.0%	0.0%	0.0%	N/A	N/A
WEST PROPERTY SPILL	+	0.1%	0.5%	0.0%	N/A	N/A



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JASON M. CEGLIA
PROFESSIONAL ENGINEER
STATE OF FLORIDA
78899

5	.	.
4	03/16/17	REVIEW COMMENTS
3	11/22/16	LANDSCAPE COMMENTS
2	09/06/16	PERMIT COMMENTS
1	08/10/16	ISSUED FOR SPRAB
0	07/19/16	ISSUED FOR SPRAB
A	04/13/16	ISSUED FOR CLIENT REVIEW
No.	Date	Action



Client:

PROFESSIONAL
BROADCASTING LAND
HOLDINGS LLC


17931 SW 27 STREET
MIRAMAR, FL 33029

Project Location:

2710 WEST ATLANTIC AVENUE
DELRAY BEACH, FL 33445

Drawing Title:

PHOTOMETRIC
PLAN

Scale: As Shown	Project No. 7160025
Designer: RL	Date: 02/15/16
Drawn By: SB	Checked By: RL
PM Review: RL	Client Approval
Issue No. 4	Drawing No.  PH-1