



Planning, Zoning, and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Gunther Volvo
Project Location: 2201 North Federal Highway
Request: Class V Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: May 10, 2017

Board Action:

Approve the Class V Site Plan Modification, Landscape Plan, and Architectural Elevations on a 4 to 0 vote (Laura Sullivan, Shannon Dawson and Fred Kaub absent)

Project Description:

The property is located on the east side of North Federal Highway, south of Gulfstream Boulevard; a small portion of the property abuts the Place Au Soliel neighborhood located within the Town of Gulfstream. The 4.79 acre property is zoned AC (Automotive Commercial) with a GC (General Commercial) Future Land Use Map (FLUM) designation.

The development proposal consists of the following:

- Demolition of all existing buildings and improvements such as parking spaces and drive aisles, but excluding perimeter landscaped areas and terminal parking islands;
- Construction of a 31,035 square foot showroom / service building (including showroom / office, service area, parts area, car wash and detail bays, and service drive-up) with an attached three-level parking garage;
- Provision of 69 surface parking spaces and paved area for display of 8 vehicles adjacent to the front (west) property line;
- Installation of new landscaping throughout the site;
- Provision of an 8' high wall along the rear (east) property line; and,
- Provision of a loading zone adjacent to the south (side) property line.

Board Comments:

Board comments were relevant to the landscaping, lighting, and drainage onto the residential property to the east.

Public Comments:

Members of the public from the Town of Gulfstream spoke in support of the proposal.

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 10, 2017

ITEM: **Gunther Volvo (2017-009)** – Class V Site Plan Modification for the construction of a 31,035 square foot Showroom/Service building, and a three level parking garage at 2201 North Federal Highway.

RECOMMENDATION: Approve

GENERAL DATA:

Owner/Applicant: Gunther Motor Company New Ventures, LLC

Agent: Matthew Scott, Tripp Scott, P.A.

Address: 2201 North Federal Highway

Location: East side of North Federal Highway south of Gulfstream Boulevard.

Property Size: 4.79 acres

Future Land Use Map: GC (General Commercial)

Current Zoning: AC (Automotive Commercial)

Adjacent Zoning:

North:	AC
South:	GC
East:	Single Family Residential (Town of Gulfstream) & FIND
West:	GC

Existing Land Use: Automotive Dealership

Proposed Land Use: No Change

Water Service: Existing on site

Sewer Service: Existing on site



ITEM BEFORE THE BOARD

The item before the Board is the approval of a Class V Site Plan Modification, Landscape Plan, and Architectural Elevations for **Gunther Volvo** located at 2201 North Federal Highway, pursuant to Land Development Regulations (LDR) Section 2.4.5(F).

BACKGROUND

The subject property is located on the east side of North Federal Highway, south of Gulfstream Boulevard; a small portion of the property abuts the Place Au Soliel neighborhood located within the Town of Gulfstream. The 4.79 acre property is zoned AC (Automotive Commercial) with a GC (General Commercial) Future Land Use Map (FLUM) designation. The property is also located within the North Federal Highway overlay area.

At its meeting of May 14, 1997, the Board approved a site plan, landscape plan and building elevations for the Borton Volkswagen Dealership on the subject property. The development proposal included a two-phased project to establish a Volkswagen automobile dealership, which was combined with the existing Borton Volvo dealership immediately to the south.

At its meeting of July 9, 2003, the Board approved a Class III Site Plan Modification for Borton Motors Dealership. The request was for the construction of a 3,596 square foot carwash building on the east side of the used sales building, and reconfiguration of the 34-space parking area (customer parking and bullpen parking) at the east side of the property to accommodate 57 spaces and the get-ready building. The approval was subject to conditions which included limitations on the lighting levels (40 footcandles) to “enhance compatibility with the adjacent residential neighborhood”, hours of operation and delivery for the car wash building the same as the business’ hours of operation (7am – 9pm), and dumpster pickup hours (8am – 5pm).

A cross access easement exists between the subject property (Gunther Volvo) and the one to the north (Gunther Volkswagen) to assist with circulation

At the meetings of June 8, 2016 and November 30, 2016, the Board reviewed a Concept Plan Review for the subject redevelopment of the site and provided direction to the applicant regarding the increased front setback from the maximum 15’ to approximately 100’ The request was reviewed twice given the changes in the Board members subsequent to the June meeting. The Board’s direction to the applicant, which is non-binding during a Concept Plan Review, was supportive of the increased setback.

PROJECT DESCRIPTION

The development proposal consists of the following:

- Demolition of all existing buildings and improvements such as parking spaces and drive aisles, but excluding perimeter landscaped areas and terminal parking islands;
- Construction of a 31,035 square foot showroom / service building (including showroom / office, service area, parts area, car wash and detail bays, and service drive-up) with an attached three-level parking garage;
- Provision of 69 surface parking spaces and paved area for display of 8 vehicles adjacent to the front (west) property line;
- Installation of new landscaping throughout the site;
- Provision of an 8’ high wall along the rear (east) property line; and,
- Provision of a loading zone adjacent to the south (side) property line.

SITE PLAN ANALYSIS

Pursuant to **LDR Section 3.1.1(D), Compliance with LDRs**, whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. The applicable LDRs have been identified and reviewed as throughout this report.

AC Zoning District Requirements

Pursuant to **LDR Section 4.4.10(B), Principal Uses and Structures Permitted**, full service automotive dealerships are a permitted use. Pursuant to **LDR Section 4.4.10(C), Accessory Uses and Structures Permitted**, vehicle preparation areas, parking lots for customers, employees, temporary storage of vehicles awaiting repair, and display of vehicle, refuse and delivery/ loading areas, and storage of inventory are permitted as accessory uses.

The proposed use is an automobile dealership, which presently exists on the site; the proposed accessory uses include a showroom, sales offices, parts storage, service reception, service bays located interior to the building, car wash and detailing bays located interior to the garage, vehicle display, a loading area, refuse pickup on the south side of the building, and parking for customers, employees, and inventory.

Pursuant to **LDR Section 4.4.10(F), Development Standards**, the development standards of 4.3.4 shall apply. In addition, the sale of automobiles shall be conducted on a lot which meets the minimum lot dimensions and area. Pursuant to **LDR Section 4.4.10(F)(3)(a), North Federal Highway Area**, parcels shall have a minimum front building setback of five feet (5') measured from the ultimate right-of-way line. The maximum setback shall be fifteen feet (15'), unless it can be demonstrated to the Site Plan Review and Appearance Board that it is not feasible to comply with this standard.

The aforementioned requirements are outlined in the chart below:

	Requirement	Provided
Frontage (Minimum)	125'	381.97'
Width (Minimum)	125'	312.75'
Depth (Minimum)	200'	675.81'
Area (Minimum)	1.5 acres	4.79 acres
Lot Coverage	None	40.5%
Open Space (Minimum)	25%	25%
Height (Maximum)	35'	21'7"*
Setbacks (Minimum):		
Front (West)	5' – 15'***	103'
Side (South)	15'	38'2" – 114'
Rear (East)	10'	68' – 130'
Side (North)	15'	7'***

* Height to top of showroom and garage roof floor deck is 21'7"; Height to top of parapet is 24'8" & 28'8"; 35'4" to top of elevator tower.

** Analysis of the inability to comply with this standard is provided below.

*** A Unity of Title with Lot 1 to the north is required and will eliminate the non-conformity.

As identified above, the proposed redevelopment of the subject property meets the minimum requirements with the exception of the maximum front setback and the side setback along the south property line. The front setback requirement provides both a minimum and maximum with the intent of providing a more pedestrian friendly and urban atmosphere along this corridor, a majority of which is zoned General Commercial (GC). In accordance with LDR Section 4.4.13(F)(3)(a) noted above, the applicant has requested that the Board consider the larger

setback and determine that the 15' setback is not feasible given the necessary vehicular travel patterns, vehicular display, and customer parking at the front of the site.

In consideration of the side setback at 7', the site acts as one development and contains cross-access easements. Therefore, a Unity of Title is required to combine the two properties, which are under the same ownership, and will eliminate the non-conforming setback. The recordation of a Unity of Title prior to building permit issuance is provided as a recommended condition of approval.

Supplemental District Regulations

Pursuant to **LDR Section 4.4.10(G)(1)(a), Outside Display**, outside display areas for sale of vehicles 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.

An existing berm is adjacent to the front parking tiers and display areas, as well as along the south and east property lines. The berm is topped with a Red Tip Cocoplum hedge to provide screening of the display areas, and will be "filled-in" as necessary to ensure compliance with the subject requirement; ten existing Royal Palms will be maintained in place along the front property line within the berm areas. An existing Palm centrally located along the front will be removed.

Pursuant to **LDR Section 4.4.10(G)(1)(b), Outside Display**, such areas must be separated from all residential zoning districts, whether or not separated by a street or alley, by a six-foot high, solid masonry wall with decorative finished surfaces (e.g., stuccoed and capped) on both sides. Where the display area is separated from residential zoning districts by an arterial or collector right-of-way, or under other singular circumstance, the wall may be waived by the Site Plan Review and Appearance Board concurrent with site plan approval action.

While a display area is not located adjacent to the residentially zoned development to the rear (east) of the property, an 8' tall precast concrete wall is proposed to assist with screening and buffering of the automotive use. The wall is made up of 12" wide panels finished with a concrete cap at the top. Along the south property line adjacent to the multi-family development (Delray Preserve), a similar wall is proposed at a 6' height. A chain link fence exists along this property line and will remain as it is not located on the subject property.

Pursuant to **LDR Section 4.4.10(G)(1)(c), Outside Display**, the depth of the landscape strip between the car display and the ultimate right-of-way shall be as provided in Section 4.3.4(H)(6). Pursuant to **LDR Section 4.3.4(H)(6)(b)**, along Federal Highway (U.S. Highway 1), including the one-way pairs (5th and 6th Avenues), extending from S.E. 10th Street to the north City limits, but excluding the blocks between S.E. 1st Street and N.E. 1st Street, a 10' special landscape area shall be provided on both sides of the ultimate right-of-way. The special landscape area shall not be required between the front building edge and the ultimate right-of-way where storefronts face the roadway and no parking or vehicular circulation areas are provided between the building and the right-of-way. However, the body acting upon the development application may require that foundation plantings, street trees or other landscape features be installed in front of the building to add interest and provide relief from the building mass.

The subject property has provided the special landscape area at the front of the property as required above at a minimum depth of 15' which increases as the area undulates around the scalloped display areas along the front of the property.

Pursuant to **LDR Section 4.4.10(G)(4)(a), Locational Restrictions**, repair facilities and paint and body shops shall be located at least 100 feet from any residentially-zoned lot. Service bay doors shall not be oriented toward any adjacent residentially-zoned property, except where currently existing, nor oriented toward any adjacent public street unless it can be demonstrated to the Site Plan Review and Appearance Board that it is not feasible to comply.

The proposed service bays are internal to the building and are accessed by an automated door from the south elevation. The automated door is approximately 93' – 100' from the south property line. The adjacent property is not residentially zoned, yet contains a multi-family residential development which requires conditional use approval within the GC zoning district.

Pursuant to **LDR Section 4.4.10(G)(4)(b), Locational Restrictions**, accessory fuel pump islands and automated wash facilities for vehicles shall not be located within 100 feet of any residentially-zoned property. Wash facilities shall be located within a completely enclosed building. Fuel pump islands, shall be located within an enclosed area so that they are not visible off premises.

The car wash and detailing bays are located on the interior of the garage on level 1, and are therefore completely enclosed and not visible from off premises.

Pursuant to **LDR Section 4.4.10(G)(5), Use and Operating Restrictions**, the following restrictions are applicable to the subject request:

- (a) Except for automobiles, trucks, pickup trucks, vans, jeeps, motorcycle and recreation vehicles, no other outdoor sales or display of any materials, products, or goods shall be permitted. No industrial equipment shall be sold, leased, rented, or otherwise stored within the AC District. However, wherever reasonably possible as determined by the City, trucks other than pickup trucks, vans, and jeeps shall be displayed in areas which are separated from a street by an outdoor display area for other permitted vehicles, customer or employee parking areas, or buildings.
- (b) No vehicle shall be parked with its hood or trunk open, nor elevated off the ground in any way. Vehicles shall not be parked in any right-of-way or driveway.
- (c) Other than information which is required by law to be posted on vehicles displayed on a sticker affixed to a side window, advertising, flags, pennants, streamers, balloons, signs or vehicle stock numbers shall not be displayed on any vehicle or equipment. Similar objects, gimmicks, or advertising designed to attract the public's attention shall not be displayed outdoors on any lot, building, vehicle, or equipment except as permitted by Section 4.6.7.
- (d) Except for existing areas designated for off-loading, any areas designated for the off-loading of vehicles or for loading and deliveries shall be located to the rear of buildings and shall be located so as to contain noise on-site. These areas shall not be located closer than 100 feet from any residentially- zoned lot, and shall be appropriately designated, marked, and signed.
- (e) Dealers are prohibited from using residential streets for the testing of vehicles after servicing and for the demonstration of vehicles.

The restrictions noted above are primarily provided for reinforcement of these regulations on the record. Provision (d) regarding off-loading requires review; the provided off-loading area is located adjacent to the south property line. A wall and landscaping are proposed to provide a buffer between the south multi-family development and the subject property. The loading area is located more than 100' from the residentially zoned property to the east within the Town of Gulfstream. While the multi-family development (Delray Preserve) is not zoned residential, buffering considerations have been made. Additionally, the new development contains impact rated windows and doors which would significantly reduce the impact from noise during off-loading of vehicles.

Pursuant to **LDR Section 4.4.10(G)(6), Lighting Restrictions**, when measured 10' inside any property line, a maximum of 100 foot-candles is permitted within display areas and 40 foot-candles within all other areas. After 11:00 p.m., the illumination in display areas shall be reduced to 50 foot-candles. All light fixtures shall meet the maximum height requirement of twenty-five feet (25'), shall be directed away from adjacent properties, have a sharp cutoff luminary and be confined to the site only.

In addition to the above requirements, **LDR Section 4.6.8, Lighting**, provides additional requirements for lighting and illuminations levels. All developments are encouraged to utilize energy efficient lighting.

The chart below includes the lighting requirements for both the AC zoning district and the additional applicable requirements of Section 4.6.8:

	Requirement	Provided	Average
Lighting 10' inside the property line			
Display Areas (Until 11pm)	100fc (maximum)	10.4fc – 35.0fc	20.85fc
All Other Areas		1.3fc – 14.1fc	5.24fc
Display Areas (After 11pm)	50fc (maximum)	10.4fc – 35.0fc	20.85fc
Parking Garage			
Ramps: Day	2.0fc – 20 fc	6.3fc – 9.5fc	7.94fc
Ramps: Night	1.0fc – 10.0fc	1.4fc – 9.7fc	6.44fc
Entrance Area: Day	50fc – 500fc	18.2fc – 102fc	61.0fc
Entrance Area: Night	1.0fc – 10fc		
Roof Deck	100fc (maximum)	0.0fc – 15.7fc	2.74fc
Perimeter Lighting	0.25fc (maximum)	0.0fc – 0.2fc	0.07fc
Fixture Height			
Parking Lots & Display Areas	25' (maximum)	25'	-----
Parking Structure – Top Floor	15' (within 20' of edge)	9'	-----
	20' (more than 20' from edge)	9'	
Parking Structure - Interior	No Requirements	Between Ceiling Beams	-----

The provided photometric plan meets the minimums and maximums permitted by the LDRs as illustrated above. There are 18 freestanding single head mounted fixtures throughout the site, including three along the rear drive aisle between the parking garage and the residential neighborhood (Place Au Soleil); two additional freestanding fixtures are at the front of the property with a double-head mounted fixtures illuminate the primary display area adjacent to North Federal Highway. The spillover levels are minimal with an average foot candle calculation of 0.07 as the majority of the levels are 0.0fc. The poles on the roof deck of the parking garage are 9', whereas the maximum height permitted is 15'; the lower height will assist to minimize any impact on the adjacent neighborhood to the rear, as well as Delray Preserve to the south. A 3'8" parapet surrounds the top parking deck to assist with screening from the ground level and adjacent properties. The lighting within the garage is located within the ceiling beams to assist with additional screening, and black, aluminum grilles are proposed within the openings to further dim any visible glow from adjacent properties.

Parking Requirements

Pursuant to **LDR Section 4.6.9(C)(3)(f)**, vehicle sales and rental, shall provide 4 spaces per 1,000 square feet of total building(s) 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 floor area (less indoor display area). Any remaining spaces may be used for display purposes. Pursuant to LDR section 4.6.9(C)(5)(b), vehicle, paint, body and repair shops shall provided 4.5 spaces per 1,000 sq. ft. of gross floor area. The table below depicts the overall number of required parking spaces; the

portion of the overall required parking designated to serve customer, employee, and service uses; and the parking provided.

Parking	Square Feet	Bays	Calculation	Required
Vehicle Sales, Parts, Showroom	7,991	---	4 spaces / 1,000 sf	47.65
Employee, Customer, Service Use	---	---	2 spaces / 1,000 sf	---
Service Bays (includes Detailing)	---	23	1.5 spaces / service bay	34.5
TOTAL				82.15

A total of 588 parking spaces have been provided; there are 69 spaces located at the front the property for customer use, and an additional 50 spaces provided within the parking garage for employee parking (2 spaces on level 2, and 48 spaces on level 3). The balance of the parking is provided within the parking garage and is intended for inventory storage only. Three handicap parking spaces are located at the front of the property, and the two spaces on level 2 are also designed as handicap spaces. An additional 27 spaces exist adjacent to the north property line within the north property boundary; this area is adjacent to the north elevation of the proposed building.

Sidewalks

The required 5' sidewalk will be constructed along the west property line; a 4' sidewalk exists along the east property line, adjacent to North Federal Highway. The additional width is provided on the plans.

Crime Prevention Through Environmental Design (CPTED)

A review was conducted by the Police Department for compliance with CPTED principals, and found to be in compliance as good natural surveillance has been provided throughout the property. Lighting improvements will enhance safety during off hours while minimizing an impact on adjacent properties. Additionally, bollards have been provided within the front landscaping to mitigate vehicular theft issues and two security gates will enclose the property each evening at the front.

LANDSCAPE PLAN ANALYSIS

A Landscape Plan has been submitted and evaluated by the City's Senior Landscape Planner. The plan provides for parking lot islands, perimeter and building foundation landscaping. The addition of a new building to the site did not necessitate reconfiguring the existing parking and landscaped areas on the site which were maintained.

The proposed landscaping includes the removal and/or relocation of many existing trees. The total caliper of the trees to be removed measures 257", while the proposed caliper amount is 260.5". Additionally, 56 palms are being removed and equally replaced. Screening along the south property line, adjacent to Delray Preserve, will be provided by the installation of many Gumbo Limbo and Silver Buttonwood trees. The Screening along the rear of the property, adjacent to Place Au Soleil, will be provided by the installation of both Southern Live Oaks and Live Oaks. Sufficient landscaping is provided, as required, in between each parking tier, and surrounding the new building, particularly at the rear with a row of Alexander Palms.

ARCHITECTURAL ELEVATIONS ANALYSIS

Pursuant to **LDR Section 4.6.18(E), Criteria for Board Action**, the following criteria shall be considered by the Site Plan Review and Appearance Board 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 proposed new Gunther Volvo showroom and attached garage consist of a glass curtain wall for the primary elevation facing North Federal Highway which will include both glazed and frosted glass, the balance of the structure is made up of precast concrete or metal panels. Black aluminum screens help to hide the inventory within the garage and additional aluminum green screens will enhance the side and rear elevations once the foliage matures. The color scheme primarily consists of greys and whites accented by the glass on the front and black screens on the sides and rear.

Overall, the clean lines and simplistic design is in good taste and design which will contribute to the image of the City as one enters from the North. The design will be in harmony with adjacent properties, particularly those which have more recently been developed, and will not cause the nature of the environment to depreciate in appearance or value. All 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 FLUM designation of General Commercial (GC) and Zoning District Map designation of Automotive Commercial (AC). The AC zoning district is consistent with the GC FLUM designation. Pursuant to LDR Section 4.4.10(B)(5), within the AC zoning district, full-service automobile dealerships are allowed as a permitted use and repair shops/garages are allowed as an accessory use. Based on the above, it is appropriate to make a finding with respect to consistency with the Future Land Use Map (FLUM) designation.

LDR 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, as applicable.

LDR 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.

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 LDR can be made.

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 present land use of the properties surrounding the subject property:

	Adjacent Zoning	Adjacent Land Use
North	AC	Automotive Dealership (Gunther Volkswagon)
South	General Commercial (GC)	Multi-Family Residential (Delray Preserve)
East	Single-Family Residential/ Public Facilities	Place Au Soleil (Single-Family Residential, Town of Gulfstream)/ FIND Property
West	GC	Car Wash/ Automotive Retail (Auto Zone)/ Vacant Parcel/ Commercial Building (Avenue Pilates & Fitness)

The proposed development is replacing the existing dealership which has been considered compatible in this area, particularly since the Comprehensive Plan specifies this area as one desired for automobile dealerships (provided below). While the proposed building is larger than the existing building, and includes a three level parking garage, the applicant has taken certain measures to mitigate potential impacts on the neighboring properties with additional landscaping, screening on the garage, lower building height than what is permitted, and reducing the height of the lighting fixtures on the upper floor of the garage. The applicant has also committed to closing at 10pm every evening, and will not use loud speakers. A letter regarding the applicant's commitments to mitigate their impact on adjacent parcels is attached.

Given the compliance with the LDRs and additional efforts, positive findings can be made regarding 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 Comprehensive Plan has been conducted as follows:

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.

The proposed development is similar to the automobile dealership related uses currently existing on-site, with the addition of a parking garage and other necessary accessory uses, such as the car wash, detailing area, and service bays, all of which have been located interior to the building. There are no known soil, topographic, or other physical considerations associated with the property that would negatively affect the proposed redevelopment. The proposed improvement is deemed a compatible and appropriate use for this site, as it is permitted by both the LDRs and Comprehensive Plan. Therefore, a positive finding can be made with regard to Future Land Use Element Objective A-1.

Future Land Use Policy A-2.4: Automobile uses are a significant land use within the City and as such they have presented unique concerns. In order to properly control these uses and guide them to locations which best suit the community's future development, the following shall apply:

4) Automobile dealerships shall be directed to the following areas:

- North of George Bush Boulevard, between Federal and Dixie Highways;
- East side of Federal Highway north of the north property line of the Delray Swap Shop/Flea Market;
- South of Linton Boulevard, between Federal and Dixie Highways;
- Between the one-way pairs (Federal Highway), from SE 3rd Street to SE 10th Street; and from N.E. 5th Street to George Bush Boulevard;
- On the north side of Linton Boulevard, between I-95 and SW 10th Avenue, and along Wallace Drive.

The subject property is located on the “east side of Federal Highway north of the north property line of the Delray Swap Shop/Flea Market.” The Delray Swap Shop/Flea Market property has since been redeveloped as a multi-family development known as Delray Preserve, which is located directly to the south of the subject parcel. Therefore, the proposed development furthers the City’s stated policy with respect to directing automobile dealerships to a particular area of the City.

REVIEW BY OTHERS

At its meeting of April 13, 2017, the **Community Redevelopment Agency (CRA)** considered the proposed development and recommended approval.

A Courtesy Notice was provided to the Town of Gulfstream (via mail and email) and Delray Preserve (via mail) on Thursday, April 13, 2017.

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

A letter from the Authorized Agent, Matthew Scott, regarding the property owner’s consideration of the Town of Gulfstream’s concerns is attached. A letter from the President of the Place au Soliel Association is also attached.

ASSESSMENT AND CONCLUSION

The development proposal consists of construction of construction of a new full service Volvo Dealership with an automobile showroom, administrative and sales offices, and customer parking and display parking. These improvements will have no negative affect on the environment or property values in the surrounding area, as the use exists on the site, and improvements will enhance the area. The development proposal meets the requirements of the LDRs and applicable policies and objectives of the Comprehensive Plan.

ALTERNATIVE ACTIONS

- A. Move **postponement** of the Class V Site Plan, Landscape Plan and Architectural Elevations for **Gunther Volvo** located at 2201 North Federal Highway, by electing to continue with direction.
- B. Move **approval** of the Class V Site Plan, Landscape Plan and Architectural Elevations for **Gunther Volvo** located at 2201 North Federal Highway, 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) and Chapter 3 of the Land Development Regulations, subject to the recommended conditions of approval.

- C. Move **denial** of the Class V Site Plan, Landscape Plan and Architectural Elevations for **Gunther Volvo** located at 2201 North Federal Highway, 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) and Chapter 3 of the Land Development Regulations.

STAFF RECOMMENDATION

By Separate Motions:

Site Plan:

Move **approval** of the Class V Site Plan for **Gunther Volvo** (2017-009) located at 2201 North Federal Highway, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(G)(1)(d) and Chapter 3 of the Land Development Regulations, subject to the following conditions of approval:

1. That a Unity of Title with Lot 1, Borton Motors Plat, be recorded prior to the issuance of a building permit;
2. That the lighting be reduced by 11pm in accordance with LDR Section 4.4.10(G)(6); and,
3. That no speaker systems be utilized throughout the site.

Landscape Plan:

Move **approval** of the Landscape Plan for **Gunther Volvo** (2017-009) located at 2201 North Federal Highway, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.16 of the Land Development Regulations.

Architectural Elevations:

Move **approval** of the Architectural Elevations for **Gunther Volvo** (2017-009) located at 2201 North Federal Highway, by adopting the findings of fact and law contained in the staff report, and finding that the request and is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

APPENDIX "A" CONCURRENCY FINDINGS

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

Water and Sewer: Water service exists on the site and will be provided to the new building via an 8" PVC water main surrounding the proposed building; the new 8" main will connect to an existing extension from North Federal Highway. Sewer service exists on the site and will be provided to the new building via a new lateral connection to an existing sanitary sewer lateral, which connects to a 6 inch sanitary sewer main located within the Federal Highway right-of-way.

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: The Palm Beach County Traffic Division has indicated that the development proposal meets the minimum required standards.

Parks and Recreation Facilities: Park dedication requirements do not apply to non-residential uses.

Solid Waste: Based upon the Solid Waste Authority's Trash Generation Rates, trash generated each year by the proposed 31,035 square foot building will be 143 tons of solid waste per year ($31,035 \times 9.2 \div 2,000 = 142.76$), and increase of 85 tons over the existing 12,500 dealership building. The increase can be accommodated by existing facilities, thereby meeting this level of service standard as the Solid Waste Authority forecasts that capacity will be available through the year 2047.

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

Drainage: Drainage will be accommodated on site by an 18" perforated pipe trench system at the perimeter of the property and building, along with a retention swale at the rear, adjacent to the Place Au Soleil development. A berm is also proposed along the south and east property lines. There should be no impact on drainage as it relates to this standard.

<p style="text-align: center;">APPENDIX "B" STANDARDS FOR SITE PLAN ACTIONS</p>

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 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 _____



Matthew H. Scott
Direct Dial: 954.760.4911
Email: mhs@trippscott.com

March 31, 2017

VIA EMAIL

Amy E. Alvarez
Senior Planner, AICP
City of Delray Beach, Planning & Zoning
100 NW 1ST Avenue
Delray Beach, FL 33444

**Re: GUNTHER VOLVO – 2401 NORTH FEDERAL HIGHWAY
SITE PLAN AND DESIGN MODIFICATIONS ADDRESSING
CONCERNS OF GULF STREAM NEIGHBORS**

Dear Amy:

On behalf of my client, Gunther Volvo (“Gunther”), thank you again for helping us arrange meetings with representatives from the Town of Gulf Stream to address their concerns regarding the proposed redevelopment of the existing Gunther Volvo dealership. In response to those meetings, Gunther substantially revised its plans to accommodate their concerns. Specifically, Gunther made the following site plan and operational modifications to the originally proposed plans:

- **Delivery of vehicles.** Gunther decided to move the location of off-loading of vehicles from the originally intended east side of the property to the south side, thereby eliminating a substantial source of noise and activity from the area of the property closest to the Gulf Stream neighbors.
- **Reduction in size of the parking garage.** The total height of the garage was reduced to 24 feet, 8 inches (including parapets) with only 10 feet 6 inches between floor levels, which is a low height clearance for a precast parking garage.
- **Increase in density and height of landscaping on the east property line.** The number and type of trees on the east side were increased after meeting with Gulf Stream residents. The overall height of the trees was increased substantially to approximately 20-25 feet for many of the trees in order to maximize the visual and sound buffer for the Gulf Stream neighbors.

110 Southeast Sixth Street, Fifteenth Floor • Fort Lauderdale, Florida 33301
Post Office Box 14245 • Fort Lauderdale, Florida 33302
Tel 954.525.7500 • Fax 954.761.8475 • www.trippscott.com

Fort Lauderdale • Tallahassee

- **Increase in height of the wall on the east property line.** The initial proposal provided for a 6-foot wall. Gunther increased the height of the wall to 8 feet to further remove the visual and sound impact of the new dealership from the neighborhood to the east.
- **Water drainage Improvements.** The neighbor directly abutting the east property line raised concerns regarding drainage, particularly during heavy storms. The neighbor indicated he currently has flooding issues in his backyard. Redevelopment of the Site includes a drainage comparison of the pre-development (existing) improvements with the post-development (proposed) improvements. The proposed drainage system has been designed in an effort to reduce the risk of surface runoff onto the adjacent properties to the east. The existing properties to the east are nearly 2 feet 3 inches lower than the FDOT right-of-way to the west of the Gunther site. Accordingly, Gunther proposes providing a higher perimeter berm to separate its property from the lower properties to the east and to drastically decrease surface flows to these properties. This perimeter berm will retain the required storm water events on-site. By raising the perimeter berm, Gunther is also able to incorporate an overflow for the system which will route the discharge from the site towards the west and away from the lower properties to the east. This is a significant improvement over the existing system that does not have a piped overflow. Without an overflow, the existing drainage system is isolated and once it is filled to capacity, it has a much greater chance of flooding the neighbors to the east.
- **Lighting.** All lighting inside the parking garage was placed behind ceiling beams at City staff's suggestion. This will work to shield and redirect light pollution from the lighting inside the garage. The light poles on the third level garage deck were removed from the perimeter, were reduced in height to 9 feet, and will be shielded, as requested by representatives from Gulf Stream, substantially reducing the foot candles around the perimeter of the garage. Areas in between the light poles and around the garage will reach 0.1 to 0.2 foot candle levels.
- **Car Wash.** Washing the vehicles at a car dealership typically creates noise. Gunther researched, found, and committed to installing state-of-the-art car wash technology that dramatically reduces the noise created by washing the vehicles. In addition, the new technology will allow operation of the car wash within the proposed parking garage, further minimizing the impact.
- **Evening hours.** Gunther committed to representatives of Gulf Stream that operation of the new dealership would end at 10:00 pm every evening.
- **Loud speakers.** Gunther committed to representatives of Gulf Stream that it would not use loud speakers outside the structure, a common practice for car dealerships that frequently irks neighbors.

As evidence of Gunther's commitment to working with its Gulf Stream neighbors, Gunther also dutifully analyzed and attempted to incorporate each and every one of their requests

from our meetings. However, for reasons variously relating to cost and feasibility, Gunther is not able to accommodate all of them. Specifically, Gunther explored the following requests:

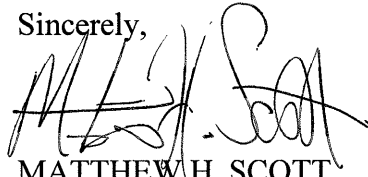
- **Reconfiguration and relocation of the parking garage.** Representatives from Gulf Stream asked Gunther to look at reducing the size of the parking garage and/or turning it so as to provide a larger setback from the east property line. This would require placing part of the parking garage on the parcel directly north of the proposed Volvo dealership parcel. While Gunther owns the parcel, reconfiguring the garage this way would impact the existing dealership to the north, require additional site plan changes to the northern parcel, complicate and frustrate the Gunther's agreement with Volvo corporate, and drastically increase project costs. Reducing the size of the garage would adversely affect intended business operations for the new dealership. This suggestion is therefore not feasible. The proposed setback on the east property line is at minimum 65 feet (in certain spots the east setback is over 100 feet), over 6 times larger than the Code-required 10 foot setback and Gunther is able to address the noise and light issues without moving the entire parking structure.
- **Placement of louvers or other architectural elements on openings of parking garage.** Representatives from Gulf Stream suggested Gunther analyze adding architectural features to the parking garage to soften its visual impact on the residential neighbors to the east. Gunther looked into adding louvers, and discovered it could not add louvers without having to mechanically ventilate the entire parking garage, which would be exceptionally expensive. More importantly, the ventilation would necessarily create noise from the large fans that would need to be installed, which Gunther believes would be an untenable trade-off from the Gulf Stream residents' perspective in light of their concerns about noise. Moreover, Gunther decided the louvers would not be all that helpful to begin with, considering the dense and tall vegetation Gunther agreed to provide on the east property line and the reconfiguration of the lighting within the garage.
- **Elimination of lighting late in the evening.** A request was made for Gunther to analyze turning the exterior lights off late in the evening to reduce light pollution. Gunther is unable to accommodate this request, as the lights are used to enhance security for the site, a City requirement.
- **Berm on the east property line.** Representatives from Gulf Stream inquired about installing an additional elevated grass berm along the property line underneath the proposed wall, as a way to indirectly increase the height of the wall. City staff indicated they would not likely support this. Moreover, Gunther's engineers indicated this would create drainage issues, which Gunther worked hard to avoid.

Gunther respects the concerns raised by residents of the Town of Gulf Stream and appreciates their willingness to meet with Gunther and discuss these issues. Gunther believes the proposed redevelopment of the Gunther Volvo will improve on or address some of the neighbors' problems with the existing dealership. Moreover, the new project will revitalize this parcel with modern design and architecture, fresh landscaping, improved drainage, and other site

improvements. Although it is not feasible to accommodate every request made by the neighbors, Gunther believes the proposed project benefits not only the City of Delray Beach but also the Town of Gulf Stream.

Thank you again for helping us work through these issues with the concerned residents from Gulf Stream.

Sincerely,

A handwritten signature in black ink, appearing to read "M. H. Scott", written over a horizontal line.

MATTHEW H. SCOTT
For the Firm

MHS:cgc

April 13, 2017

Delray Beach Planning & Zoning Dep't
Tim Stillings, Director
Amy E. Alvarez
Scott D. Pape
100 NW 1st Ave.
Delray Beach, FL 33444

Re: Gunter Volvo Development

Tim, Amy, Scott,

You are aware of our, Gulf Stream Town and Place Au Soleil, disappointment in Volvo's Response Letter regarding our meeting in your offices. We came to the meeting in good faith hoping Volvo intended to be a good neighbor and would address our concerns about the commercial impact on the quality of life in a long established neighborhood adjacent to their project. We came not to stop the project but to suggest ways that everyone could feel comfortable with a proposal of this size and magnitude.

Our concerns were straightforward, reasonable and mostly achievable:

- *the size of the project and its proximity to the neighborhood;
- *the screening of the project, which is so close to the neighborhood;
- *the light and noise pollution given the closeness to the neighborhood.

All of these concerns could be addressed by placing the garage on the north side of the building rather than to the east side, which is so close to the neighborhood. The Volvo Response Letter states that such a move would complicate their agreement with Volvo and drastically increase costs. This is difficult to understand since it is the same square footage being built and the only actual change is in the civil engineering costs. The dealership's current use of that north parcel is for their used cars, which are vehicles that can easily be relocated post-development since the new garage will provide parking for 600 cars, thus freeing up non-garage parking space for those vehicles .

Instead, the Gunther Volvo Response Letter proposes a "concession" of reducing garage height to 24' 8"; however, that is not a concession or a reduction: that has always been the height of the garage. It is not a design change at all.

Gunther Volvo also proposes adding trees, but I question whether that is really a design change. I do not believe the Landscape Plan has been approved by Delray at this point.

Additionally the trees are shown to be planted in the Retention Basin, which is probably not allowed and is largely ineffective.

The lighting change inside the garage as directed by Delray staff is helpful in obscuring the source of light; however, the large openings between floor plates will serve as a beacon in the night. We suggested louvers to address that concern but Gunther Volvo claims that adding louvers to their architectural plan dramatically increases costs because it requires a mechanical ventilation system within the garage. There are many examples showing this is not correct. Vertical louvers angled to the west, away from the community, toward Federal Highway accomplishes two things. They allow visibility to the highway while obstructing view (light) and offering sound attenuation. The louvers create open spaces that do not interfere with air flow thereby obviating the need for any mechanical air distribution system. Similar solutions have been achieved in Miami and many other cities. Downtown Delray Beach was considerate of the community concerns when the parking garage was built on Pineapple Way. The openings between floor plates were interspersed with shuttered windows allowing for a more residential theme and ventilation. This can easily be done while not invoking the 50% rule for the natural ventilation. **THE SOLUTION IS IN THE DESIGN.**

Tim, Amy, and Scott--we are not that far away from coming to a **DESIGN SOLUTION** that everyone can live with. The premise of our meeting was “**THE SOLUTION IS IN THE DESIGN**” and that is still our desire.

Very truly yours,

Place au Soleil Association, Inc.

Chester Snavely
President



NORTH ELEVATION

SCALE: 1/16" = 1'-0" 04



SOUTH ELEVATION

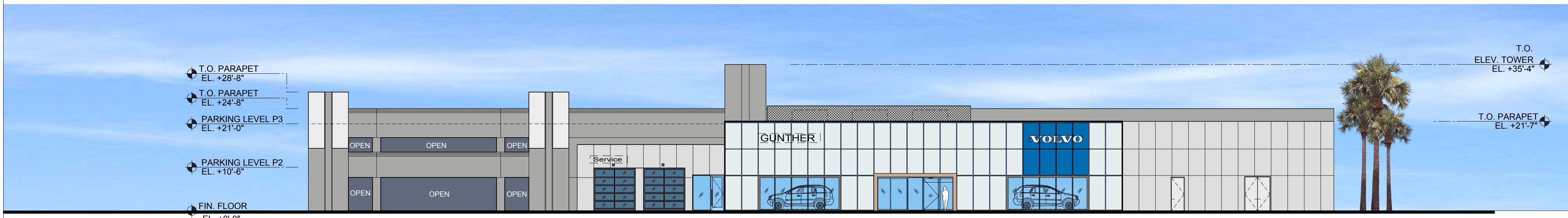
SCALE: 1/ 16" = 1'-0" 03

- COLOR KEY
- ACM COLOR: SUNRISE SILVER METALLIC COOL (VOLVO SILVER)
 - FROSTED GLASS COLOR : LAMINATE VANCEVA -BLUE (VIRACOM)
 - FROSTED GLASS ,COLOR : VELOUR OFF-WHITE (VIRACOM)
 - STOREFRONT GLASS COLOR : CLEAR
 - COMPACT LAMINATE CLADDING: WOOD-LIKE COLOR (FUNDER-MAX CREEK)
 - OVERHEAD DOOR, COLOR: VOLVO -LIGHT GREY
 - PARKING GARAGE : VOLVO MEDIUM GREY
 - EXTERIOR DOOR / COLOR :VOLVO LIGHT GREY
 - ALUMINUM GRILLE: DARK BRONZE
 - ALUMINUM ROOF SCREEN
 - PARKING GARAGE : VOLVO LIGHT GREY



EAST ELEVATION

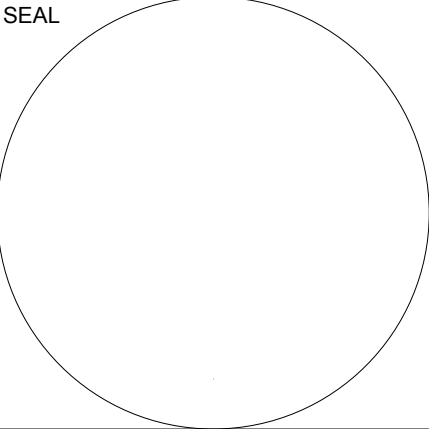
SCALE: 1/16" = 1'-0" 02



WEST ELEVATION

SCALE: 1/ 16" = 1'-0" 01

REVISIONS :



CONSULTANT

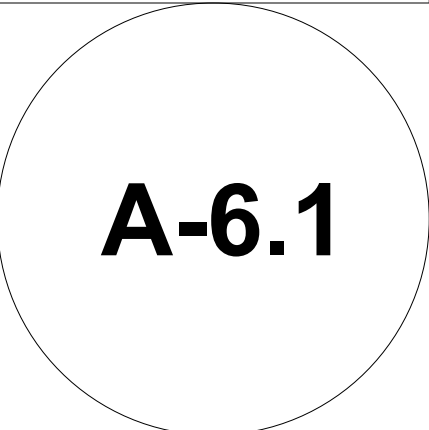
STILES
ARCHITECTURAL GROUP
301 East Las Olas Blvd
Fort Lauderdale, Florida,
954 - 627- 9180 33301
FL. REG # AA-26001798

PROPOSED DEALERSHIP & PARKING GARAGE FOR:

GUNTHER

2201 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FL 33483

EXTERIOR ELEVATIONS



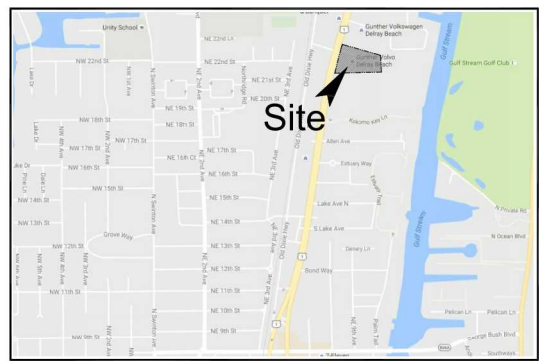
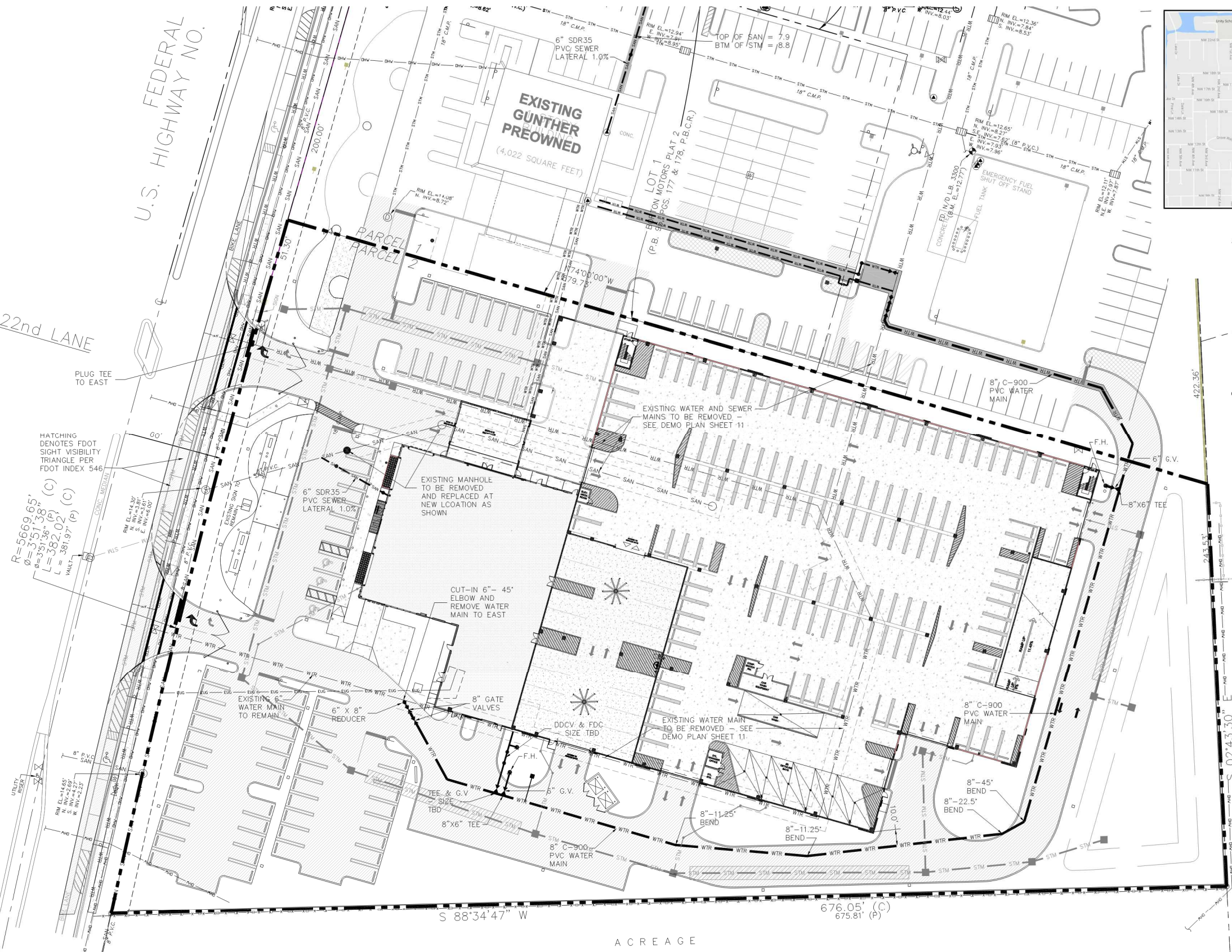
PROJECT NO.
73924
DRAWN BY :
E.R. / K.C. / G.L.
CHECKED BY :
J.L.P
DATE :

T:\2024\A-6.1_COLOR EXTERIOR ELEVATIONS.DWG



FEDERAL HIGHWAY NO.

N.E. 22nd LANE



LOCATION MAP
N.T.S.



LEGEND:

- PROPERTY LINE
- [Hatched Box] DENOTES AREA OF PROPOSED ASPHALT PAVING
- [Square] PROPOSED CATCH BASIN
- [Line with 'HDPE'] HIGH-DENSITY POLYETHYLENE PIPE
- [Line with '18\"

ACREAGE

ACREAGE

NOTE: CONTRACTOR TO FIELD
VERIFY EXACT LOCATION, SIZE, AND
DEPTH OF ALL EXISTING UTILITIES
AT TIME OF CONSTRUCTION AND
REPORT ANY DISCREPANCIES TO
ENVIRODESIGN ASSOCIATES, INC.



CALL 48 HOURS BEFORE YOU DIG.
IT'S THE LAW
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SCALE: 1" = 30'
15 0 30 60
15 45

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ENGINEER REPRESENTING ENVIRODESIGN ASSOCIATES, INC.

"NOT FOR CONSTRUCTION"

WATER & WASTEWATER PLAN FOR:
GUNTHER VOLVO-SOUTH
2201 N FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA

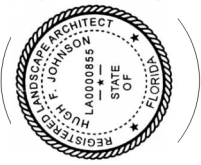
ENGINEERS • ENVIRONMENTAL CONSULTANTS
EnviroDesign Associates, Inc.
238 PINE HAVEN WAY
DELRAY BEACH, FL 33444
Phone: (561) 274-6500
Fax: (561) 274-8558

DRAWN:
B.A.B.
CHECKED:
J.A.P.
DATE:
2/13/17
JOB NO.
16081-ENG
SHEET NO.
2 OF 12

REVISIONS:	DATE:	NO.	NOT VALID WITHOUT ENGINEER'S SEAL	BY:
REVISE PER CITY COMMENTS OF 11/30/16	1/4/17	1		BAB

JOSEPH A. PIKE, P.E.
FL REG # 42696

REVISIONS :	
11-11-16	Per city comments
1-03-17	Site Plan Resubmittal
2-15-17	P&Z Comments
3-28-17	Per Owner



CONSULTANT

STILES
ARCHITECTURAL GROUP
301 East Las Olas Blvd
Fort Lauderdale, Florida
954 - 627 - 9180 33301
FL REG # AA-26001798

PROPOSED DEALERSHIP & PARKING GARAGE FOR:



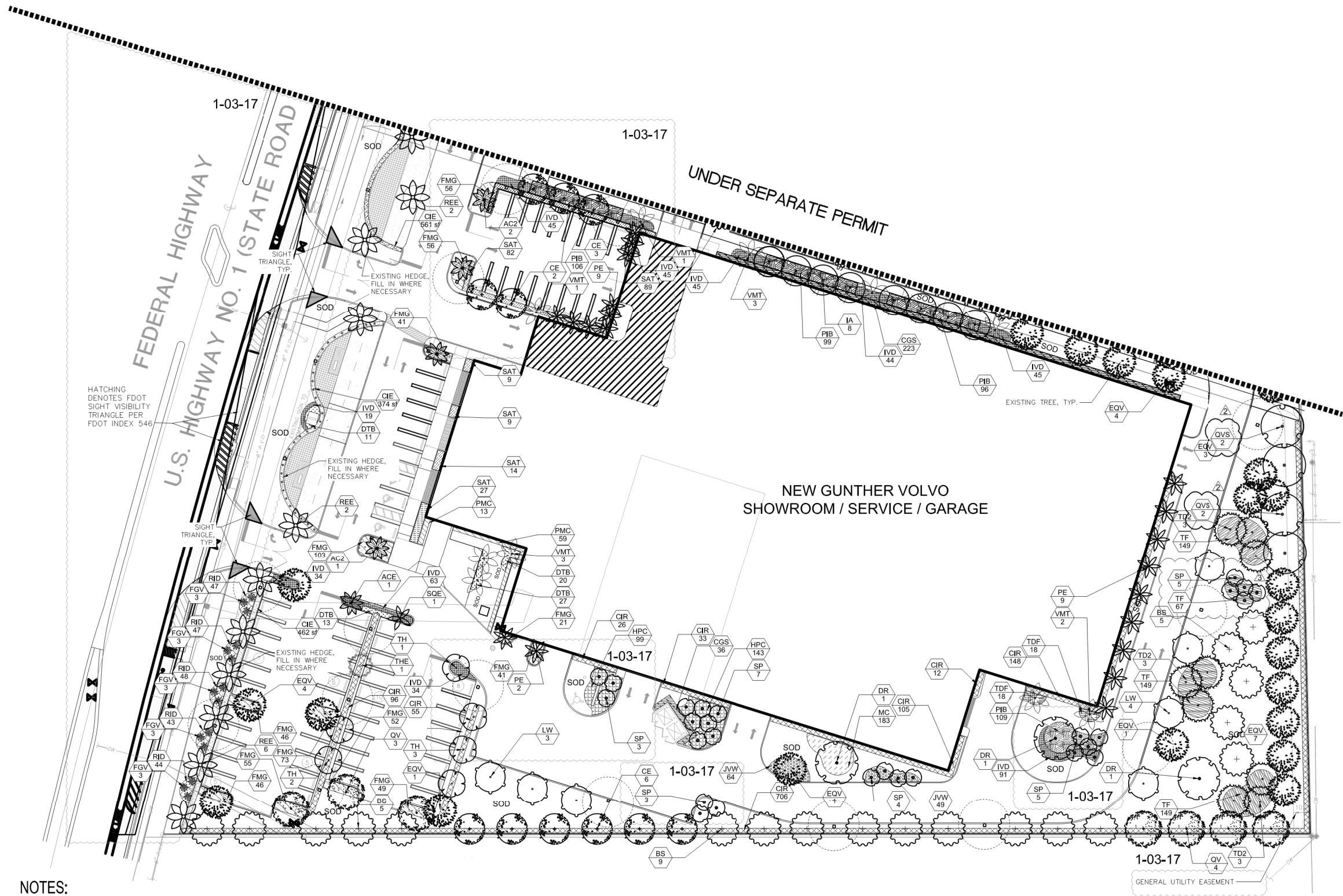
GUNTER

2201 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FL 33483

LANDSCAPE
PLAN

LP-1

PROJECT NO.
73924
DRAWN BY:
E.R. / K.G.
CHECKED BY:
J.L.P.
DATE:
March 28, 2017



NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEETS TD-1 & TD-2 FOR EXISTING TREE SURVEY
4. SEE SHEET LP-2 FOR LANDSCAPE DETAILS AND NOTES
5. SEE SHEET LP-2 FOR PLANTING SCHEDULE

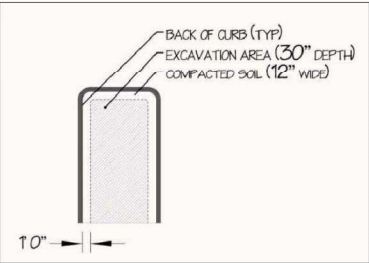


SCALE: 1"=30'-0"

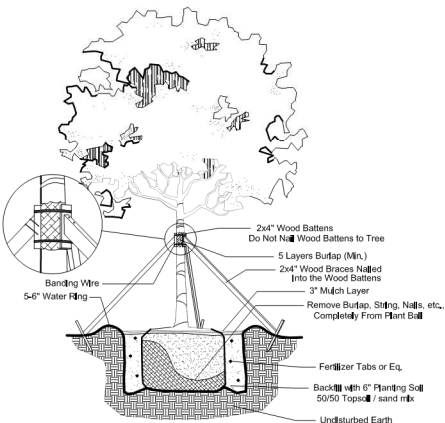
PLANT SCHEDULE SOUTH LOT

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
BS	19	BURSERA SMARUBA	GUMBO LIMBO	FG&B		3.5" DBH	16' OA, 7' SPD, SINGLE STRAIGHT LEADER	YES HIGH
CE	11	CONOCARPUS ERECTUS	BUTTONWOOD	FG&B		3.5" DBH	16' OA, 7' SPD, SINGLE STRAIGHT LEADER	YES HIGH
DR	3	DELONIX REGIA	ROYAL POINCIANA	FG&B		4" DBH	16' HT, X 8' SPR,	NO HIGH
HA	8	ILEX CASSINE	DAHOON HOLLY	FG&B		2" DBH	14' HT, X 5' SPR, 5' CT., FULL CANOPY	YES HIGH
LW	7	LYSILOMA LATISILIQUUM	WILD TAMARIND	FG&B		3.5" CAL	16' OA, 7' SPD, SINGLE STRAIGHT LEADER	YES HIGH
EOV	17	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	EXISTING				YES HIGH
OV	7	QUERCUS VIRGINIANA	LIVE OAK	FG&B		3.5" DBH	16' OA, 7' SPD, SINGLE STRAIGHT LEADER	YES HIGH
QVS	4	QUERCUS VIRGINIANA SUP.	LIVE OAK	FG&B		8"	25' OA, 12' SPR,	YES HIGH
TID	9	TAXODIUM DISTICHUM	BALD CYPRESS	45 GAL		3" DBH	14-16' OA, SINGLE TRUNK	YES MEDIUM
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
TH	6	TABEBUIA HYTEROPHYLLA	PINK TRUMPET TREE	100 GAL		2" DBH	14-16' HT, SINGLE LEADER	NO HIGH
THE	1	TABEBUIA HYTEROPHYLLA	PINK TABEBUIA	EXISTING TO REMAIN				NO HIGH
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
AC2	4	ADONIDIA MERRILLI	CHRISTMAS PALM	B&B FIELD GROWN		12-16" O.A., DOUBLE		NO HIGH
ACE	1	ADONIDIA MERRILLI	CHRISTMAS PALM	EXISTING TO REMAIN				NO HIGH
PE	20	PITYCHOSPERMA ELEGANS	ALEXANDER PALM	FG&B		16-20" VARY HEIGHTS, SINGLE		NO MEDIUM
REF	10	FLORIDA ROYAL PALM	FLORIDA ROYAL PALM	EXISTING TO REMAIN				YES MEDIUM
SP	27	SABAL PALMETTO	CABBAGE PALMETTO	FG&B		16-24" OA, SINGLE TRUNKS		YES HIGH
QVS	4	QUERCUS VIRGINIANA SUP.	QUEEN PALM	EXISTING TO REMAIN				NO MEDIUM
VMT	10	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FG&B		16-18-20" TRIPLE TRUNK		NO MEDIUM
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
FGV	15	FURCRAEA GIGANTEA 'VARIEGATA'	FALSE AGAVE	15 GAL		4' OA, FULL		NO HIGH 60" o.c.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
CE	836 SF	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	EXISTING HEDGE				YES HIGH
QIR	1,154	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL		24" HT X 24" SPR		YES HIGH 24" o.c.
CGS	259	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	3 GAL		24" HT X 24" SPR		YES HIGH 24" o.c.
FMG	639	FIGUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FIGUS	3 GAL		14" HT, X 16" SPR,		NO HIGH 18" o.c.
HPC	242	HAMELIA PATENS 'COMPACTA'	DWARF SCARLET BUSH	3 GAL		24" HT X 24" SPR		YES HIGH 24" o.c.
IVD	465	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPOON HOLLY	3 GAL		12" HT X 12" SPR		YES HIGH 18" o.c.
JWV	113	JASMINUM VOLUBILE	WAX JASMINE	3 GAL		20" HT X 20" SPR		NO MEDIUM 24" o.c.
PIB	410	PLUMBAGO IMPERIALIS 'IMPERIAL BLUE'	PLUMBAGO	24" HT X 24" SPR				24" o.c.
PMC	72	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 GAL		30-36" HT, X 24" SPR		NO HIGH 24" o.c.
RID	229	RAPHIOLEPIS INDICA 'DWARF'	DWARF INDIA HAWTHORN	3 GAL		14" HT, X 16" SPR,		NO HIGH 18" o.c.
SAT	251	SCHEFFELERA ARBORICOLA 'TRINETTE'	SCHEFFELERA	3 GAL		24" HT X 24" SPR		NO MEDIUM 24" o.c.
TDF	36	TRIPSAcium DACTYLOIDES NANA	DWARF FAKAHATCHEE GRASS	24" HT X 24" SPR				24" o.c.
TF	514	TRIPSAcium FLORIDANA	FLORIDA GAMMA GRASS	24" HT X 24" SPR				24" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
DTB	71	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	3 GAL		18" HT X 18" SPR		NO MEDIUM 24" o.c.
MC	163	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	16" HT X 16" SPR				18" o.c.

257" (DBH) BEING REMOVED.
260,5" (DBH) BEING INSTALLED.
56 PALMS BEING REMOVED.
56 PALMS BEING INSTALLED.

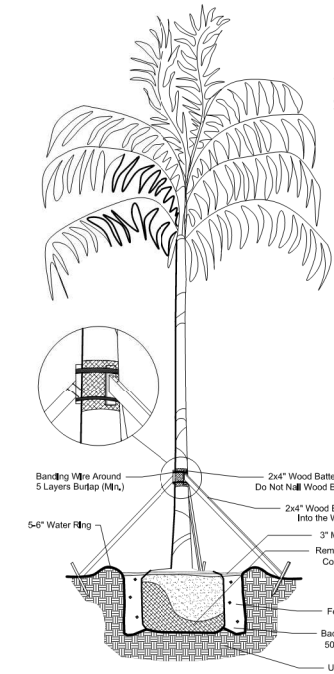


City of Delray Beach Standard Detail LDR 4.6.16(h)(3)(n)



Large Tree Planting Detail

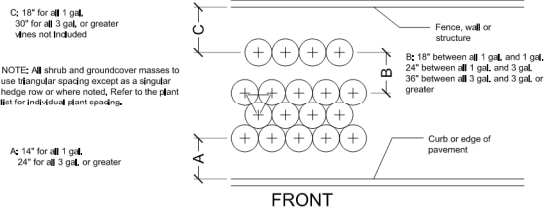
NTS



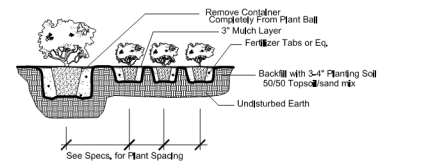
Palm Planting Detail

NTS

Typical Plant Spacing

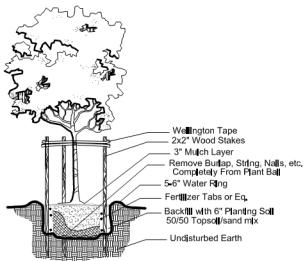


NTS



Shrub & Ground Cover Planting Detail

NTS



Small Tree Planting Detail

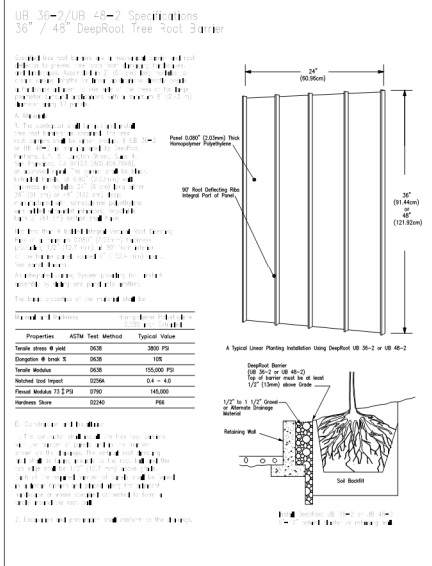
NTS

LANDSCAPE CALCULATIONS FORM AUTOMOTIVE COMMERCIAL (AC) DISTRICT

CITY OF DELRAY BEACH

A	TOTAL LOT AREA		Square Feet = 208,895 S.F. 4.79 AC.
B	STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC.		Square Feet = 155,909 S.F.
C	TOTAL PERVIOUS LOT AREA	C = (208,895 - 155,909)	Square Feet = 52,986 S.F.
D	AREA OF SHRUBS & GROUNDCOVERS REQUIRED	D = (52,986 x .30)	Square Feet = 15,896 S.F.
E	AREA OF SHRUBS & GROUNDCOVERS PROVIDED		Square Feet = 15,960 S.F.
F	NATIVE VEGETATION REQUIRED	F = (52,986 X .25)	Square Feet = 3,974 S.F.
G	NATIVE VEGETATION PROVIDED		Square Feet = 10,693 S.F.
H	TOTAL PAVED VEHICULAR USE AREA		Square Feet = 63,246 S.F.
I	TOTAL INTERIOR LANDSCAPE AREA REQUIRED	I = (63,246 X .10)	Square Feet = 6,325 S.F.
J	TOTAL INTERIOR LANDSCAPE AREA PROVIDED		Square Feet = 6,325 S.F.
K	TOTAL INTERIOR SHADE TREES REQUIRED	K = (6,235 / 125 Square feet).	TREES = 51
L	TOTAL INTERIOR SHADE TREES PROVIDED		TREES = 52
M	TOTAL LINEAR FEET SURROUNDING PARKING OR VEHICULAR USE AREAS		Linear Feet = 1,353 L.F.
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED	N = (1,353 / 30 Linear feet).	TREES = 45
O	TOTAL NUMBER OF PERIMETER TREES PROVIDED		TREES = 45
P	TOTAL NUMBER OF EXISTING TREES TO BE SAVED ON SITE		TREES = 30
Q	TOTAL NUMBER OF NATIVE TREES REQUIRED	Q = [(51 + 45) x .50]	TREES = 48
R	TOTAL NUMBER OF NATIVE TREES PROVIDED		TREES = 91
S	TOTAL NUMBER OF TREES ON PLAN PROVIDED		TREES = 106

* PALMS COUNTED 3:1, EXCEPT FOR ROYAL PALMS WHICH ARE COUNTED 1:1.



City of Delray Beach Standard Details LD1, 1 & LD 1.2

NTS



NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees".

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

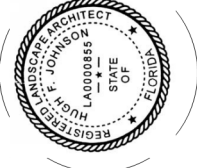
General site and berm grading to +4.1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

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 sixty to forty (60/40) mix of sand to topsoil, native soil that has been screened of rock or another mixture suggested by the Landscape Architect's landscape installation operations.



REVISIONS :	
11-11-16	Per city comments
1-03-17	Site Plan Resubmittal
2-15-17	P&Z Comments
3-28-17	Per Owner



CONSULTANT

STILES ARCHITECTURAL GROUP
301 East Las Olas Blvd
Fort Lauderdale, Florida.
954 - 627- 9180 33301
FL. REG # AA-26001798

PROPOSED DEALERSHIP & PARKING GARAGE FOR:



GUNTER

2201 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FL 33483

LANDSCAPE DETAILS

LP-2

PROJECT NO.
73624
DRAWN BY:
E.R./K.C.
CHECKED BY:
J.L.P.
DATE:
March 28, 2017

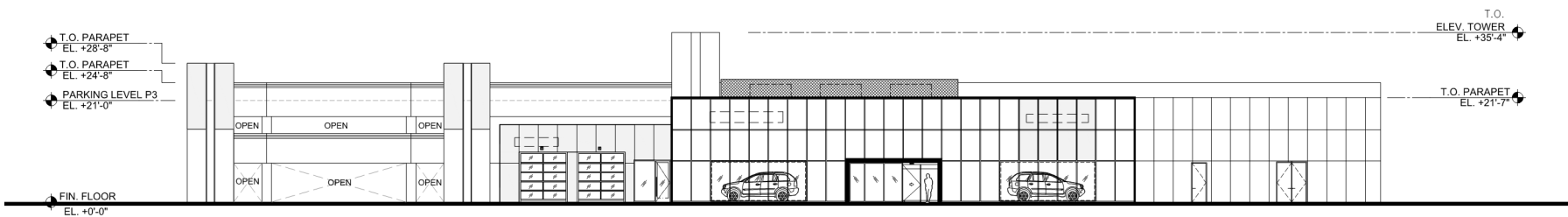
UNY-NW-0002

PROPOSED DEALERSHIP AND PARKING GARAGE FOR:

GUNTHER



2201 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483

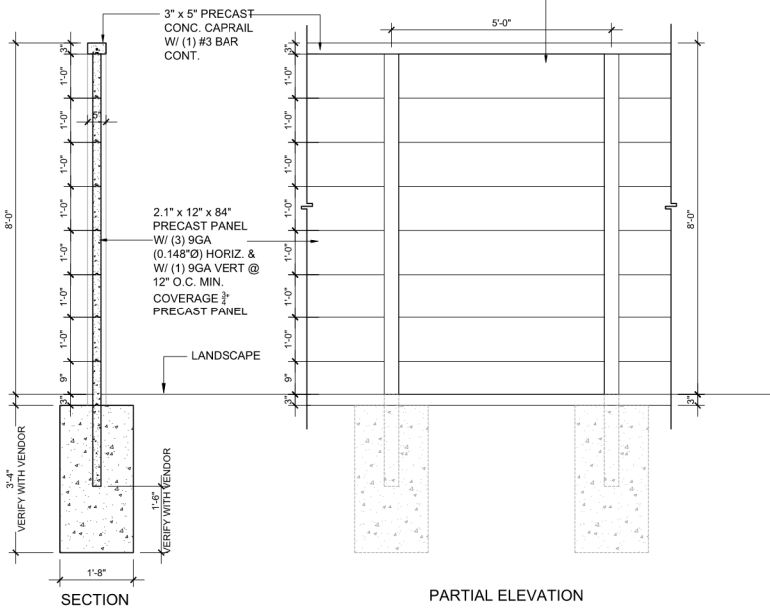


FRONT ELEVATION
SCALE: 1/16"

NOTE:
HEIGHT INCREASE ON EAST PERIMETER
WALL IS DUE TO SUGGESTIONS MADE BY
TOWN OF GULF STREAM AND ITS RESIDENTS

PRECAST PANEL SPECIFICATION:
WALL WAY USA OF FLORIDA
(MANUFACTURER OF PRECAST
CONCRETE WALLS/ FENCES
9001 NW 97 TERRACE, UNIT F
MEDLEY, FL 33178
WWW.WALLWAYUSA.COM

PAINT VOLVO MEDIUM
GREY TO MATCH
GARAGE



SCREEN WALL DETAIL - EAST ONLY

SCALE: NTS

01

NOT USED

PARCEL 1:
LOTS 1 AND 2, BORTON MOTORS PLAT NO. 2,
ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 95, PAGE 177, OF THE
PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA.

PARCEL 2:
LOT 2, BORTON MOTORS, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 83, PAGES 137,
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH,
PALM BEACH COUNTY, FLORIDA AND CONTAINING
413,744 SQUARE FEET (9.50 ACRES), MORE OR LESS.

LAND DESCRIPTION

INDEX OF DRAWINGS

CIVIL

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SHEET 5 OF 12 PAVING & DRAINAGE DETAILS
SHEET 6 OF 12 PAVING & DRAINAGE DETAILS
SHEET 7 OF 12 GENERAL NOTES
SHEET 8 OF 12 WATER & SEWER DETAILS
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SHEET 10 OF 12 WATER & SEWER DETAILS
SHEET 11 OF 12 EASEMENT COORDINATION PLAN
SHEET 12 OF 12 DEMOLITION PLAN
SHEET 12 OF 12 POLLUTION PREVENTION PLAN

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TS-2 EXISTING TREE SCHEDULE
LP-1 LANDSCAPE PLAN
LP-2 LANDSCAPE DETAILS

ARCHITECTURAL

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SHEET 1 OF 2 SURVEY
SHEET 2 OF 2 SURVEY
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A-1.3a AUTO CARRIER TRUCK SIMULATION(PARTIAL)
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A-1.5 SITE DETAILS
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A-2.3 3RD FLOOR PLAN
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SITE LIGHTING

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E1.3 SECOND FLOOR GARAGE PHOTOMETRIC PLAN
E1.4 FIRST FLOOR GARAGE PHOTOMETRIC PLAN (NIGHT TIME)

OWNER
GUNTHER MOTORS COMPANY
1660 SOUTH STATE ROAD 7
FORT LAUDERDALE, FL 33317
(954) 590-3820

ARCHITECT
STILES ARCHITECTURAL GROUP
301 E. LAS OLAS BLVD.
FT. LAUDERDALE, FL 33301
(954) 627-9180

SURVEYOR
AVIROM & ASSOCIATES, INC.
50 SW 2ND AVE.,
SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594

TRAFFIC CONSULTANT
KIMLEY HORN
1920 WEKIVA WAY
SUITE 200
WEST PALM BEACH, FL 33411
(561) 845-0665

MECHANICAL, ELECTRICAL, &
PLUMBING ENGINEERS
KAMM CONSULTING
1407 W. NEWPORT CENTER DR.
DEERFIELD BEACH, FL 33442
(954) 949-2200

CIVIL ENGINEER
ENVIRODESIGN ASSOCIATES, INC.
298 PINEAPPLE GROVE WAY
DELRAY BEACH, FL 33444
(561) 274-6500

LANDSCAPE ARCHITECTS
ARCHITECTURAL ALLIANCE LANDSCAPE
612 SW 4TH AVE.
FORT LAUDERDALE, FL 33315
(954) 764-8858

CONSULTANTS



LOCATION MAP

REVISIONS :

1	P&Z COMMENTS 11/14/2016
2	P&Z COMMENTS 02/15/2017

SEAL

CONSULTANT

STILES
ARCHITECTURAL GROUP
301 East Las Olas Blvd
Fort Lauderdale, Florida.
954 - 627- 9180 33301
FL. REG # AA-26001798

PROPOSED DEALERSHIP & PARKING GARAGE FOR:



GUNTHER

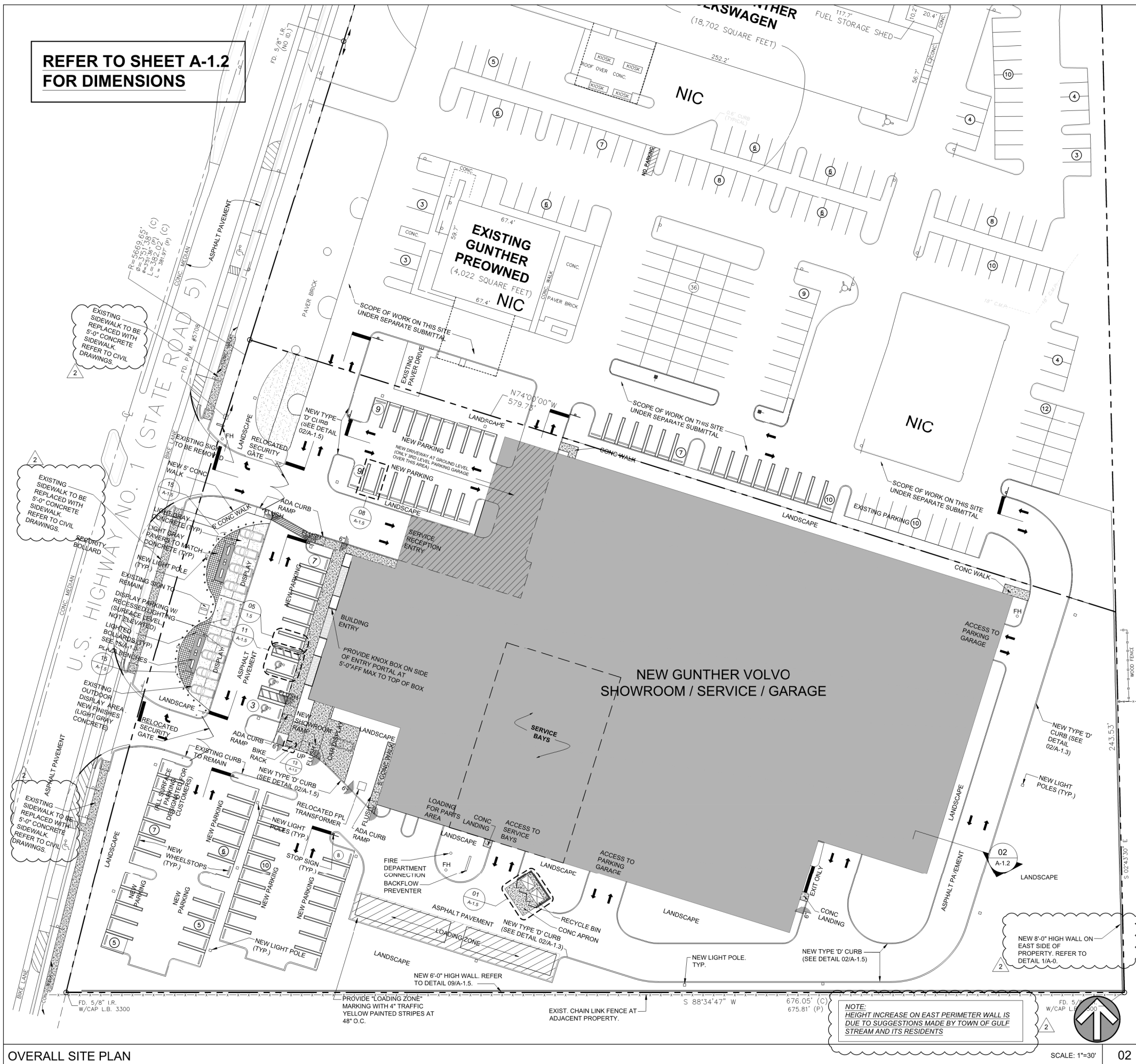
2201 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FL 33483

COVER SHEET

A-0

PROJECT NO.
73924
DRAWN BY:
E.R./K.C./G.L.
CHECKED BY:
J.L.P.
DATE:
February 15, 2017

REFER TO SHEET A-1.2
FOR DIMENSIONS



OVERALL SITE PLAN

1. JURISDICTION:	CITY OF DELRAY BEACH, FLORIDA
2. ADDRESS:	2201 NORTH FEDERAL HIGHWAY
3. ZONING DESIGNATION:	AC (AUTOMOTIVE COMMERCIAL)
4. OCCUPANCY:	GROUP B (BUSINESS) - SHOWROOM/ OFFICES GROUP S-1 (STORAGE) - SERVICE GROUP S-2 (STORAGE) - PARKING GARAGE
5. CURRENT USE:	GUNTER VOLVO AUTOMOTIVE SHOWROOM
6. LAND USE:	COMMERCIAL
7. SITE AREA:	GROSS SITE (PER SURVEY) 208,895 (4.79 ACRES) PER SURVEY
8. TYPE OF CONSTRUCTION:	TYPE II-B (FULLY SPRINKLERED)
9. BUILDING AREA:	SHOWROOM/ SERVICE 10,145 SQ. FT. SHOWROOM/OFFICE 9,398 SQ. FT. SERVICE 2,995 SQ. FT. PARTS 6,954 SQ. FT. CAR WASH/DETAIL BAYS 1,543 SQ. FT. TOTAL 31,035 SQ. FT.
PARKING GARAGE:	GROUND FLOOR 53,520 SQ. FT. LEVEL P2 51,585 SQ. FT. LEVEL P3 77,368 SQ. FT. TOTAL 182,473 SQ. FT.
TOTAL BUILDING AREA:	213,508 SQ. FT.
10. BUILDING HEIGHT:	TOP OF ROOF = 21'-0" TOP OF PARAPET (GARAGE) = 24'-8" TOP OF STAIR/ ELEVATOR TOWER = 35'-4"
11. FLOOR AREA RATIO:	3.0 ALLOWED / 1.02 PROVIDED
12. WATER SERVICE:	CITY OF DELRAY BEACH UTILITIES
13. SEWER SERVICE:	CITY OF DELRAY BEACH UTILITIES
14. BUILDING CODE:	FLORIDA BUILDING CODE, 6TH EDITION (2014)
15. FIRE CODE:	FLORIDA FIRE PREVENTION CODE, 5TH EDITION FLORIDA SPECIFIC NFPA 1, FIRE CODE, 2012 EDITION FLORIDA SPECIFIC NFPA 101, LIFE SAFETY CODE, 2012 EDITION
16. SITE CALCULATIONS:	
PERVIOUS AREAS	
LANDSCAPE	52,241 SQ. FT. 1.19 ACRES (25.0% OF SITE AREA)
IMPERVIOUS AREAS	
BUILDING FOOTPRINT	84,555 SQ. FT. 1.94 ACRES (40.5%)
PARKING/PAVED AREA	84,362 SQ. FT. 1.48 ACRES (30.7%)
CONCRETE WALKWAYS	3,302 SQ. FT. .08 ACRES (1.6%)
OUTDOOR DISPLAY	4,435 SQ. FT. .10 ACRES (2.2%)
TOTAL	208,895 SQ. FT. 4.79 ACRES (100% OF SITE AREA)

SITE PARKING CALCULATIONS:

PARKING REQUIRED	
SHOWROOM - 4 PER 1,000 SQ. FT. GROSS FLOOR AREA (*2 PER 1,000 DESIGNATED FOR EMPLOYEE, CUSTOMER, AND/OR SERVICE USE, AND 1.5 SPACES PER SERVICE BAY)	926 SQ. FT. = 4
OFFICE/SERVICE RECEPTION - 4 PER 1,000 SQ. FT. GROSS FLOOR AREA (*2 PER 1,000 DESIGNATED FOR EMPLOYEE, CUSTOMER, AND/OR SERVICE USE, AND 1.5 SPACES PER SERVICE BAY)	7,991 SQ. FT. = 32
PARTS - 4 PER 1,000 SQ. FT. GROSS FLOOR AREA (*2 PER 1,000 DESIGNATED FOR EMPLOYEE, CUSTOMER, AND/OR SERVICE USE, AND 1.5 SPACES PER SERVICE BAY)	2,995 SQ. FT. = 12
SERVICE BAYS - (*2 PER 1,000 DESIGNATED FOR EMPLOYEE, CUSTOMER, AND/OR SERVICE USE, AND 1.5 SPACES PER SERVICE BAY)	16 BAYS = 24
CAR WASH/DETAIL BAYS - (*2 PER 1,000 DESIGNATED FOR EMPLOYEE, CUSTOMER, AND/OR SERVICE USE, AND 1.5 SPACES PER SERVICE BAY)	7 BAYS = 11
* TOTAL PARKING REQUIRED =	83 TOTAL
(AT LEAST 59 REQUIRED PARKING SPACES TO BE DESIGNATED FOR EMPLOYEES, CUSTOMERS AND/OR SERVICE AS PER SECTION 4.6.9 (c) (3) (f)) *	

PARKING PROVIDED	
SURFACE PARKING	69 (ALL SURFACE PARKING TO BE DESIGNATED TO CUSTOMERS)
PARKING GARAGE GROUND LEVEL	135 (STORAGE)
LEVEL 2	143 SPACES 2 (EMPLOYEE) 141 (STORAGE)
LEVEL 3	241 SPACES 48 (EMPLOYEE) 193 (STORAGE)
TOTAL PARKING	588 PARKING SPACES 469 STORAGE PARKING 119 (50 GARAGE + 69 SURFACE) EMPLOYEE/CUSTOMER/SERVICE PARKING

ACCESSIBLE PARKING	
69 SPACES (PARKING LOT - CUSTOMERS)	= 3
50 SPACES (PARKING GARAGE - EMPLOYEES)	= 2
LOADING AREA	
REQUIRED (15,000 TO 40,000 SQ. FT.)	= (2) SPACES
PROVIDED	= (2) 14'-0" x 60'-0"

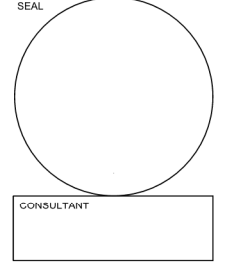
BUILDING SETBACKS:

LOCATION	REQUIRED	PROVIDED
FRONT (NW)	5'-0" MIN.*	115'-9"
SIDE (SW-NE)	15'-0" MIN.	38'-2"
REAR (SE)	100'-0" MIN.**	316'-8"

* SETBACK REQUIREMENT WAIVED AS PER SPRAB MEETING.
** 100'-0" MAX SERVICE AREA SETBACK FOR PROPERTIES ABUTTING RESIDENTIAL ZONING

SITE DATA

REVISIONS:	
1	P&Z COMMENTS 11/14/2016
2	P&Z COMMENTS 02/15/2017



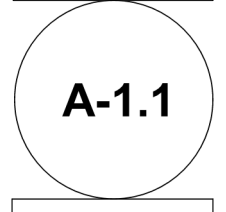
STILES ARCHITECTURAL GROUP
301 East Las Olas Blvd
Fort Lauderdale, Florida
954 - 627 - 9180 33301
FL. REG # AA-26001798

PROPOSED DEALERSHIP & PARKING GARAGE FOR:

GUNTER

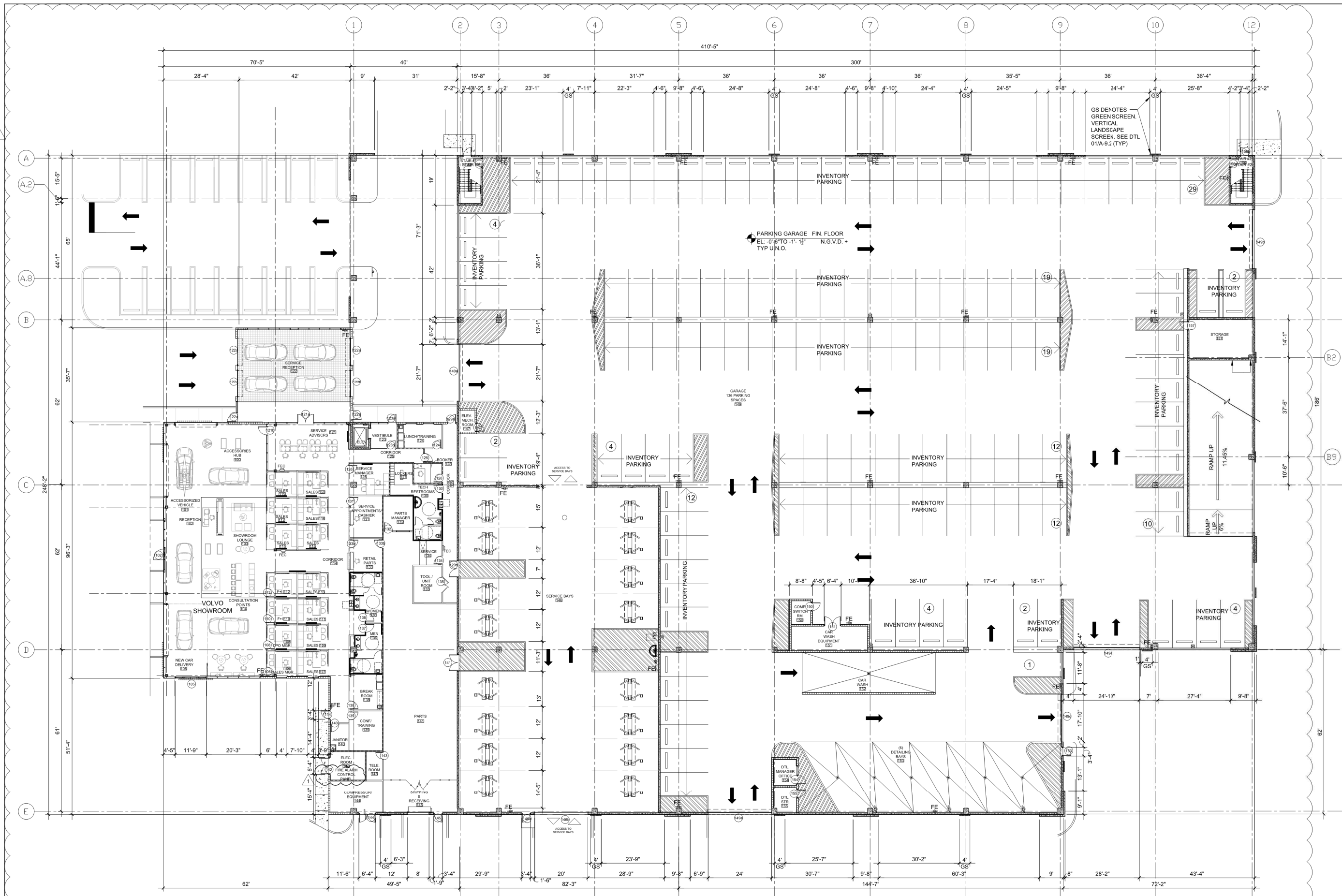
2201 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FL 33483

OVERALL SITE PLAN



PROJECT NO.
73924
DRAWN BY:
E.R./K.C./J.G.L.
CHECKED BY:
J.L.P.
DATE:
February 15, 2017

T:\BACKUP\73924 (Gunter VolvoArch Drawings)\Site Plan Approval\DRG\Sheet\73924_A-2.1_A-2.2_A-2.3_A-4.1_SPA_Floor RCP Plans.dwg, 1/5/2017 3:43:13 AM, K.C.



GROUND FLOOR PLAN

SCALE: 1/8"=1'-0"

01

REVISIONS:	
1	P&Z COMMENTS 11/14/2016

SEAL

CONSULTANT

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301 East Las Olas Blvd
Fort Lauderdale, Florida.
954 - 627- 9180 33301
FL. REG # AA-26001798

PROPOSED DEALERSHIP & PARKING GARAGE FOR:

GUNTER

VOLVO

2201 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FL 33483

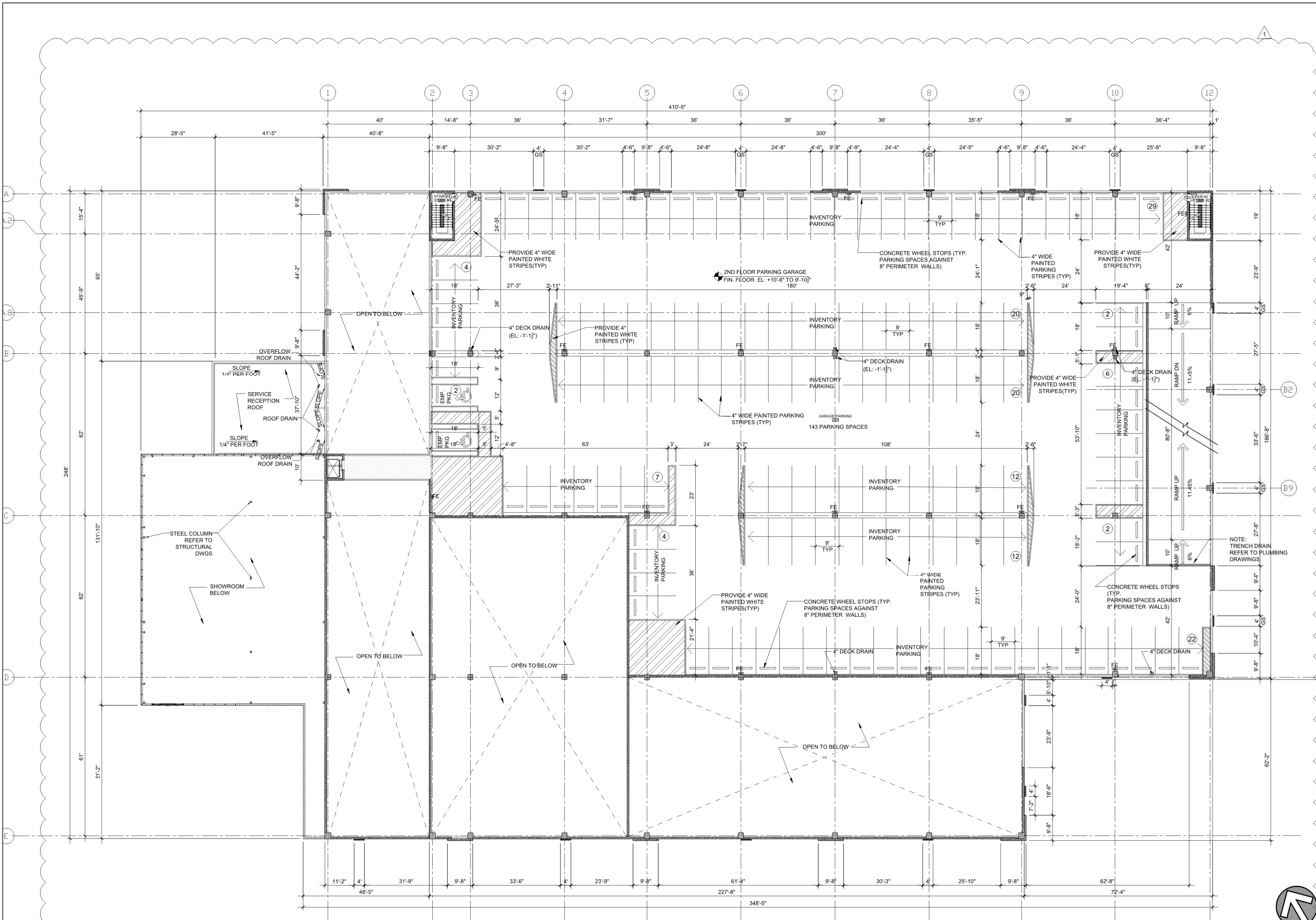
GROUND FLOOR PLAN

A-2.1

PROJECT NO.
73924
DRAWN BY:
E.R./K.C./G.L.
CHECKED BY:
J.L.P.
DATE:
January 5, 2017

GARAGE

T:\BACKUP\12504 (Gunter VolvoArch Drawings)\Site Plan Approval\DRG\Sheet\73504_A-2.2_A-2.2-A-4.1_SPA_Floor RDP Plans.dwg, 1/25/17 10:15:25 AM, AC



2ND FLOOR PLAN

SCALE: 1/8"=1'-0"

01

REVISIONS:	
1	P&Z COMMENTS 11/14/2016

SEAL
CONSULTANT

STILES ARCHITECTURAL GROUP
301 East Las Olas Blvd
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL. REG # AA-26001798

PROPOSED DEALERSHIP & PARKING GARAGE FOR:

GUNTER

2201 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FL 33483

2ND FLOOR PLAN

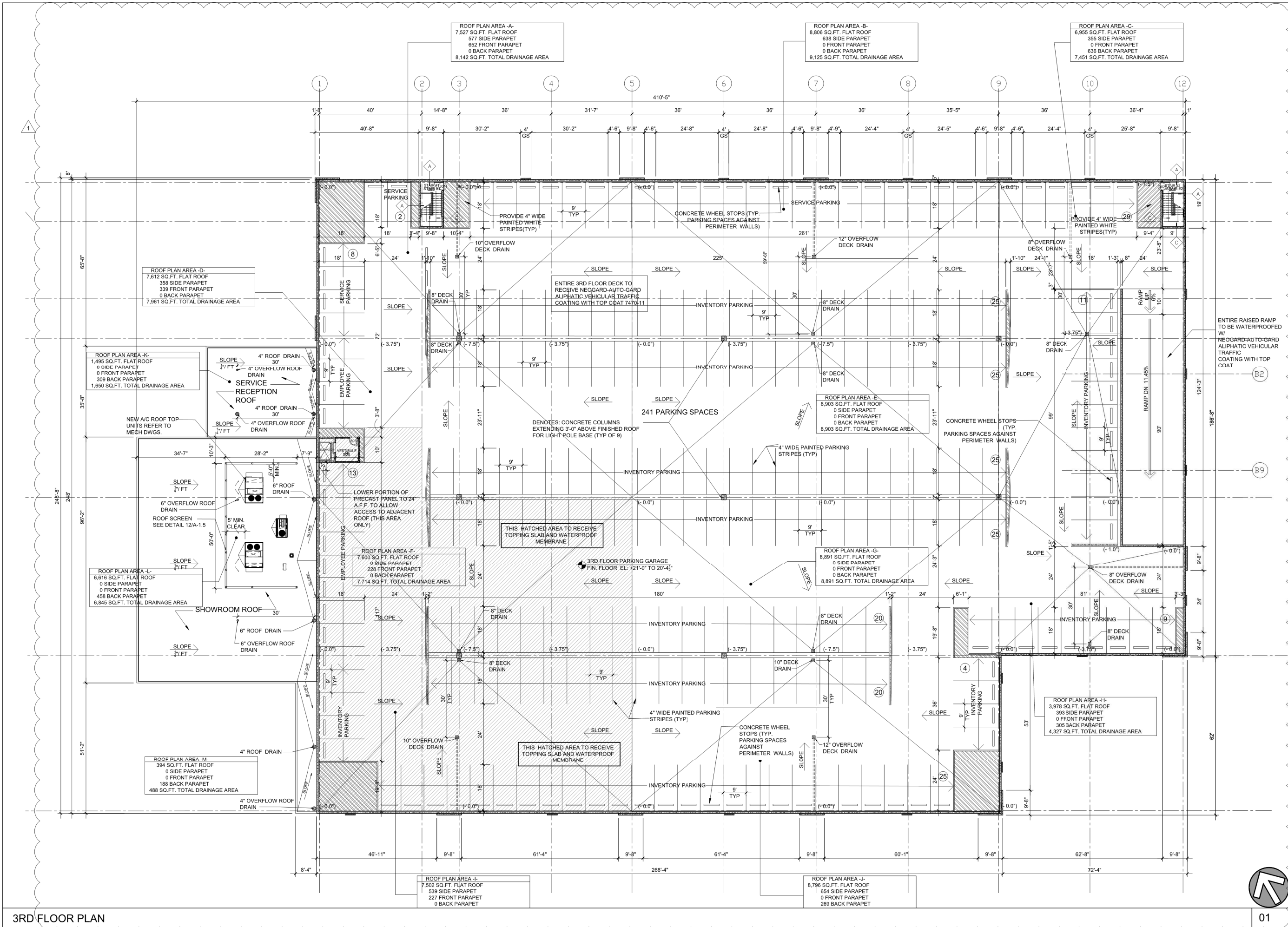
A-2.2

PROJECT NO. 73504
DRAWN BY: E.R. / K.C. / G.L.
CHECKED BY: J.L.P.
DATE: January 4, 2017

TITLE: A-2.2, A-2.2-A, A-2.2-B, FLOOR RDP PLANS

GARAGE

T:\BACKUP\12524 (Gunter) VolvoArch Drawings\3D Plan Approval\DRG\Sheet\12524_A-2.3_A-2.3_A-2.3.dwg, Plot: RCP Print, Date: 1/25/17 10:10:01 AM, AC



3RD FLOOR PLAN

REVISIONS:	
1	P&Z COMMENTS 11/14/2016

SEAL
CONSULTANT

STILES ARCHITECTURAL GROUP
301 East Las Olas Blvd
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL. REG # AA-26001798

PROPOSED DEALERSHIP & PARKING GARAGE FOR:


GUNTHER

2201 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FL 33483

3RD FLOOR PLAN

A-2.3

PROJECT NO.	73924
DRAWN BY:	E.R./K.C./G.L.
CHECKED BY:	J.L.P.
DATE:	January 4, 2017

BUSINESS EGRESS LOAD REQUIRED - 90 OCCUPANT LOAD X .2"
EGRESS WIDTH P/ PERSON = 18" OF EGRESS DOOR WIDTH REQUIRED.

TOTAL EGRESS LOAD PROVIDED	=	256"
5 DOORS X 36" PER DOOR	=	180"
2 (PAIR) SLIDING DOORS (2 ACTIVE) X 64"	=	128"

NOTE:
THIS BUILDING IS NOT FIRE SPRINKLERED

OCCUPANT LOAD: (1003.1)

MEANS OF EGRESS REQUIREMENTS

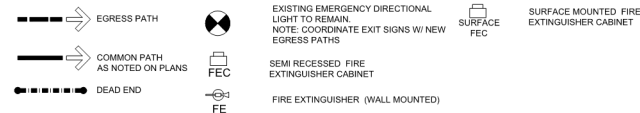
BUSINESS	8,908 SQ. FT.	1/100 SQ. FT. =	90 - PEOPLE
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AREAS INDICATED ARE FOR BUILDING OFFICIAL INFORMATION PURPOSES ONLY AND THE BASIS OF ARCHITECTS DETERMINATION OF BUILDING CODE REQUIREMENTS. THESE FIGURES ARE NOT TO BE USED FOR ESTIMATING THE SCOPE OF WORK.

PROVIDE (1) 10 LBS. ABC FIRE EXTINGUISHER EVERY 2,500 SF. TAGGED AND WALL MOUNTED ON SEMI-RECESSED CABINETS @ 48" A.F.F.. EACH FIRE EXTINGUISHER SHALL BE WITHIN A 50'-0" TRAVEL DISTANCE PER NFPA 10 (02ED) TABLE 5.3.1.

8,908 TOTAL S.F. AREA (1 F.E. PER 2,500 S.F.)= 4 FIRE EXTINGUISHERS REQUIRED

TOTAL PROVIDED = 5 FIRE EXTINGUISHERS.



LIFE SAFETY GENERAL NOTES:

1. ALL DOORS MUST COMPLY WITH NFPA 101 2010, SECTION 7.2.1.6.1. DOORS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FROM THE EGRESS SIDE.

2. ALL DOORS WITH CARD ACCESS SYSTEM SHALL BE WIRED FOR ELECTRIC STRIKES AND SHALL BE CONNECTED TO THE BUILDING FIRE ALARM SYSTEM WHICH RELEASES DOORS UPON ACTIVATION OF THE FIRE ALARM SYSTEM.

BUSINESS (SHOWROOM AND SERVICE WAITING)

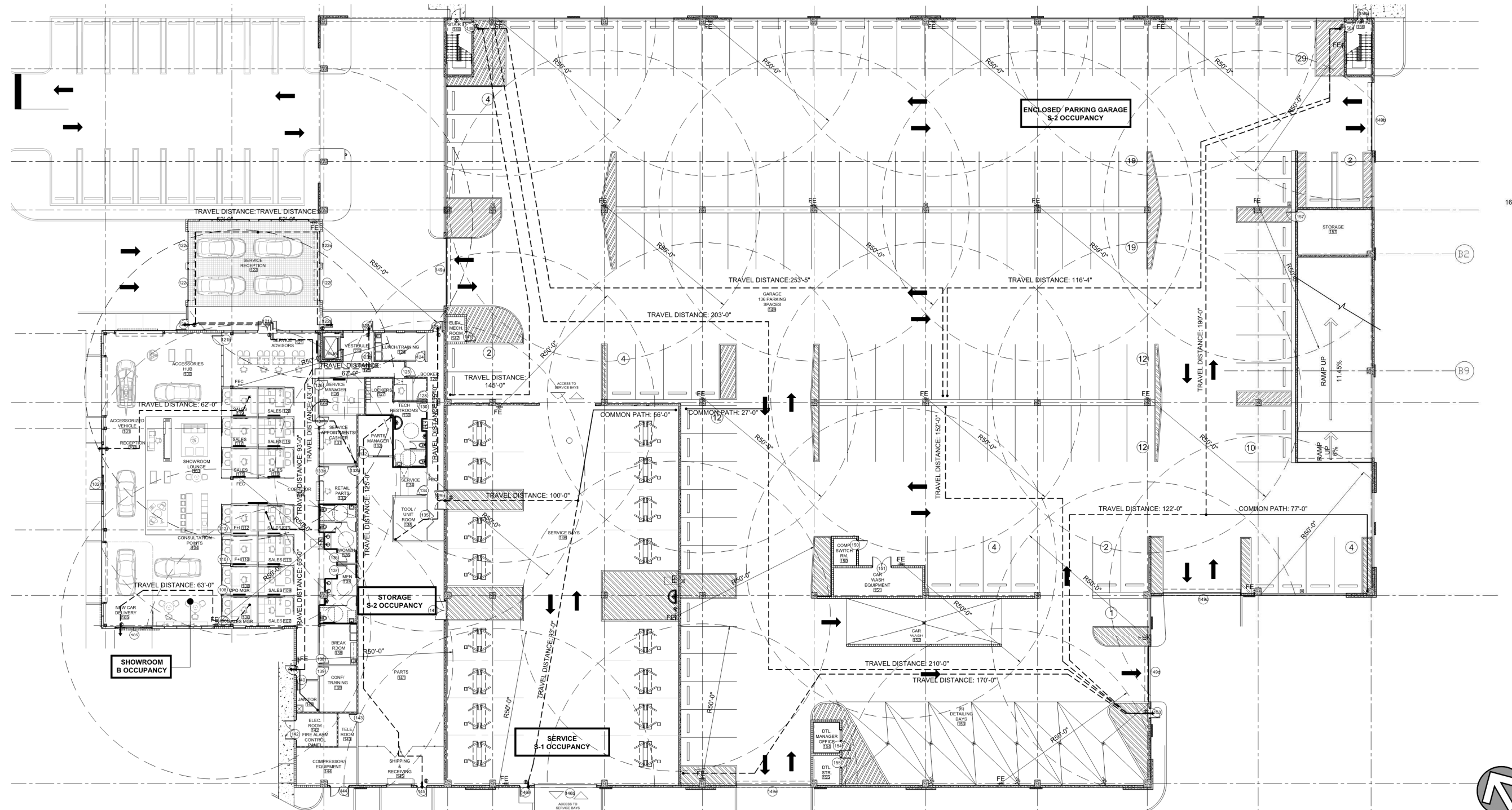
TRAVEL DISTANCE	FBC 1016.1	ALLOWED 300' PROVIDED 206'-4"
COMMON PATH	FBC 1034.3	ALLOWED 100' PROVIDED 78'-6"
DEAD END	FBC 1018.4	ALLOWED 50' PROVIDED 36'-0"

STORAGE (SERVICE)

TRAVEL DISTANCE	FBC 1016.1	ALLOWED 250' PROVIDED 206'-4"
COMMON PATH	FBC 1034.3	ALLOWED 100' PROVIDED 57'-6"
DEAD END	FBC 1018.4	ALLOWED 50' PROVIDED

STORAGE (OPEN AIR PARKING)

TRAVEL DISTANCE	FBC 1016.1	ALLOWED 400' PROVIDED
COMMON PATH	FBC 1034.3	ALLOWED 100' PROVIDED
DEAD END	FBC 1018.4	ALLOWED 50' PROVIDED



GROUND FLOOR - LIFE SAFETY PLAN

SCALE: $\frac{1}{16}"=1'-0"$

01

REVISIONS :

SEAL

CONSULTANT

STILES
ARCHITECTURAL GROUP
301 East Las Olas Blvd
Fort Lauderdale, Florida.
954 - 627- 9780 33301
FL. REG # AA-26001798

PROPOSED DEALERSHIP & PARKING GARAGE FOR:



GUNTHER

22201 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FL 33483

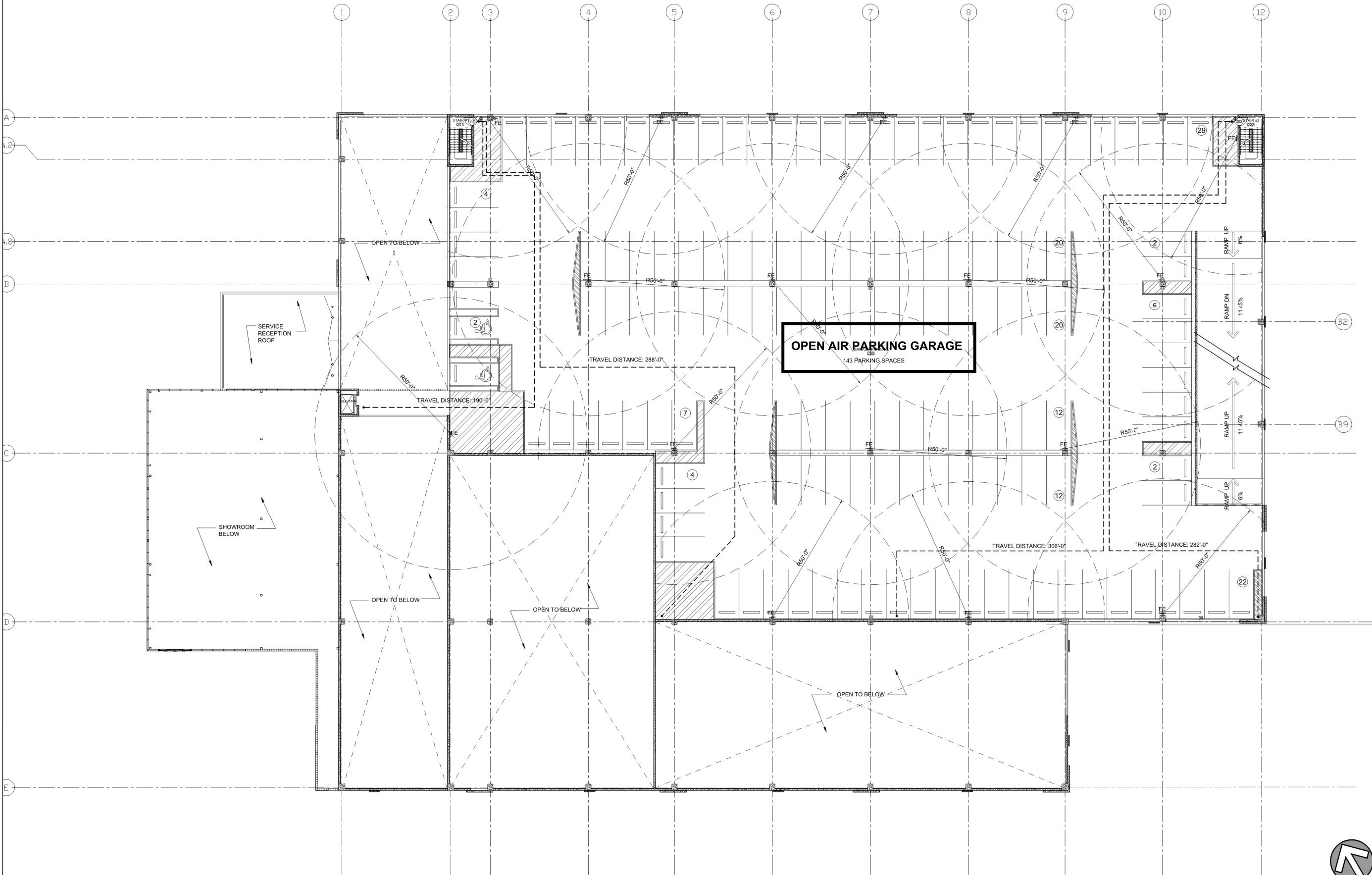
LIFE SAFETY PLAN
GROUND FLOOR PLAN

A-2.4

PROJECT NO.
73924
DRAWN BY :
E.R. / K.C. / G.L.
CHECKED BY :
J.L.P
DATE :
January 3, 2017

GARAGE

T:\BACKUP\73924 - Gunter Volvo\Arch Drawings\2 Site Plan Approval\DRG\Sheet\73924_A-2.5_SPA_Life Safety Plan.dwg 10/20/17 4:41 PM AC

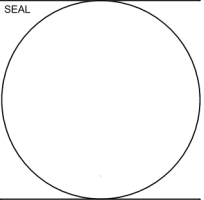


2ND FLOOR PLAN - LIFE SAFETY PLAN

SCALE: $\frac{1}{16}'' = 1'-0''$

01

REVISIONS :



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PROPOSED DEALERSHIP & PARKING GARAGE FOR:



GUNTHER

2201 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FL 33483

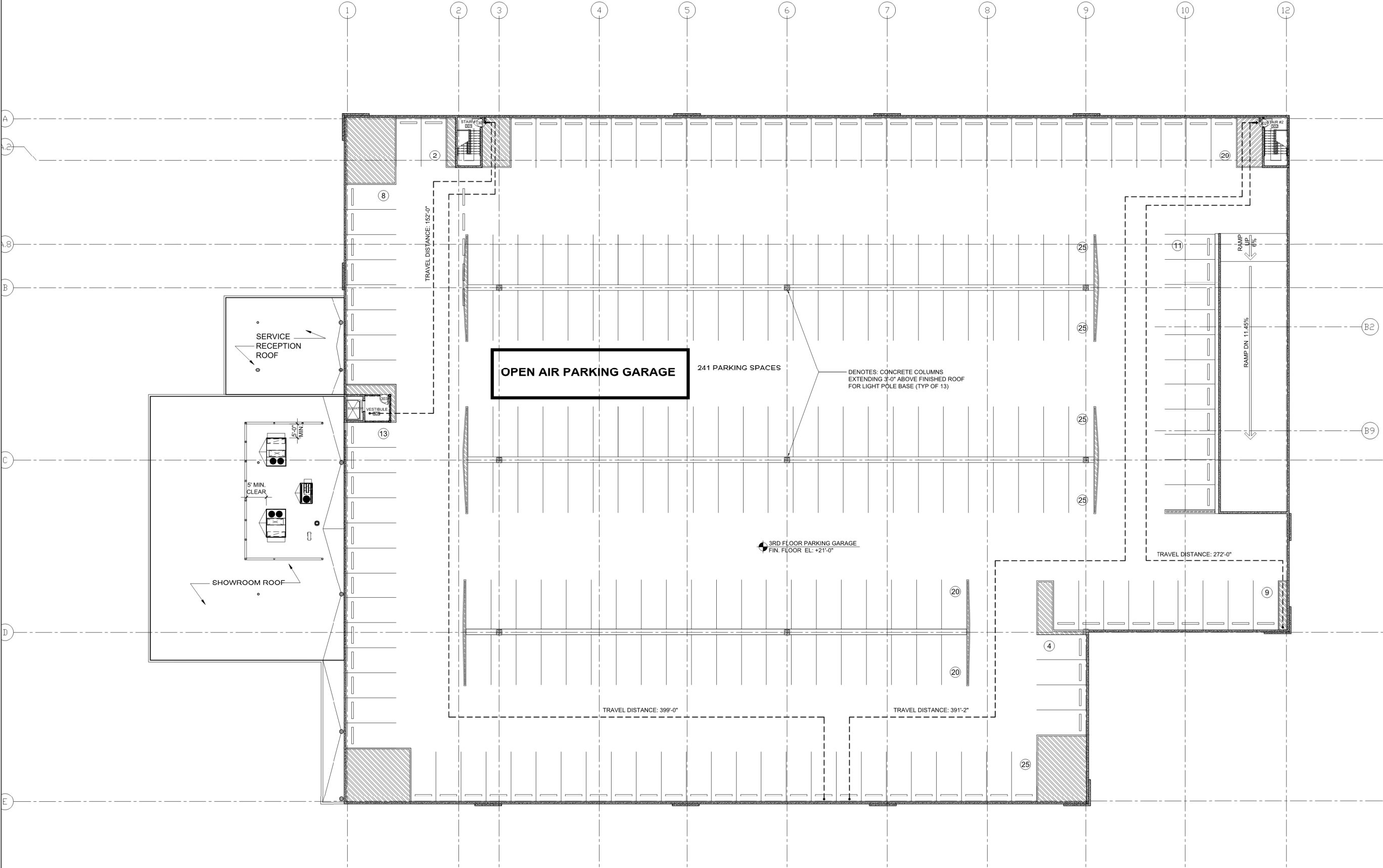
2ND FLOOR PLAN LIFE SAFETY

A-2.5

PROJECT NO.
73924
DRAWN BY :
E.R. / K.C. / G.L.
CHECKED BY :
J.L.P.
DATE :
January 3, 2017

GARAGE

T:\BACKUP\73924 - Gunther Volvo\Arch Drawings\3 Site Plan Approval\DRG\Sheet\73924_A-2.6_SPL_Life Safety Plan.dwg 1/3/2017 14:22 PM KC

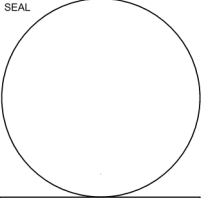


3RD FLOOR PLAN - LIFE SAFETY PLAN

SCALE: $\frac{1}{16}'' = 1'-0''$

01

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Fort Lauderdale, Florida.
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FL. REG # AA-26001798

PROPOSED DEALERSHIP & PARKING GARAGE FOR:


GUNTHER

2201 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FL 33483

3RD FLOOR PLAN LIFE SAFETY

A-2.6.

PROJECT NO.
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DATE :
January 3, 2017

GARAGE