IN THE CITY COMMISSION CHAMBERS OF THE CITY OF DELRAY BEACH, FLORIDA

CONDITIONAL USE MODIFICATION REQUEST FOR THE PALM TRAN SOUTH COUNTY FACILITY EXPANSION

ORDER OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA

1. This conditional use request to expand the operations of the Palm Tran South County Facility has come before the City Commission on December 16, 2017.

2. The Applicant and City staff presented documentary evidence and testimony to the City Commission pertaining to the conditional use request for the Atlantic Plaza II development. All of the evidence is a part of the record in this case. Required findings are made in accordance with Subsections I and II.

I. COMPREHENSIVE PLAN

a. **Comprehensive Plan - Future Land Use Element Objective A-1**: This objective requires that the property shall be developed or redeveloped as it pertains to height, in a manner so that the future use and intensity is appropriate in terms of soil, topographic, and other applicable physical considerations, is complementary to adjacent land uses, and fulfills remaining land use needs.

Is this objective met?

Yes ____ No ____

b. **Future Land Use Map**: The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Future Land Use Map. The subject property has a Future Land Use Map designation of Commercial Core and is zoned Central Business District.

Future Land Use - Is project's proposed location consistent with the Future Land Use Map?

Yes ____ No____

c. **Concurrency**: Facilities which are provided by, or through, the City shall be provided to new development concurrent with issuance of a Certificate of

Occupancy. These facilities shall be provided pursuant to levels of service established within the Comprehensive Plan.

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:

Are the concurrency requirements met as respect to water, sewer, drainage, streets and traffic, parks, open space, and solid waste?

Yes_____ No_____

d. **Consistency**: Will the granting of the conditional use be consistent with and further the goals and policies of the Comprehensive Plan?

Yes _____ No_____

II. LDR REQUIREMENTS:

a. **LDR Section 2.4.5(E) Required Findings: (Conditional Use)**: Pursuant to Section 2.4.5(E)(5), in addition to provisions of Chapter 3, the conditional use will not:

i. Have a significantly detrimental effect upon the stability of the neighborhood within which it will be located;

ii. Hinder development or redevelopment of nearby properties.

Will Section 2.4.5(E)(5) be met?

Yes _____ No_____

3. The comments and notes set forth in the staff report are hereby incorporated herein.

4. The City Commission has applied the Comprehensive Plan and LDR requirements in existence at the time the conditional use request was submitted.

5. The City Commission finds there is ample and competent substantial evidence to support its findings in the record submitted and adopts the facts contained in the record including but not limited to the staff reports, testimony of experts and other competent witnesses supporting these findings.

6. Based on the entire record before it, the City Commission approves ____ denies ____ the conditional use request set forth above, and hereby adopts this order this 16th day of January, 2017, by a vote of ____ in favor of approval and ____ opposed.

_____
Cary D. Glickstein, Mayor

ATTEST:

_____
Katerri Johnson, CMC
City Clerk

PLANNING AND ZONING BOARD
CITY OF DELRAY BEACH ---STAFF REPORT---

MEETING DATE: November 27, 2017

ITEM: Conditional Use Modification request to allow the expansion of operations of the existing facility for Palm Train South County located at 100 N Congress Ave. **(Quasi-Judicial Hearing)**.

RECOMMENDATION: Approval of the Conditional Use Modification Request for Palm Tran South County

GENERAL DATA:

Owner..... Palm Beach County

Applicant..... Urban Design Kilday Studios

Location..... Northwest corner of Congress Avenue and NW 1st Avenue

Property Size..... 10.107 acres

Future Land Use Map..... CMR (Commerce)

Zoning Designation..... CF (Community Facilities) & MIC (Mixed Industrial & Commercial)

Adjacent Zoning..... North: Mixed Industrial and Commercial (MIC)
East: MIC
South: MIC
West: Rural Residential (RR) and Multiple Family Residential – Medium Density (RM)

Existing Land Use..... Bus Terminal

Proposed Land Use..... Bus Terminal/ Governmental Facility

Water Service..... Existing on site

Sewer Service..... Existing on site

Location Map *Not To Scale*

ITEM BEFORE THE BOARD

The action before the Board is making a recommendation to the City Commission on a request to modify the Conditional Use approval for the **Palm Tran South County Facility** to allow the expansion of the current operations to include additional employees, bus parking and new secured employee parking area.

Pursuant to Section 2.2.2(E)(6) of the Land Development Regulations, the Planning and Zoning Board shall approve or deny a minor modification of a conditional use approval per LDR Section 2.4.5(E)(7).

Per LDR Section 2.4.5 (E)(7), if the modification involves intensity of use or hours of operation, the modification must be approved by The Planning and Zoning Board. If the Board finds that the requested modification is significant, then the modification must be heard as a new Conditional Use application. Any request for a modification may be denied.

BACKGROUND

The subject property is located at the northwest corner of Congress Avenue and NW 1st Avenue, is zoned CF (Community Facilities) and contains approximately 10.30 acres.

On November 8, 1988, the parcel was annexed into the City of Delray Beach with a LI (Light Industrial) zoning designation and Land Use designation. In 1989 the land use designation was changed to (CMR) Commerce with adoption of a new Future Land Use Map and in 1990 the zoning designation was changed to MIC (Mixed Industrial and Commercial) with the adoption of the new Land Development Regulations.

In July of 1994, the City Commission approved a rezoning from MIC to CF and a Conditional Use request for a new bus terminal for the Co-Tran Facility (now known as the Palm Tran Satellite Facility). The Site Plan request was approved by SPRAB (Site Plan Review and Appearance Board) in February of 1995 for the new facility, which consisted of a 6-bay 15,600 sq. ft. maintenance building, 3,653 sq. ft. administration building, 67 bus parking spaces and 115 standard parking spaces.

There have been some minor site plan modifications to the facility since it was constructed. Most recently, on October 12, 2011, the SPRAB approved a Class II Site Plan Modification to modify the existing landscape plan, irrigation plan and site lighting.

A conditional use application has now been submitted to modify the approved Conditional Use to allow the expansion of the current operations to include additional employees, bus parking and new secured employee parking area.

PROJECT DESCRIPTION

The project proposal is associated with a modification of the approved conditional use for Palm Tran South County to allow the expansion of operations of the existing bus terminal facility to include additional employees, additional bus parking spaces and a new secured employee parking area. Currently, the existing facility consists of a 3,669 sq.ft. administration building, 6-bay 15,600 sq. ft. maintenance building, 3,653 sq. ft. administration building, 67 bus parking spaces and 115 standard parking spaces. The proposal includes an increase in square footage of 29,234 sq.ft. (total of: existing 3,669 sq.ft + proposed 29,234 sq.ft = 32,903 sq.ft) to

accommodate additional employees (administrative and operational), to relocate some of the Palm Tran administrative staff from the West Palm Beach facility to the proposed location, and to add training area for bus operators. The proposed expansion will also accommodate 34 additional bus parking spaces, and new secured employee parking area. The overall operations of the facility and hours of operation will remain as is.

CONDITIONAL USE ANALYSIS

REQUIRED FINDINGS:

LDR (Chapter 3) PERFORMANCE STANDARDS:

Pursuant to Section 3.1.1 (Required Findings), prior to approval of Land Use 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 Future Land Use Map, Concurrency, Comprehensive Plan Consistency, and Compliance with the Land Development Regulations.

FUTURE LAND USE MAP:

The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Future Land Use Map.

The subject property has a CMR Future Land Use Map (FLUM) designation and is zoned CF and MIC. The CF zoning district is consistent with the current FLUM designation of CMR. Pursuant to LDR Section 4.4.21(D)(3), bus terminals and other similar transportation park and ride areas are allowed as a conditional use within the CF zoning district. Thus, positive findings can be made regarding consistency with the FLUM and zoning designations.

CONCURRENCY: Facilities which are provided by, or through, the City shall be provided to new development concurrent with issuance of a Certificate of Occupancy. These facilities shall be provided pursuant to levels of service established within the Comprehensive Plan.

Water and Sewer: Water service is available via an existing 8-inch water main along Congress Avenue. Sewer service is available via an existing 8-inch main along Congress Avenue and NW 1st Street. The provision of sewer, water, and fire suppression services will be reviewed as part of the site plan process.

Pursuant to the 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. Based upon the above, positive findings can be made with respect to this level of service standard.

Drainage: It is noted that the storage capacity of the drainage system will be reviewed as part of the site plan and building permit processes. It is anticipated that a finding of concurrency can

be made during the site plan process. Based upon the above, positive findings with respect to this level of service standard can be made.

Streets and Traffic: The applicant has submitted a traffic statement indicating that the proposed development will generate a net increase of 1,957 average daily trips. A letter has been submitted from the Palm Beach County Traffic Division that indicates the proposed development is exempt from Transportation Concurrency requirements.

Parks and Recreation Facilities: Concurrency with the Parks and Recreation Facilities is not applicable to the development proposal.

Solid Waste: The proposed 29,234 square foot addition will generate an additional 2.71 tons of of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals till the year 2047, thus a positive finding with respect to this level of service standard can be made.

CONSISTENCY: Compliance with performance standards set forth in Chapter 3 and required findings in Section 2.4.5(E)(5) for the Conditional Use request shall be the basis upon which a finding of overall consistency is to be made. Other objectives and policies found in the adopted Comprehensive Plan may be used in making a finding of overall consistency.

A review of the objectives and policies of the adopted Comprehensive Plan was conducted. There are several objectives and policies that address education within the City, which generally apply to public education.

SECTION 2.4.5(E) REQUIRED FINDINGS: (Conditional Use)

Pursuant to Section 2.4.5(E)(5) (Findings), in addition to provisions of Chapter 3, the City Commission must make findings that establishing the conditional use will not:

A. Have a significantly detrimental effect upon the stability of the neighborhood within which it will be located;

B. Nor that it will hinder development or redevelopment of nearby properties.

The following zoning designations and uses border the property:

Direction	Zoning	Uses
North	MIC	Industrial
South	MIC	Industrial
West	RR (Rural Residential) RM	Residential Atlantic High School
East	MIC	Industrial

The proposed expansion of the Palm Tran will be consistent with the surrounding uses and will not have a detrimental effect on the stability of the neighborhood or hinder redevelopment in the area. The existing Palm Tran facility has occupied the subject property for 23 years with no known adverse impacts on the surrounding neighborhood.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS:

Pursuant to LDR Section 2.4.5(E) (7), an approved Conditional Use may be modified. If the modification involves only the implementation or compliance with conditions of approval, the modification may be approved by the Director. If the modification involves intensity of use or hours of operation, the modification must be approved by The Planning and Zoning Board. If the Board finds that the requested modification is significant, then the modification must be heard as a new Conditional Use application. Any request for a modification may be denied.

The Palm Tran facility is a request for expansion which involves a change in the intensity of use, and thus, requires a modification of the existing Conditional Use.

Pursuant to LDR Section 2.4.5(E) (4) a site plan and floor plan submittal for the expansion of the school have been received and reviewed by staff. The plans have been found to be in compliance with the Land Development Regulations.

Parking:

The parking required for the expanded facility is 191 parking spaces. The proposed conceptual plan complies with this requirement since 203 parking spaces are provided.

Lighting:

A photometric plan has been provided that indicates compliance with the City's illumination requirements per LDR Section 4.6.8.

REVIEW BY OTHERS

Public Notice:

Formal public notice has been provided to property owners within a 500' radius of the subject property. Letters of support and objection, if any, will be presented at the Planning and Zoning Board meeting.

ASSESSMENT AND CONCLUSION

The proposed Conditional Use modification is to allow an expansion of the Palm Tran facilities. The proposed expansion will have a minimal impact on public facilities and the surrounding neighborhood. Positive findings can be made with respect to Chapter 3 (Performance Standards) and Section 2.4.5(E)(5) (Conditional Use Findings) of the Land Development Regulations, and the Goals, Objectives, and Policies of the Comprehensive Plan and Section 2.4.7(B)(5) Waiver Findings. Therefore, the proposed Conditional Use modification can be recommended for approval based on the findings outlined in this staff report.

ALTERNATIVE ACTIONS

A. Continue with direction.

B. Recommend approval of the Conditional Use modification request to allow for an expansion of **Palm Tran South County Facilities** based upon positive findings with respect to Chapter 3 (Performance Standards), Section 2.4.5(E)(5) (Conditional Use Findings) and the Goals, Objectives and Policies of the Comprehensive.

C. Recommend denial of the Conditional Use modification request to allow for an expansion of **Palm Tran South County Facilities** based upon a failure to make positive findings with respect to Chapter 3 (Performance Standards), Section 2.4.5(E)(5) (Conditional Use Findings).

RECOMMENDED ACTION

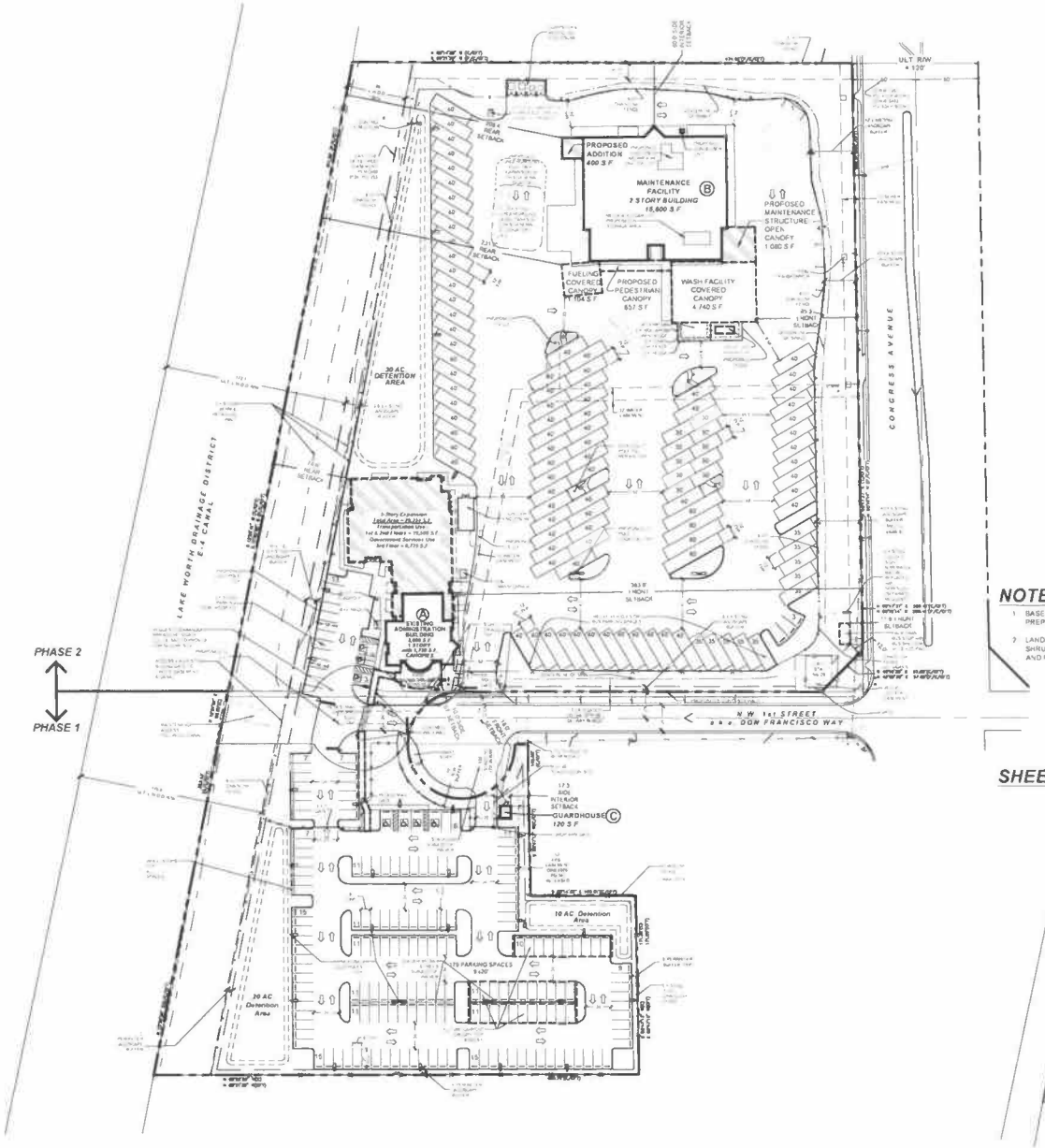
By Separate Motions:

Conditional Use:

Recommend to the City Commission approval of the Conditional Use modification request to allow the expansion of **Palm Tran South County Facilities** based upon positive findings with respect to Chapter 3 (Performance Standards) and Section 2.4.5(E)(5) (Conditional Use Findings) of the Land Development Regulations, and the Goals, Objectives and Policies of the Comprehensive Plan.

Attachments:
- Site Plan
- Floor plan

Report prepared by: Scott Pape, Principal Planner



NOTES

1. BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY DENNIS J. LEAVY & ASSOCIATES, INC. DATED 3/17/17
2. LANDSCAPE IN SIGHT TRIANGLES TO BE MAINTAINED BELOW 36" FOR SHRUBS AND GROUNDCOVER AND TREE CANOPIES ABOVE 8' FOR TREES AND PALMS

SHEET KEY

VICINITY MAP

Section 18, Township 46 South, Range 43 East

SITE DATA

APPLICATION NAME	PBC PALM TRAN PUBLIC TRANSPORTATION FACILITY	
APPLICATION #	TBD	
	NORTH PARCEL	SOUTH PARCEL
FLU	CMR	CMR
ZONING	CI	MIC

NOTE: *PER SECTION 4.1.3(H) WHEN A ZONING DISTRICT BOUNDARY DIVIDES A LOT, THE REGULATIONS OF THE GREATER PORTION SHALL PREVAIL FOR THE ENTIRE LOT*

CONDITIONAL USE	TRANSPORTATION FACILITIES
USE	TRANSPORTATION FACILITIES & EMPLOYEE PARKING
DISTRICT	DELRAY BEACH INNOVATION CORRIDOR
PROPERTY CONTROL NUMBERS (PCNs)	12-43-46-18-51-001-0000 12-43-46-18-00-00-0020 & 12-43-46-18-00-000-0024
EXISTING GROSS SITE AREA	(440,260.9 S.F.) 10.107 AC
CHANGE IN SITE AREA DUE TO R/W ABANDONMENT	- .190 AC (INCLUDES ADDITION OF - .284 AC. for ABANDONMENT & DEDICATION OF - .094 AC. for REconfIGURED CUL DE SAC)
PROPOSED GROSS SITE AREA	(448,678.6 S.F.) 10.300 AC

SETBACKS	REQUIRED	PROVIDED
FRONT	N.A.	11.9
REAR	N.A.	74.6
SIDE STREET SETBACK	N.A.	10.0
SIDE INTERIOR	N.A.	17.3
PERIMETER SETBACK	10	10

TOTAL FLOOR AREA		49,023 S.F.
A. ADMIN. BUILDING	32,903 S.F.	
B. MAINTENANCE BUILDING	16,000 S.F.	
C. GUARDHOUSE	120 S.F.	
CANOPIES (for Weather Protection)		15,389 S.F.
ADMINISTRATION BUILDING CANOPIES	1,808 S.F.	
WASH FACILITY CANOPY	4,740 S.F.	
FUELING CANOPY	1,104 S.F.	
MAINTENANCE CANOPY	1,080 S.F.	
PEDESTRIAN CANOPY	657 S.F.	
FUTURE CARPORT CANOPIES	6,000 S.F.	
BUILDING HEIGHT (STORIES)		
A. EX. ADMIN. BUILDING	16'-0" (1 STORY)	
FUTURE ADMIN. BUILDING	47'-6" (3 STORY)	
B. MAINTENANCE BUILDING	39'-1" (2 STORY)	
C. GUARDHOUSE	12'-0" (1 STORY)	
PARKING / PAVED AREA (IMPERVIOUS) AREA		287,674.5 S.F. (63.0%)
OPEN / LANDSCAPED AREA (PERVIOUS) AREA (MIN. 25% REQUIRED)		166,054.1 S.F. (37.0%)
VEHICLE PARKING REQUIRED		181 SP
16,000 S.F. REPAIR (MAINTENANCE) BUILDING		
@ 4.5 SP / 1,000 S.F. = 72 SPACES		
23,296 S.F. OFFICE (INCLUDES 120 S.F. FOR GUARDHOUSE)		
@ 3 SP / 1,000 S.F. = 70 SPACES		
+ 9,775 S.F. GOVERNMENT SERVICES USE		
@ 5 SP / 1,000 S.F. = 49 SPACES		
PARKING PROVIDED		203 SP
ACCESSIBLE PARKING REQUIRED		7 SP
ACCESSIBLE PARKING PROVIDED		7 SP
BUS PARKING PROVIDED		104 SP
60 ARTICULATED BUSES	4 SP	
30 BUSES	10 SP	
35 BUSES	10 SP	
40 BUSES	80 SP	

DEVELOPMENT TEAM

OWNER / DEVELOPER	**PBC FACILITIES DEVELOPMENT & OPERATIONS** 7633 VISTA PARKWAY WEST PALM BEACH, FL 33411
ARCHITECT	**COLOME & ASSOCIATES, INC** 530 74TH STREET WEST PALM BEACH, FL 33407 (561) 833.9147
CIVIL ENGINEER	**MICHAEL B. SCHORAH & ASSOCIATES, INC** 1850 FOREST HILL BOULEVARD, SUITE 206 WEST PALM BEACH, FL 33406 (561) 968-0080
PLANNER / LANDSCAPE ARCHITECT	**URBAN DESIGN KILDAY STUDIOS** 610 CLEMATIS STREET, SUITE CU02 WEST PALM BEACH, FL 33401 (561) 366.1100
SURVEYOR	**DENNIS J. LEAVY & ASSOCIATES, INC** 460 BUSINESS PARK WAY #B ROYAL PALM BEACH, FL 33411 (561) 753.0650

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Palm Tran South County Expansion

Delray Beach, Florida
Overall Site Plan

NORTH

0 25' 50' 100'

Scale: 1" = 50' - 0"

Date	10/5/15
Project No.	12-080.001
Designed By:	HLC
Drawn By:	HLC
Checked By:	CWW

Revision Dates:

01.09.17 FINAL BASE - HLC
02.06.17 FINAL BASE REVISED - HLC
03.27.17 PBC CO & PT REVIEW - HLC
04.26.17 FINAL BASE PLAN - HLC
05.17.17 FINAL BASE PLAN - HLC
06.01.17 REVISED FINAL BASE PLAN - HLC
06.12.17 DELRAY BEACH SUBMITTAL - HLC
07.14.17 PBC RESUBMITTAL REVIEW
08.11.17 DELRAY BEACH RESUBMITTAL
09.29.17 DELRAY BEACH RESUBMITTAL

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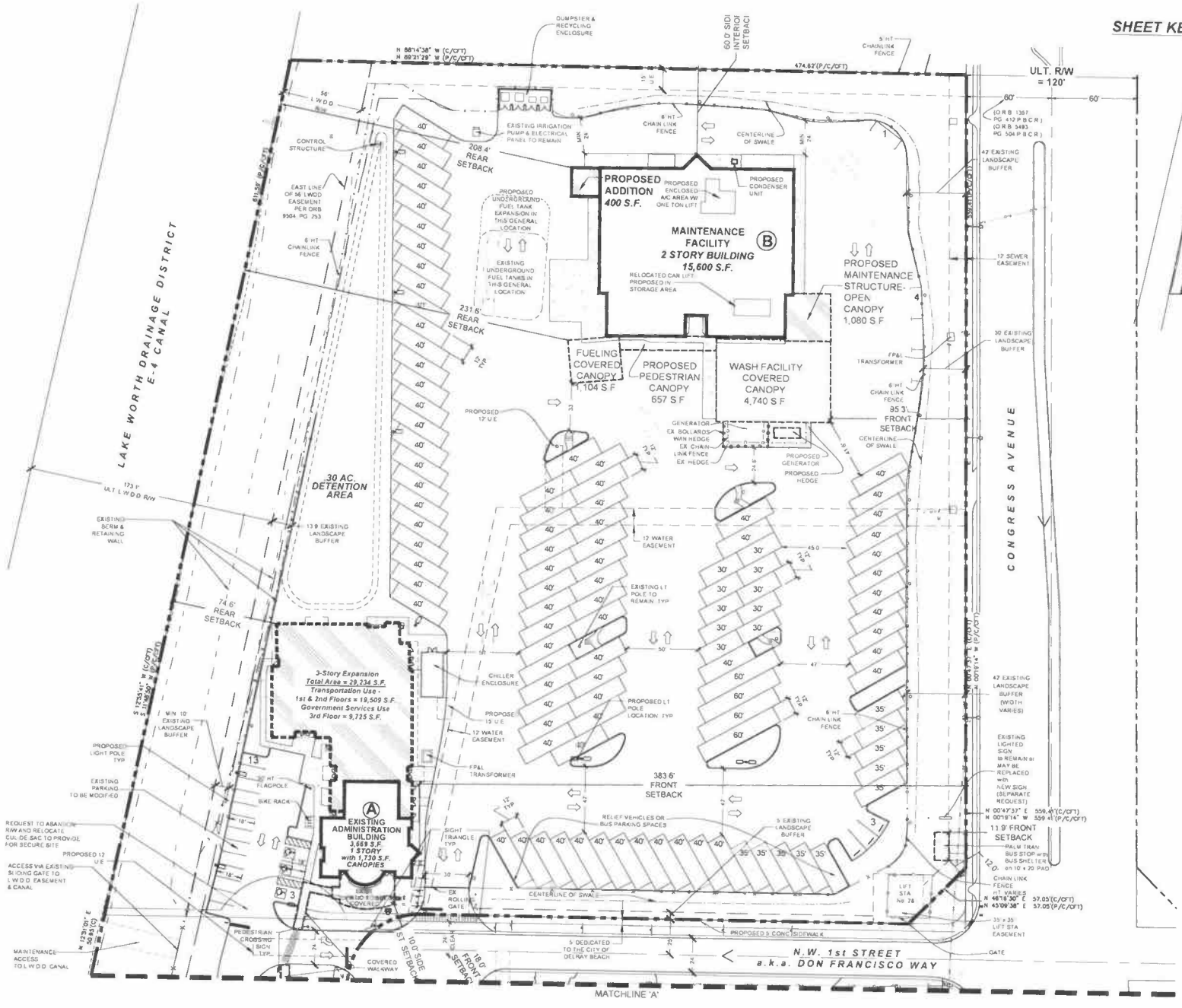
of 3



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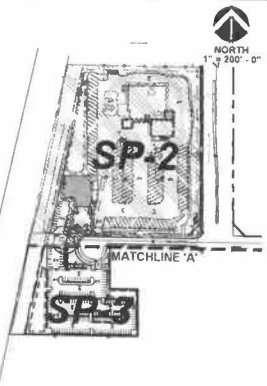

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Palm Tran South County Expansion

Delray Beach, Florida
Site Plan - North Parcel

NORTH

0 15' 30' 60'

Scale: 1" = 30' - 0"

Date:	10/8/15
Project No	12-080-001
Designed By	HLC
Drawn By	HLC
Checked By	CWW

Revision Dates:

01.26.17 FINAL BASE - HLC
02.08.17 FINAL BASE REVISED - HLC
03.27.17 PBC CID & PT REVIEW - HLC
04.27.17 FINAL BASE PLAN - HLC
05.12.17 DELRAY BEACH SUBMITTAL - HLC
07.14.17 PBC RESUBMITTAL REVIEW
08.11.17 DELRAY BEACH RESUBMITTAL
09.29.17 DELRAY BEACH RESUBMITTAL

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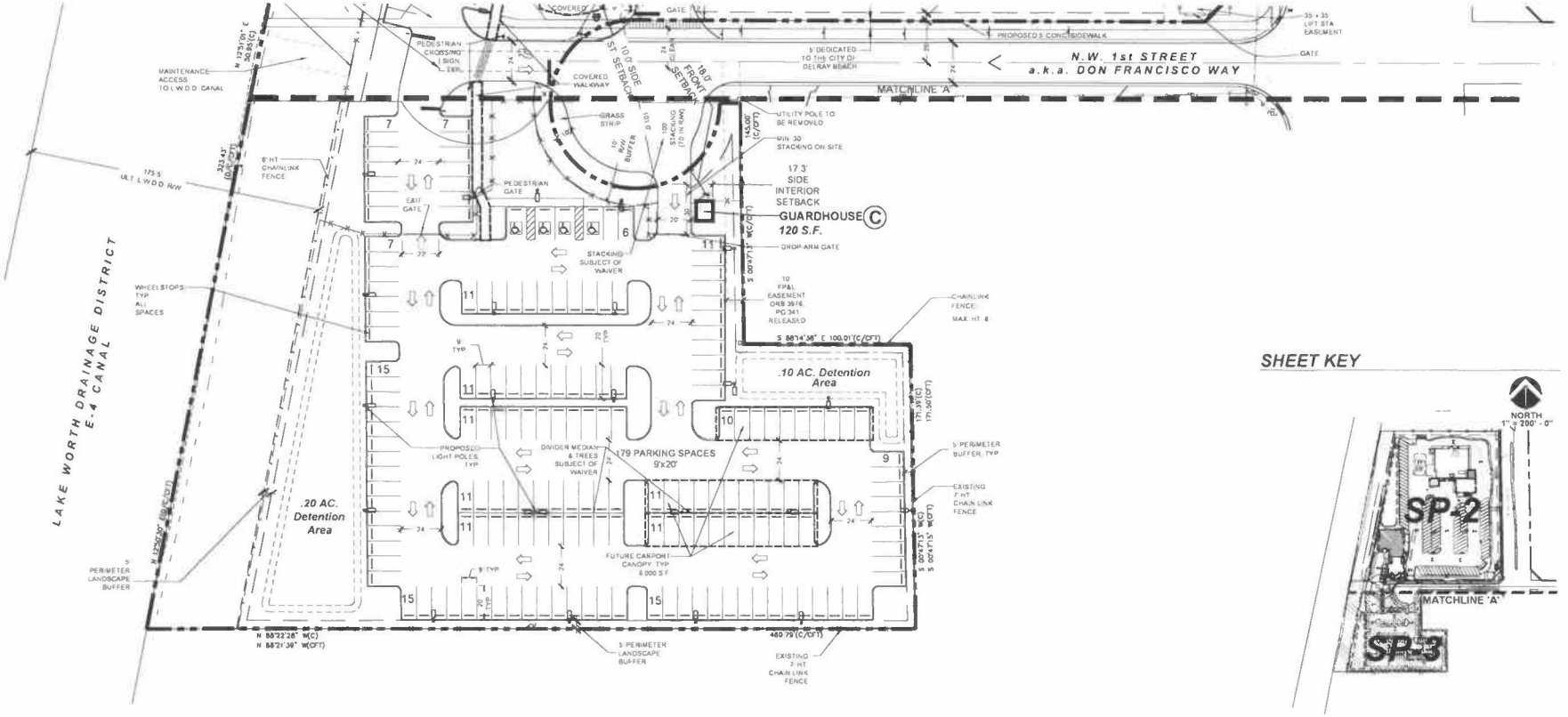
of 3



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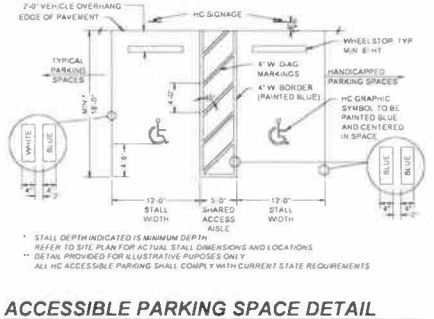
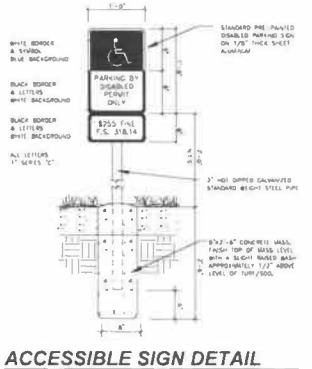
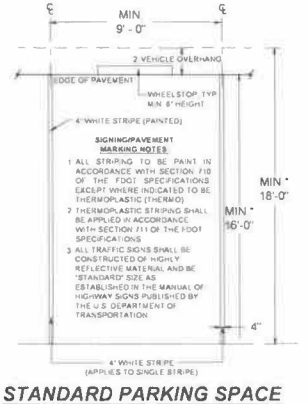


* STALL DEPTH INDICATED IS MINIMUM DEPTH
REFER TO SITE PLAN FOR ACTUAL STALL DIMENSIONS AND LOCATIONS
** DETAIL PROVIDED FOR ILLUSTRATIVE PUPOSES ONLY
ALL HC ACCESSIBLE PARKING SHALL COMPLY WITH CURRENT STATE REQUIREMENTS

ACCESSIBLE PARKING SPACE DETAIL



ACCESSIBLE SIGN DETAIL



STANDARD PARKING SPACE DETAIL with OVERHANG

*STALL DEPTH INDICATED IS MINIMUM DEPTH
REFER TO SITE PLAN FOR ACTUAL STALL DIMENSIONS AND LOCATIONS

STANDARD PARKING SPACE DETAIL

*STALL DEPTH INDICATED IS MINIMUM DEPTH
REFER TO SITE PLAN FOR ACTUAL STALL DIMENSIONS AND LOCATIONS

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Palm Tran South County Expansion

Delray Beach, Florida
Site Plan - South Parcel & Site Details

NORTH
0 15' 30' 60'
Scale: 1" = 30' - 0"

Date	10/8/15
Project No	12-060.001
Designed By:	HLC
Drawn By:	HLC
Checked By:	CWW

Revision Dates:
02.26.13 FINAL BASE HLC
02.28.13 FINAL BASE REVISED HLC
03.21.13 PBC DRC & PT REVIEW HLC
06.21.13 FINAL BASE PLAN HLC
05.01.13 REVISED FINAL BASE PLAN HLC
05.13.13 DELRAY BEACH SUBMITTAL HLC
07.14.13 PBC RE SUBMITTAL REVIEW
08.11.13 DELRAY BEACH RESUBMITTAL
09.09.13 DELRAY BEACH RESUBMITTAL

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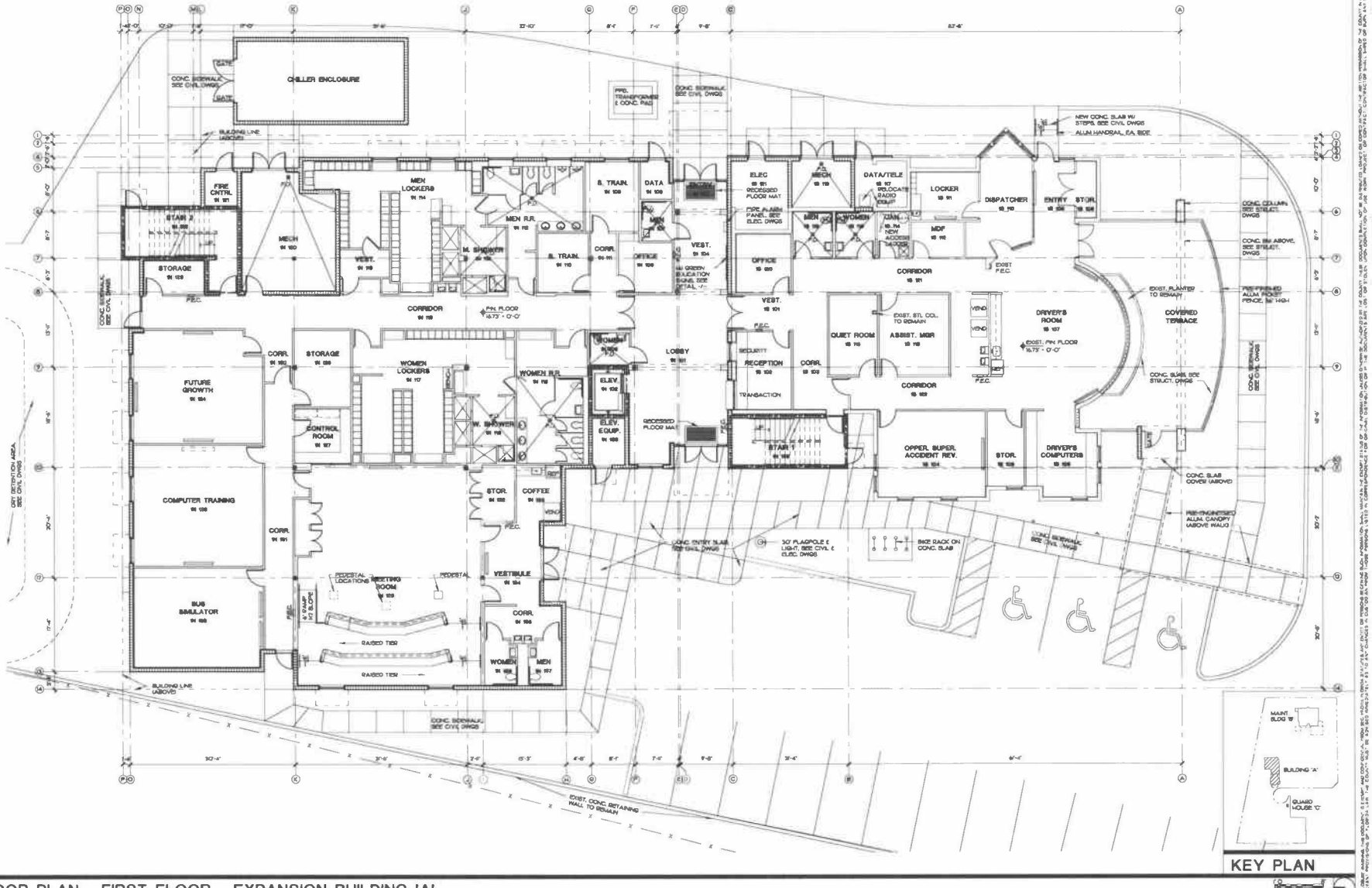
of 3



KEY PLAN

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

FLOOR PLAN - FIRST FLOOR - EXPANSION BUILDING 'A'

Colomé & Associates, Inc.
AA 0003439
530 24TH STREET
WEST PALM BEACH
FLORIDA 33407
(561) 833-9147

PBC PALM TRAN SOUTH COUNTY EXPANSION

PBC#13202
100 NORTH CONGRESS AVE.
DELRAY BEACH
FLORIDA 33445

PROJECT NO.
201502

SHEET TITLE
FLOOR PLAN
FIRST FLOOR

REVISIONS:

DATE
5/8/17
DRAWN BY:
EVM
CHECKED BY:
EAC

SHEET NUMBER:
A-1

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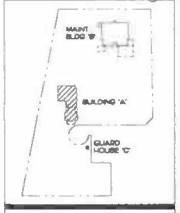

KEY PLAN

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

FLOOR PLAN - SECOND FLOOR - EXPANSION BUILDING 'A'

Colomé
& Associates, Inc.
AA 0003439
530 24TH STREET
WEST PALM BEACH
FLORIDA 33407
(561) 833-9147

PBC
PALM TRAN
SOUTH COUNTY
EXPANSION

PBC-13202
100 NORTH CONGRESS AVE

DELRAY BEACH
FLORIDA 33445

PROJECT NO.
201502

SHEET TITLE
FLOOR PLAN
SECOND FLOOR

REVISIONS:

DATE
5/8/17

DRAWN BY:
EVM

CHECKED BY:
EAC

SHEET NUMBER
A-2

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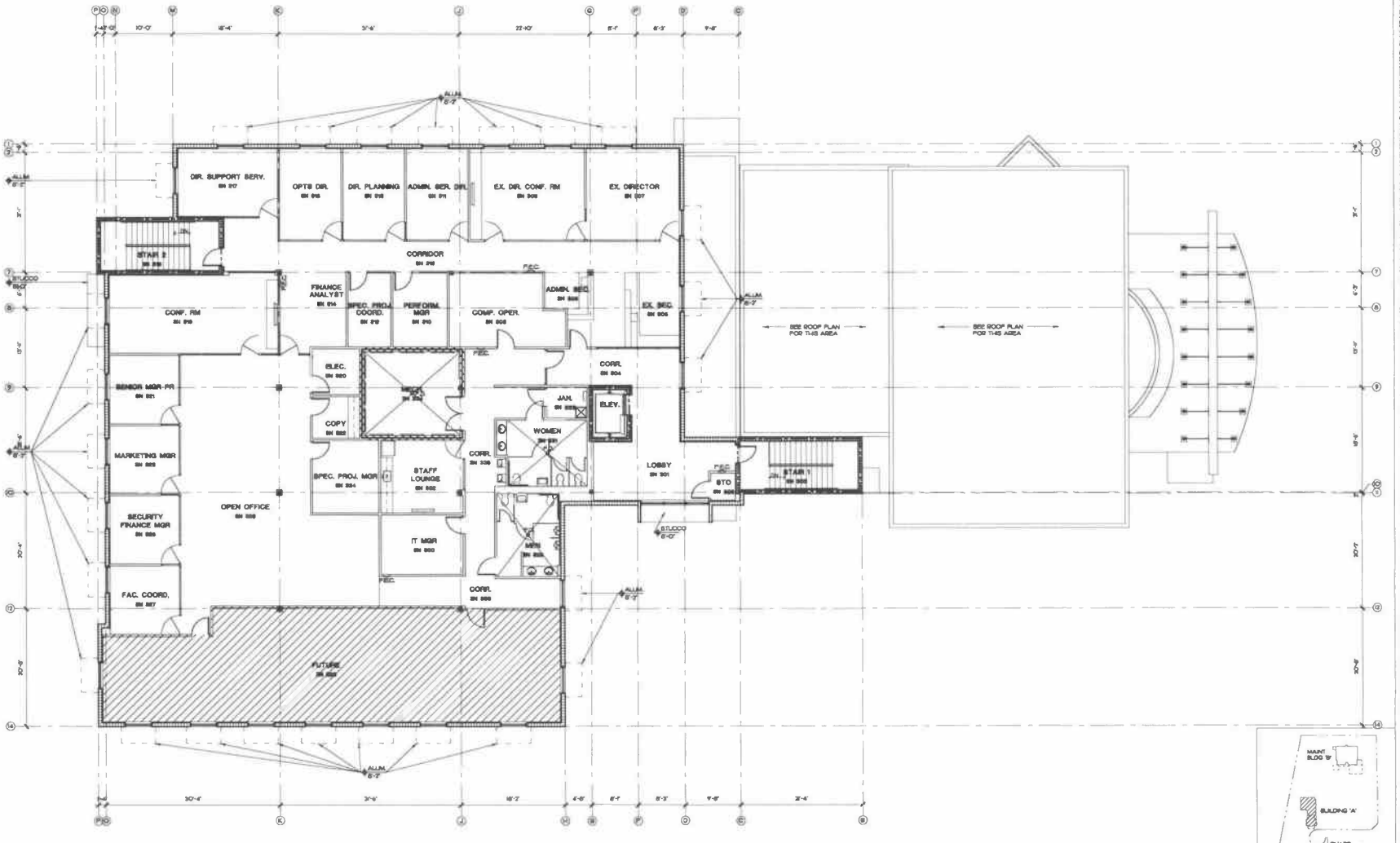

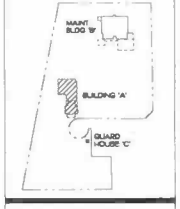

KEY PLAN

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

FLOOR PLAN - THIRD FLOOR - EXPANSION BUILDING 'A'

Colomé & Associates, Inc.
AA 0003439
530 24TH STREET
WEST PALM BEACH
FLORIDA 33407
(561) 833-9147

PBC PALM TRAN SOUTH COUNTY EXPANSION

PBC#13202
100 NORTH CONGRESS AVE

DELRAY BEACH
FLORIDA 33445

PROJECT NO.
201502

SHEET TITLE
FLOOR PLAN
THIRD FLOOR

REVISIONS:

DATE
5/8/17

DRAWN BY:
EVM

CHECKED BY:
EAC

SHEET NUMBER:
A-3

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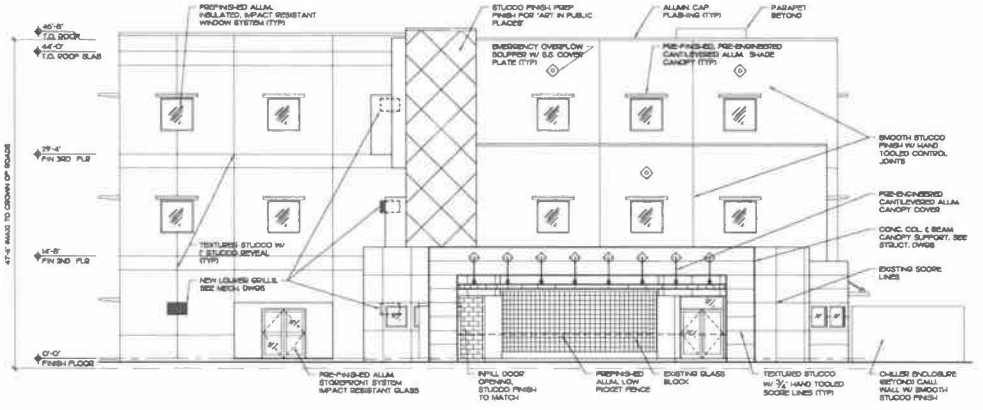
BUILDING HEIGHT SUMMARY

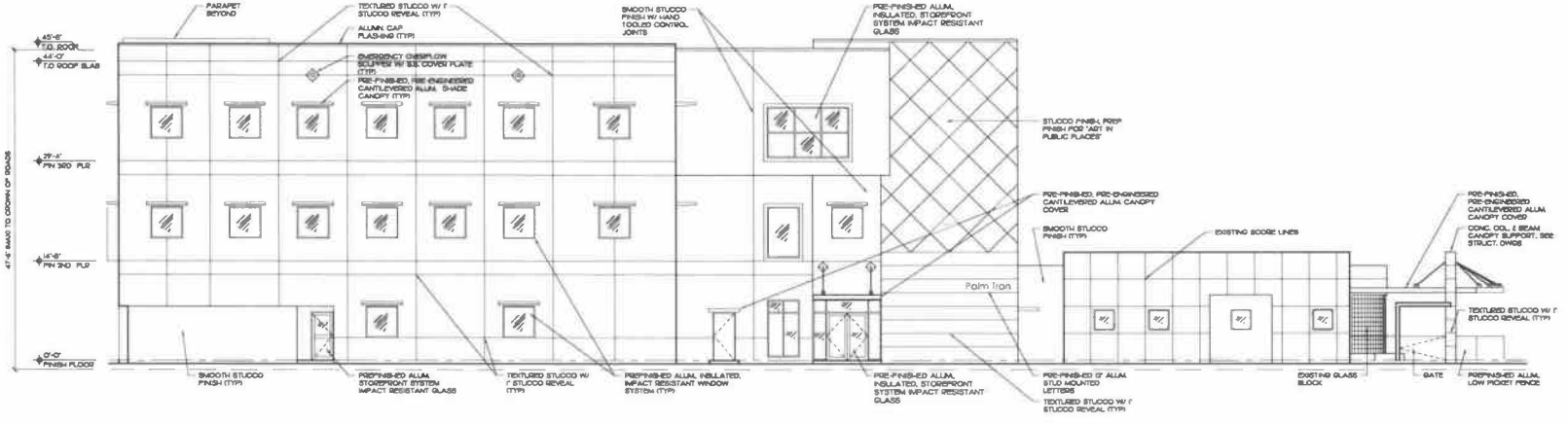
ALLOWABLE BUILDING HEIGHT PER ZONING CODE	48'
GRADE (MEAN CROWN OF ROADS - CONGRESS AVE & NW 1ST ST)	15.3'
BUILDING HEIGHT (VERTICAL DISTANCE FROM GRADE TO FINISHED ROOF)	47-6'
FINISHED FLOOR ELEVATION (SAME AS EXISTING BUILDING)	- 16.73'
GRADE (SEE ABOVE)	- 15.3'
FLOOR TO FLOOR HEIGHTS	- 14'-6"
14'-6" X 3 FLOORS	- 44'-0"
ALLOWING 30 FOR SLOPED INSULATION, ETC. - 44' - 30' MAX	- 45'-6 MAX
GRADE TO FINISHED FLOOR - 16.73' - 15.3'	- 1.42'
BUILDING HEIGHT - 45'-6" - 1.42' - 47-1 1/16"	- 47'-6" MAX

NOTE THAT ZONING CODE ALLOWS AN EXCEPTION WHERE PARAPETS ARE LISTED AS AN EXCEPTION TO DISTRICT HEIGHT LIMITATIONS. PLATT-BRADDE, THE MAXIMUM HEIGHT OF PARAPET WALLS SHALL BE SIX FEET (6') IN HEIGHT OR SUFFICIENT HEIGHT TO SCREEN ALL ROOF MOUNTED EQUIPMENT, WHICHEVER IS GREATER, MEASURED FROM THE TOP OF THE ROOF DECK TO THE TOP OF THE PARAPET WALL.



SOUTH ELEVATION - EXPANSION BUILDING 'A'

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



EAST ELEVATION - EXPANSION BUILDING 'A'

SCALE: 1/8" = 1'-0" (2)

Colomé & Associates, Inc.
AA 0003439
530 74TH STREET
WEST PALM BEACH
FLORIDA 33407
(561) 833-9147

PBC PALM TRAN SOUTH COUNTY EXPANSION

PBC#13202
950 NORTH CONGRESS AVE

DELRAY BEACH
FLORIDA 33445

PROJECT NO.
201602

SHEET TITLE
ELEVATIONS

REVISIONS:

DATE
5/8/17
DRAWN BY:
EVM
CHECKED BY:
EAC

SHEET NUMBER
A-4

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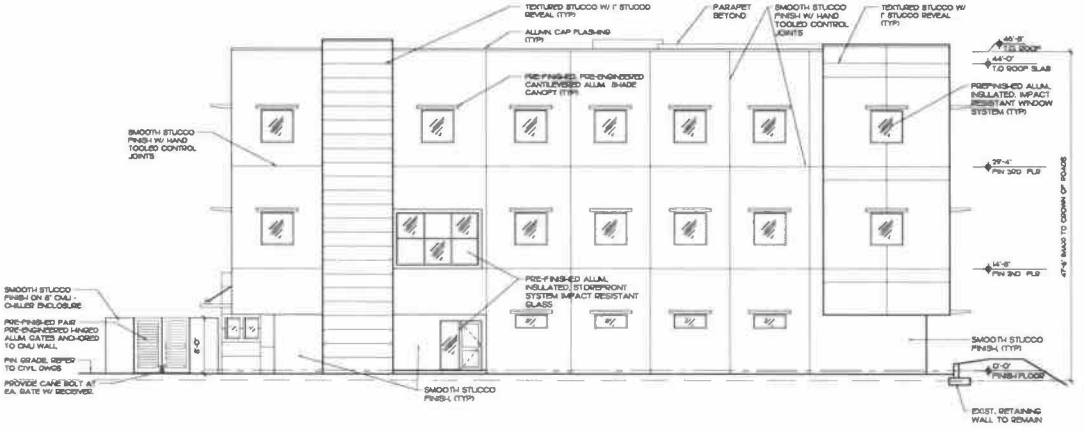
BUILDING HEIGHT SUMMARY

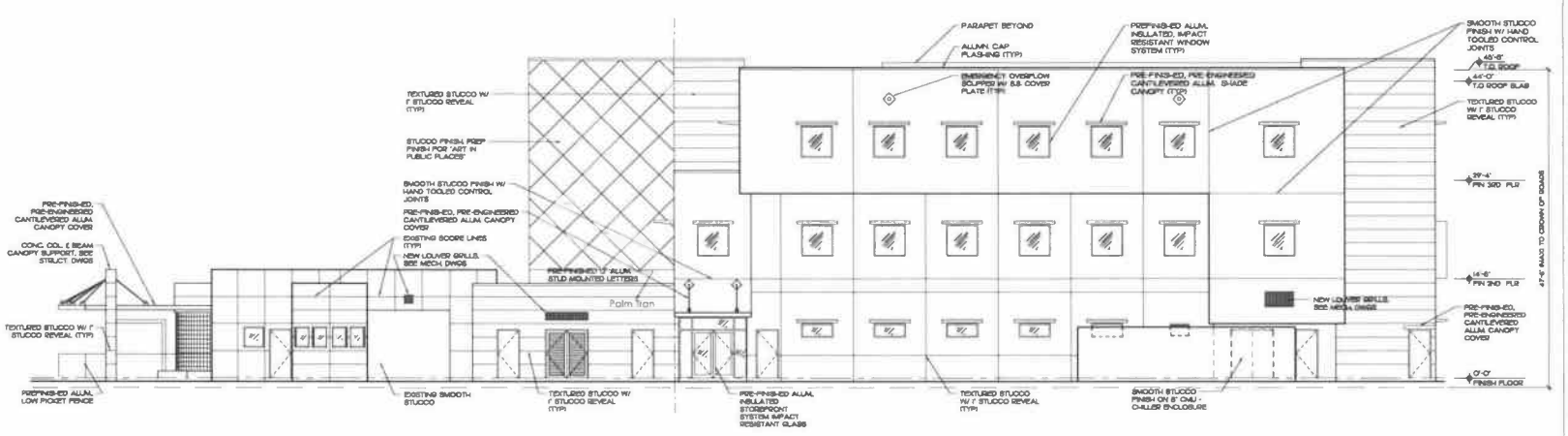
ALLOWABLE BUILDING HEIGHT PER ZONING CODE	48'
GRADE (MEAN CROWN OF ROADS - CONGRESS AVE & NW 1ST ST)	15.3'
BUILDING HEIGHT (VERTICAL DISTANCE FROM GRADE TO FINISHED ROOF)	47'-6"
FINISHED FLOOR ELEVATION (SAME AS EXISTING BUILDING)	- 16.73'
GRADE (SEE ABOVE)	- 15.3'
FLOOR TO FLOOR HEIGHTS	- 14'-8"
14'-8" X 3 FLOORS	- 44'-0"
ALLOWING 30" FOR SLOPED INSULATION, ETC. - 44' + 30" MAX	- 46'-8 MAX
GRADE TO FINISHED FLOOR - 16.73' - 15.3'	- 1.42'
BUILDING HEIGHT = 45'-8" + 1.42' = 47'-1 1/6" =	- 47'-6" MAX

NOTE THAT ZONING CODE ALLOWS AN EXCEPTION WHERE PARAPETS ARE LISTED AS AN EXCEPTION TO DISTRICT HEIGHT LIMITATIONS. FURTHERMORE, THE MAXIMUM HEIGHT OF PARAPET WALLS SHALL BE SIX FEET (6') IN HEIGHT OR SUFFICIENT HEIGHT TO SCREEN ALL ROOF MOUNTED EQUIPMENT, WHICHEVER IS GREATER, MEASURED FROM THE TOP OF THE ROOF DECK TO THE TOP OF THE PARAPET WALL.



NORTH ELEVATION - EXPANSION BUILDING 'A'

SCALE: 1/8" = 1'-0" 3



EAST ELEVATION - EXPANSION BUILDING 'A'

SCALE: 1/8" = 1'-0" 4

Colomé & Associates, Inc
AA 0003439
530 24TH STREET
WEST PALM BEACH
FLORIDA, 33407
(561) 833-9147

PBC PALM TRAN SOUTH COUNTY EXPANSION

PBC#13202
1100 NORTH CONGRESS AVE

DELRAY BEACH
FLORIDA 33445

PROJECT NO.
201502

SHEET TITLE
ELEVATIONS

REVISIONS:

DATE
5/8/17

DRAWN BY:
EVM

CHECKED BY:
EAC

SHEET NUMBER
A-5

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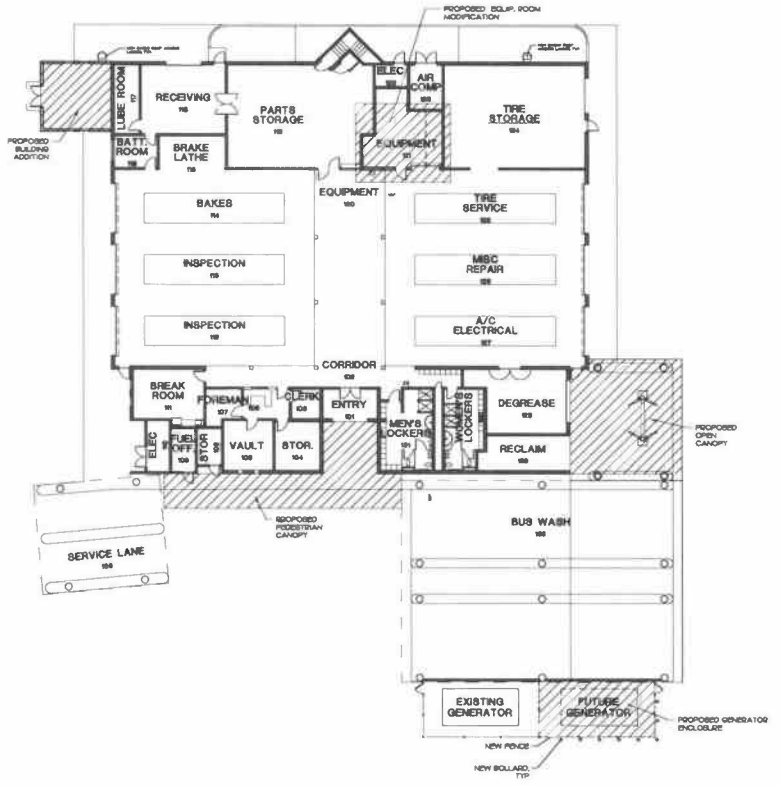
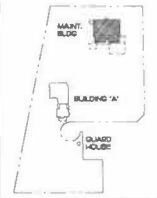


FLOOR PLAN - MAINTENANCE BUILDING "B"

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



KEY PLAN

Colomé & Associates, Inc.
AA 0003439
530 24th STREET
WEST PALM BEACH
FLORIDA 33407
(561) 833-9147

PBC PALM TRAN SOUTH COUNTY EXPANSION

PBC-13202
199 NORTH CONGRESS AVE
DELRAY BEACH
FLORIDA 33445

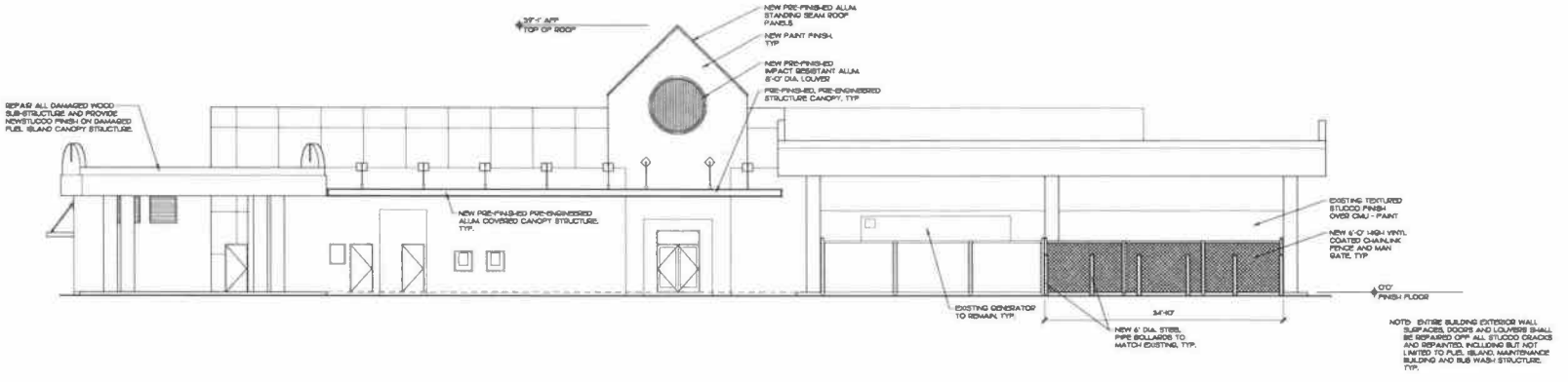
PROJECT NO.
20602

SHEET TITLE
PROPOSED FLOOR PLAN

REVISIONS:

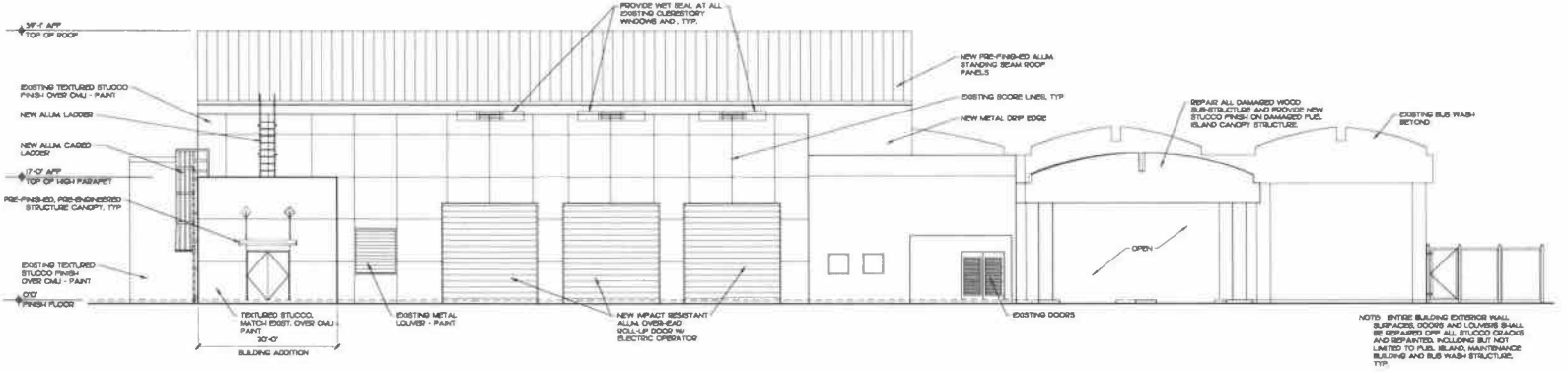
DATE
5/8/17
DRAWN BY:
FEB
CHECKED BY:
EAC

SHEET NUMBER:
A-6



SOUTH ELEVATION - Maintenance Building 'B'

SCALE 1/8" = 1'-0" (1)



WEST ELEVATION - Maintenance Building 'B'

SCALE 1/8" = 1'-0" (2)

Colomé & Associates, Inc.
AA 0003439
530 24TH STREET
WEST PALM BEACH
FLORIDA 33407
(561) 833-9147

PBC PALM TRAN SOUTH COUNTY EXPANSION

PBC#13202
100 NORTH CONGRESS AVE

DELRAY BEACH
FLORIDA 33445

PROJECT NO.
201602

SHEET TITLE:
EXTERIOR ELEVATIONS

REVISIONS:

DATE
6/8/17

DRAWN BY:
FEB

CHECKED BY:
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SHEET NUMBER
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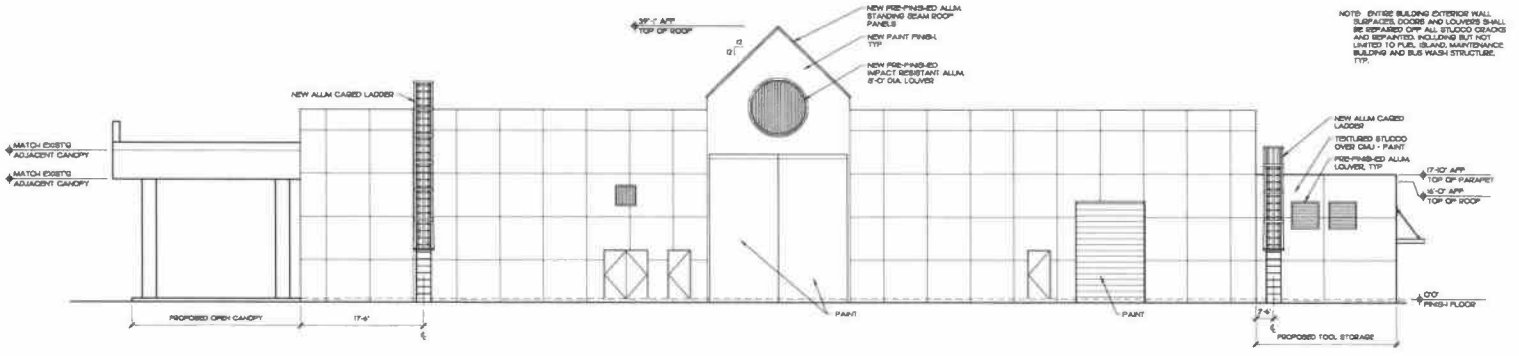
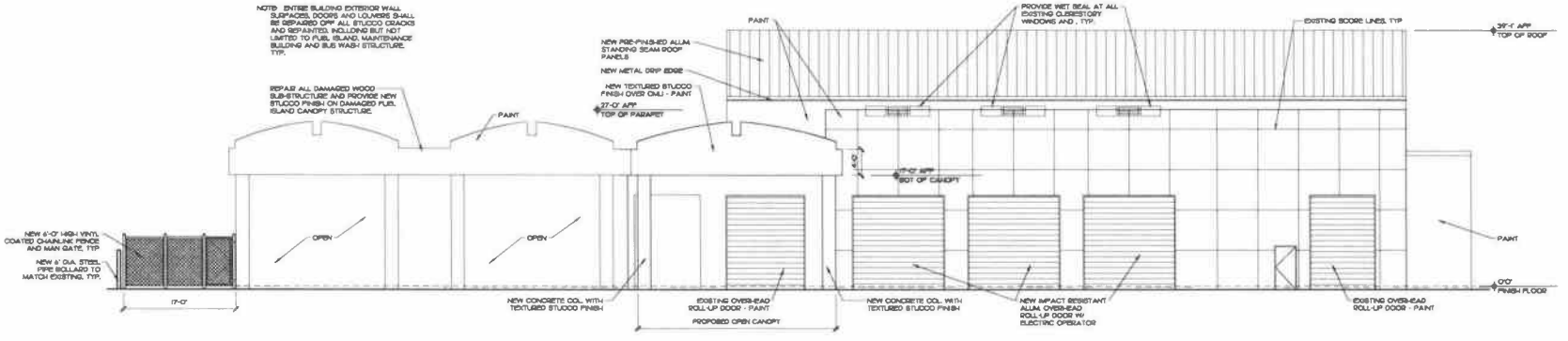


NOTE: ENTIRE BUILDING EXTERIOR WALL SURFACES, DOORS AND LOUVERS SHALL BE REPAIRED OFF ALL STUCCO CRACKS AND REPAINTED, INCLUDING BUT NOT LIMITED TO FUEL ISLAND, MAINTENANCE BUILDING AND BUS WASH STRUCTURE, TYP.

NORTH ELEVATION - Maintenance Building 'B'

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



NOTE: ENTIRE BUILDING EXTERIOR WALL SURFACES, DOORS AND LOUVERS SHALL BE REPAIRED OFF ALL STUCCO CRACKS AND REPAINTED, INCLUDING BUT NOT LIMITED TO FUEL ISLAND, MAINTENANCE BUILDING AND BUS WASH STRUCTURE, TYP.

EAST ELEVATION - Maintenance Building 'B'

SCALE: 1/8" = 1'-0" (2)

Colomé & Associates, Inc.
AA 0003439
530 24TH STREET
WEST PALM BEACH
FLORIDA 33407
(561) 833-9147

PBC PALM TRAN SOUTH COUNTY EXPANSION

PBC#13202
100 NORTH CONGRESS AVE

DELRAY BEACH
FLORIDA 33445

PROJECT NO.
2C602

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS:

DATE
6/8/17

DRAWN BY:
FEB

CHECKED BY:
EAC

SHEET NUMBER:
A-8

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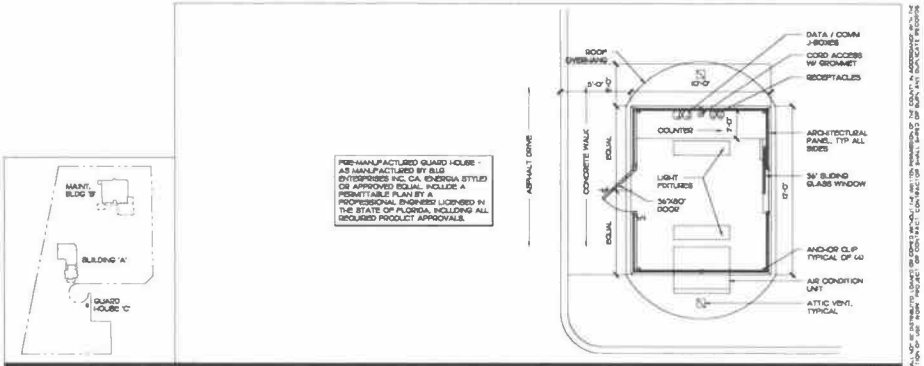
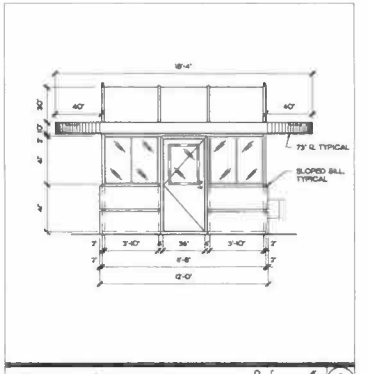
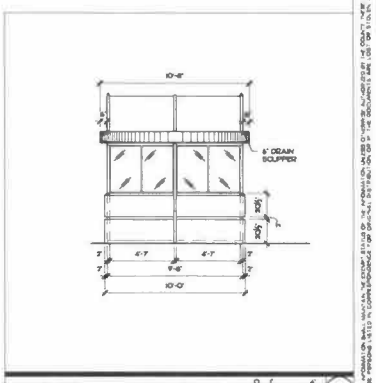


KEY PLAN

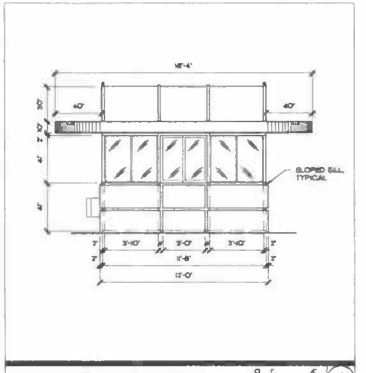
FLOOR PLAN - GUARDHOUSE 'C' SCALE: 1/4" = 1'-0" 1



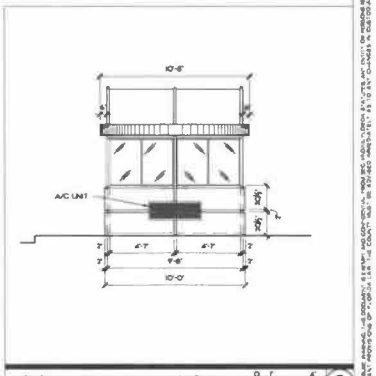
WEST ELEVATION SCALE: 1/4" = 1'-0" 2



NORTH ELEVATION SCALE: 1/4" = 1'-0" 1



EAST ELEVATION SCALE: 1/4" = 1'-0" 4



SOUTH ELEVATION SCALE: 1/4" = 1'-0" 3

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& Associates, Inc.
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530 24TH STREET
WEST PALM BEACH
FLORIDA, 33407
(561) 833-9147
Licensed Broward & C Counties
P.C. JAMES R. ARCHIBALD

PBC
PALM TRAN
SOUTH COUNTY
EXPANSION

PBC#13202
100 NORTH CONGRESS AVE

DELRAY BEACH
FLORIDA 33445

PROJECT NO.
201602

SHEET TITLE
GUARD HOUSE
FLOOR PLANS
ELEVATIONS

REVISIONS:

DATE
6/8/17

DRAWN BY:
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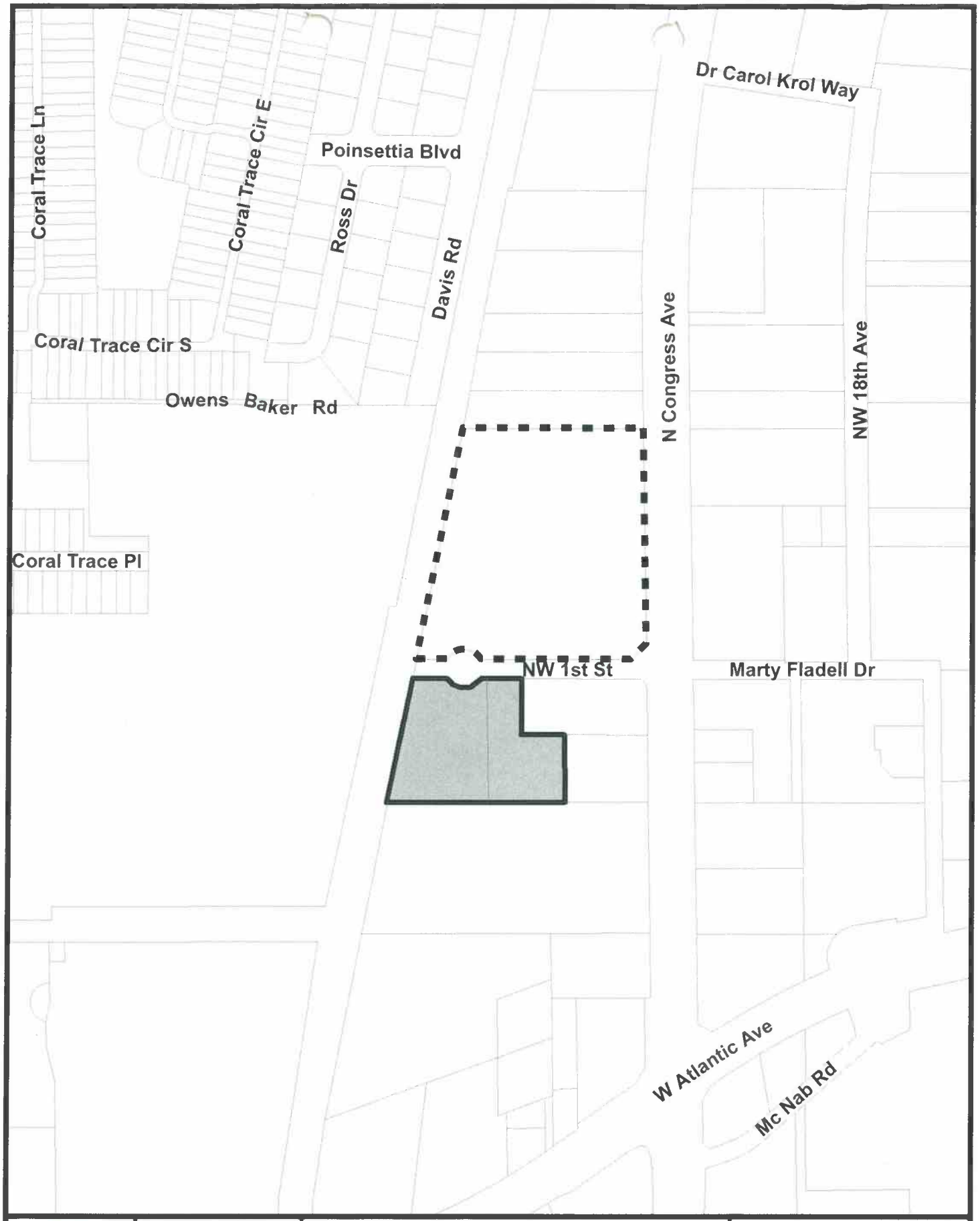
CHECKED BY:
EAC

SHEET NUMBER:
A-9



NORTH

PLANNING & ZONING DEPARTMENT

Palm Tran South County Expansion

Location Map

Existing Property

Palm Tran South County Expansion