



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** Delray Verana  
**Project Location:** 1495 Spring Harbor Drive.  
**Request:** Approval of Class II Site Plan Modification  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** May 23, 2018

**Board Action:**

Approved (5-0, Jim Knight and Linda Pardo absent) as presented.

**Project Description:**

The subject property is located at the southwest corner of W. Linton Blvd and S. Congress Ave. There is also an entrance located off of Old Germantown Rd. The property consists of approximately 2,486,609 square feet and is located on 57 acres and is zoned Multiple Family Residential (RM). Originally this was two separate communities known as Linton Lake developed in 1988 and Spring Harbor developed in 1990. Under the new ownership, the developments have been unified.

The development proposal consists of the following:

- creating circulation throughout the community by retrofitting the existing cul-de-sacs (adjacent to Linton Blvd and Germantown Rd) to allow cross access;
- clubhouse on the east will be expanded from 2,295 SF to 2,521 SF;
- a 3,296 Fitness Center that will connect to the east clubhouse;
- the clubhouse will include upgrades and modernization with both indoor and outdoor amenities such as an interior package reception room, breezeways, outdoor lounging areas and fire pits
- the tennis courts will be removed to accommodate the new fitness center;
- the west clubhouse also includes upgrades and modernization to the indoor and outdoor amenities, similar to the east clubhouse;
- the access points from Linton Blvd, Congress Avenue and Germantown Rd. will be modified;
- a new dog park will be proposed across from the west clubhouse; the racquetball courts will be eliminated to accommodate the new dog park;
- the east dog park will be renovated to provide updated amenities;
- the trash receptacle at Linton Blvd. will be removed and replaced at Congress Avenue entry and Valet garbage service will be provided to all residents in the community.

**Staff Recommendation:**

Approve

**Board Comments:**

Appealable Item Report

none

**Public Comments:**

none

**Associated Actions:**

N/A

**Next Action:**

The SPRAB action is final unless appealed by the City Commission.

# PLANNING AND ZONING BOARD

## CITY OF DELRAY BEACH

### ---STAFF REPORT---

**MEETING DATE:** May 23, 2018

**ITEM:** Delray Verana (2018-033) Consider approval of a Class III Site Plan Modification, Landscape Plan and Architectural elevations for Delray Verana, located at 1495 Spring Harbor Dr., pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(c).

**RECOMMENDATION:** Approve

#### GENERAL DATA:

Applicant..... CO BB Delray LLC

Agent..... Urban Design Kilday Studios

Property Size..... 57 Acres

Future Land Use Map..... MD (Medium Density Residential, 5 – 12 Units/Acre) TRN (Transitional)

Current Zoning..... RM (Multiple Family Residential – Medium Density)

Adjacent Zoning.....North: RM

East: MROC (Mixed Residential Office and Commercial)

South: MROC

West: CF (Community Facilities)



## ITEM BEFORE THE BOARD

The item before the Board is the approval of a Class III Site Plan Modification, Landscape Plan and Architectural elevations for **Delray Verana**, located at 1495 Spring Harbor Dr., pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(c).

## BACKGROUND

The subject property is located at the southwest corner of W. Linton Blvd and S. Congress Ave. There is also an entrance located off of Old Germantown Rd. The property consists of approximately 2,486,609 square feet and is located on 57 acres and is zoned Multiple Family Residential (RM). Originally this was two separate communities known as Linton Lake developed in 1988 and Spring Harbor developed in 1990. Under the new ownership, the developments have been unified.

The applicant is now before the board seeking approval for updates to the community.

## PROJECT DESCRIPTION

The development proposal consists of the following:

- creating circulation throughout the community by retrofitting the existing cul-de-sacs (adjacent to Linton Blvd and Germantown Rd) to allow cross access;
- clubhouse on the east will be expanded from 2,295 SF to 2,521 SF;
- a 3,296 Fitness Center that will connect to the east clubhouse;
- the clubhouse will include upgrades and modernization with both indoor and outdoor amenities such as an interior package reception room, breezeways, outdoor lounging areas and fire pits
- the tennis courts will be removed to accommodate the new fitness center;
- the west clubhouse also includes upgrades and modernization to the indoor and outdoor amenities, similar to the east clubhouse;
- the access points from Linton Blvd, Congress Avenue and Germantown Rd. will be modified;
- a new dog park will be proposed across from the west clubhouse; the racquetball courts will be eliminated to accommodate the new dog park;
- the east dog park will be renovated to provide updated amenities;
- the trash receptacle at Linton Blvd. will be removed and replaced at Congress Avenue entry and Valet garbage service will be provided to all residents in the community.

## SITE PLAN ANALYSIS

### COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

### LDR Section 4.3.4(K) Development Standards Matrix:

The following table indicates that the proposal complies with LDR Section 4.3.4(K), as it pertains to the RM (Multiple Family Residential – Medium Density) zoning district:

<u>Zoning</u> RM (Medium Density – Multiple Family Residential)	<u>Required</u> (1&2/3*)	<u>Proposed</u> (1&2/3*)
<i>Building Setbacks (min.):</i> Front (east)	25'	29'
Side Street Setback (Congress Avenue)	15'	103.1'
Side Street Setback (Old Germantown)	15'	38.1'
Rear(west)	25'	25.2'
3 <sup>rd</sup> Story Setback (Congress Avenue)	30'	103.1'
3 <sup>rd</sup> Story Setback (Linton Blvd)	30'	87.5'
2 <sup>nd</sup> Story Setback (Congress Avenue)	15'	103.1'
2 <sup>nd</sup> Story Setback (Linton Blvd)	15'	87.5'
<i>Maximum Lot Coverage:</i>	40%	11%
<i>Open Space:</i>	25%	41.3%
<i>Building Height (max.):</i>	35'	45'3"

\* 1&2/3 = 1st and 2nd Story/ 3rd Story. There is an additional 5' front setback and 15' interior side setback for the 3rd story. On September 26, 2017, a waiver request was granted by the City Commission (5-0) for a third story side interior setback for the northwest corner of the property. All other setback for the RM (multiple family residential) is in compliance and no further relief is needed.

### Vehicle Parking:

Pursuant to LDR Section 4.6.9(C)(2)(c), Multiple family structures require parking as follows:

- 48 one bedroom units @ 1.5 spaces/unit = 72 spaces
- 440 two or greater bedroom units @ 2.0 spaces /unit = 880 spaces
- Guest parking: 0.5 spaces/unit for units 1-20 = 10 spaces  
0.3 spaces/unit for units 21-50 = 9 spaces  
0.2 spaces/unit for units > 51 = 88 spaces

Total required	1,111 spaces
Total provided	1,111 spaces

Therefore parking requirements have been met.

### Lighting:

Pursuant to LDR Section 4.6.8, on-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. For parking lots, in multi-family residential developments, the minimum foot candle allowance is 0.3 and the maximum is 4.0. The applicant has provided a photometric plan which illustrates that the levels meet the minimum and maximum required illumination levels.

**Refuse Disposal:**

Pursuant to 4.6.6(C)(1), dumpsters, recycling containers and similar services areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such area is not visible from any adjacent public right-of-way. The applicant is removing the trash receptacle located at the Linton Blvd. entry and adding two new receptacles at the trash compactor area located at the Congress Avenue entry. Valet trash service for all residents will be provided. Therefore, this requirement has been met.

**Bicycle Parking:**

Bicycle Parking was not a requirement per the Land Development Regulations. The Comprehensive Plan encourages the use of bicycle and the installation of bicycle racks. The applicant has provided the addition of bicycle racks at both clubhouses.

<b>CIRCULATION/STACKING DISTANCES ANALYSIS</b>
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The applicant is proposing to connect the two developments by providing continuous circulation throughout the community. The entrance at Linton Blvd. and Germantown Rd. will be retrofitted to allow cross access, connecting the two roadways. The entrance at Linton Blvd will add a new Knox box. The Linton Blvd entrance is also providing (aluminum) vehicular and pedestrian gates at the east and west drives. A minimum stacking distance of 124' is proposed from the right-of-way to the vehicular security gates. The modification on Congress Avenue includes removing the existing gates located on the entry drive and proposing new (aluminum) security gates at the north and south residential drives with two Knox boxes. The proposed stacking will increase to 260' from 178' and an existing median will be removed. The existing guardhouse will remain and be unmanned. The applicant has met stacking distance requirements as they provided greater than the minimum of 100 ft. distances. There are no new modifications proposed for the layout of the Germantown Road entrance. The proposal involves connecting the fence panels and adjusting the location to make a more appealing entrance.

<b>ARCHITECTURAL ELEVATIONS ANALYSIS</b>
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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 (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

1. The plan or the proposed structure is in conformity with good taste; good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The existing east clubhouse is expanding from 2,295 SF to 2,521 SF. In addition, a fitness center is proposed at 3,296 SF with a building height of 24'1" to match the existing clubhouse building. The two buildings will be joined by a wood pergola. The color of the buildings will be in accordance with the approved scheme One, Eider White, Mindful Gray and accent color of Meditative. The barrel roof will be Chestnut Burnt. The windows and doors are aluminum frame. The architecture of the fitness center has similar design elements as the eastern clubhouse to provide symmetry between the two buildings. The west clubhouse will also be painted in color scheme One. A new dog park is being proposed where the existing racquetball courts are across from the West Clubhouse. The racquetball courts are being removed for the addition of the dog park. The dog park on the eastside adjacent to Germantown Rd. will be renovated. Both dog parks will include: artificial turf, dog bag dispenser and dog fountain. The fence is 4 ft. tall horizontal aluminum rail with a self-closing gate. Additional proposals include the addition of an aluminum picket fence that is 4'3" around the pool, ped paving, fountain in the pool area, pool coping, decking, pool shower, hammock, grill and fire pit.

#### LANDSCAPE ANALYSIS

A landscape plan has been submitted, evaluated and recommended for approval by the City Senior Landscape Planner pursuant to LDR section 4.6.16. The landscaping being provided is more than adequate. Minimal trees are being removed where the cross access work is being completed and ample trees, shrubs, ground cover, grass and mulch are being added.

#### REQUIRED FINDINGS

Pursuant to **LDR Section 2.4.5(G)(1)(c), Class III Site Plan Modification**, a modification to a site plan which represents either a change in intensity of use, or which affects the spatial relationship among improvements on the land, requires partial review of Performance Standards found in LDR Sections 3.1.1, and 3.2.3, as well as required findings of LDR Section 2.4.5(G)(5).

Pursuant to **LDR Section 2.4.5(G)(5)**, a finding that the proposed changes do not significantly affect the originally approved plan must be made concurrent with approval of a Class III modification.

The development proposal involves the addition of a 226 square feet of the east clubhouse and a new 3,296 square foot fitness center. Pursuant to LDR Section 2.4.5(G)(5), this minor modification does not significantly impact the previous findings. However, the applicable Future Land Use Map (FLUM) and Concurrency items as they relate to this development proposal are discussed below.

Pursuant to **LDR Section 3.1.1 (Required Findings)**, prior to the approval of development applications, certain findings must be made in a form which is 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 Future Land Use Map designation of Medium Density Residential (MD) and Transitional (TRN) and is zoned Multiple Family Residential (RM). The RM zoning district is consistent with the Future Land Use Map (FLUM) designation Of MD and TRN. Based upon the above, a positive finding can be made with respect to consistency with the Future Land Use Map.

**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, and solid waste.

**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 section of this report, a positive finding of compliance with the LDRs can be made.

**Comprehensive Plan Policies**

A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following objective is noted.

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

The Property is doing minor changes and improvements within the development which is consistent with the surroundings. No additional housing units are proposed, only amenities to the existing development. No incompatibility issues with respect to soil, topographic, intensity of use and other applicable physical consideration is anticipated.

Pursuant to **LDR Section 2.4.5(G)(5)**, a finding that the proposed changes do not significantly affect the originally approved plan must be made concurrent with approval of a Class III modification.

The proposed cross access improvements, the addition of the fitness center, and the upgrades to the amenities are consistent with the Multiple Family Residential (RM)



Zoning district. The subject site contains an existing Multi Family development, two clubhouses and three entrances, thus, the proposed changes will be a continuation of the current use of the site. Thus, there will not be any adverse effects on the surrounding properties.

Based upon the above, a positive finding can be made with regard to LDR Section 2.4.5(F)(5) that the site plan will be compatible and harmonious with adjacent and nearby properties.

<b>REVIEW BY OTHERS</b>
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The development proposal is not within a geographical area requiring review by the Community Redevelopment Agency (CRA), Downtown Development Authority (DDA) or Pineapple Grove Main Street (PGMS).

**Courtesy Notices:**

Courtesy notices have been provided to the following homeowner's associations and/or civic groups:

- Abbey Delray South
- Pines of Delray

Any correspondence will be presented to SPRAB.

<b>ALTERNATIVE ACTIONS</b>
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- A. Move to continue with direction.
- B. Move approval of the request for a Class III Site Plan Modification, Landscape plan and Architectural Plans (2018-033) for **Delray Verana** located at 1495 Spring Harbor Drive, 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 LDR Section 2.4.5(G)(5), Chapter 3 subject to conditions.
- C. Move denial of the request for a Class III Site Plan Modification, Landscape Plans and Architectural Plans (2018-033) for **Delray Verana** located at 1495 Spring Harbor Drive, 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 criteria set forth in LDR Section 2.4.5(G)(5), Chapter 3.

<b>STAFF RECOMMENDATION</b>
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By Separate Motions:

**Site Plan**

Move approval of the request for a Class III Site Plan Modification (2018-033) for Delray Verana located at 1495 Spring Harbor Drive, 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 LDR Section 2.4.5(G)(5).

**Landscape Plan**

Move approval of the Landscape Plan for Delray Verana located at 1495 Spring Harbor Drive, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.16 of the Land Development Regulations.

**Architectural Elevations**

Move approval of the Architectural Elevations for Delray Verana located at 1495 Spring Harbor Drive, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in LDR Section 4.6.18(E).

<p style="text-align: center;"><b>APPENDIX "A"</b> <b>CONCURRENCY FINDINGS</b></p>
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**Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:**

Water and Sewer:

Water and sewer services are existing on-site. 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.

Streets and Traffic:

A traffic impact statement is provided by the applicant. The conclusion is that the development will meet the requirements of the Palm Beach county requirements of the Palm Beach County Traffic Performance Standards Ordinance. An increase in traffic volume will not be affected as all of the work is interior to the property and does not include any additional living units.

Solid Waste:

The proposed modification will not affect concurrency as it relates to Solid Waste.

Drainage:

Drainage will be accommodated on site. There are no problems anticipated to bring the site into compliance with South Florida Water Management District (SFWMD) requirements in efforts to obtain a surface water permit.

<p style="text-align: center;"><b>APPENDIX "B"</b> <b>STANDARDS FOR SITE PLAN ACTIONS</b></p>
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- 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 \_\_\_\_\_  
Meets intent of standard   x    
Does not meet intent \_\_\_\_\_

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

Not applicable \_\_\_\_\_  
Meets intent of standard   x    
Does not meet intent \_\_\_\_\_

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

Not applicable   X    
Meets intent of standard \_\_\_\_\_  
Does not meet intent \_\_\_\_\_

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

Not applicable \_\_\_\_\_  
Meets intent of standard   x    
Does not meet intent \_\_\_\_\_

- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.**

Not applicable \_\_\_\_\_

Meets intent of standard   x  

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 \_\_\_\_\_

Meets intent of standard   x  

Does not meet intent \_\_\_\_\_



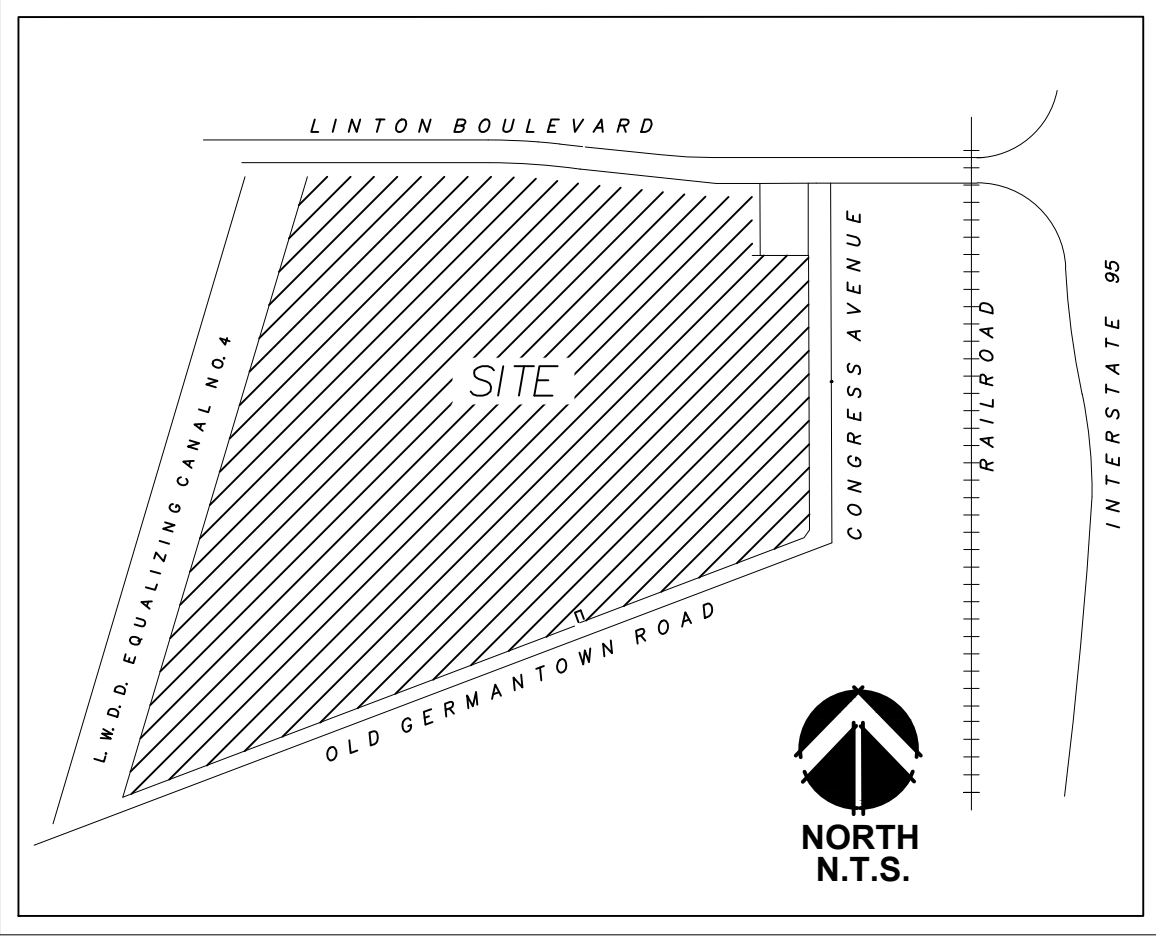
NOTES

1. BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY IBI GROUP (FLORIDA), INC. DATED 6/26/17.

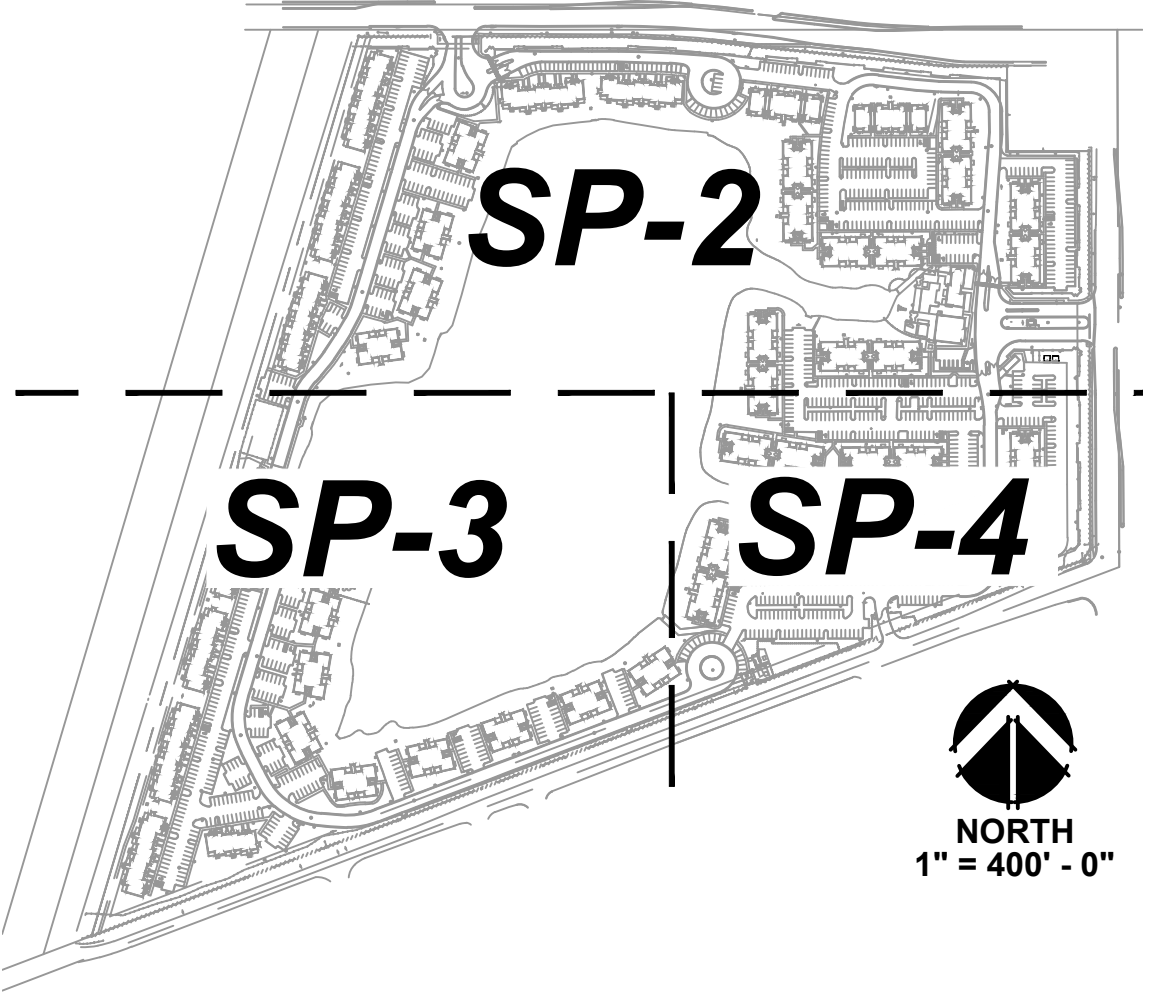
DEVELOPMENT TEAM

OWNER / DEVELOPER:	CO-BB DELRAY OWNER, LLC c/o THE BAINBRIDGE COMPANIES, LLC 12765 WEST FOREST HILL BOULEVARD, STE. 1307 WELLINGTON, FL 33414 (561) 333-3669
LANDSCAPE ARCHITECT:	DIX.HITE + PARTNERS 150 WEST JESSUP AVENUE LONGWOOD, FL 32750 (407) 667-1777
ARCHITECT:	SCOTT + CORMIA 429 SOUTH KELLER ROAD, STE. 200 ORLANDO, FL 32810 (407) 660-2766
PLANNER:	URBAN DESIGN KILDAY STUDIOS 610 CLEMATIS STREET, STE. CU-02 WEST PALM BEACH, FL 33401 (561) 366-1100
CIVIL ENGINEER:	THOMAS ENGINEERING GROUP, LLC. 125 WEST INDIANTOWN ROAD, STE. 206 JUPITER, FL 33458 (561) 203-7503
SURVEYOR:	IBI GROUP (FLORIDA) INC. 2200 PARK CENTRAL BOULEVARD NORTH, STE 100 POMPANO BEACH, FL 33064 (954) 974-2200
	KEITH & ASSOCIATES, INC. 301 E. ATLANTIC BOULEVARD POMPANO BEACH, FL 33064 (954) 788-3400

VICINITY MAP



SHEET KEY

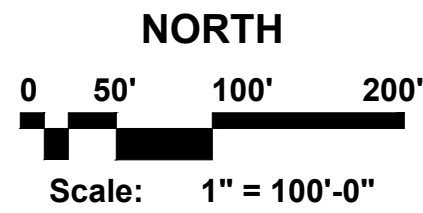
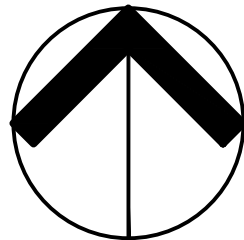


SITE DATA

APPLICATION NAME	DELRAY VERANA
APPLICATION #	T.B.D.
FLU ZONING	MD/ TRN RM
USE	RESIDENTIAL MULTI-FAMILY DEVELOPMENT
PROPERTY CONTROL NUMBERS (PCNs)	12-43-46-30-33-000-0000 12-43-46-30-33-001-0000 12-43-46-30-33-001-0010 12-43-46-30-33-005-0000
GROSS SITE AREA	(2,486,609 S.F.) 57.085 AC.
SETBACKS	REQUIRED PROVIDED
FRONT	25' 29'
REAR	25' 25.2'
SIDE STREET SETBACK (CONGRESS AVE)	15' 103.1'
SIDE STREET SETBACK (OLD GERMANTOWN RD)	15' 38.1'
3RD STORY BLDG SETBACK (CONGRESS AVE)	30' 103.1'
3RD STORY BLDG SETBACK (LINTON AVE)	30' 87.5'
2ND STORY BLDG SETBACK (CONGRESS AVE)	15' 103.1'
2ND STORY BLDG SETBACK (LINTON AVE)	15' 87.5'
TOTAL GROUND FLOOR AREA	266,017 S.F.
A. EAST CLUBHOUSE/ FITNESS CENTER/ LEASING	5,817 S.F.
B. WEST CLUBHOUSE/ FITNESS CENTER	2,295 S.F.
C. RESIDENTIAL	257,905 S.F.
BUILDING HEIGHT (STORIES)	
A. EAST CLUBHOUSE/ FITNESS CENTER/ LEASING	24'-1" (1 STORY)
B. WEST CLUBHOUSE/ FITNESS CENTER	24'-1" (1 STORY)
C. RESIDENTIAL (EXISTING)	28'-6" (2 STORY)
D. RESIDENTIAL (EXISTING)	45'-3" (3 STORY)
PARKING / PAVED AREA (IMPERVIOUS) AREA	665,434.8 S.F. (26.8%)
OPEN / LANDSCAPED AREA (PERVIOUS) AREA (MIN. 25% REQUIRED)	1,027,056.2 S.F. (41.3%)
LAKE	794,118 S.F. (31.9%)
VEHICLE PARKING REQUIRED	1,059 SP.
1 BEDROOM UNITS @ 1.5 SP/ UNIT = 72 SPACES	
2 BEDROOM UNITS @ 2 SP/ UNIT = 880 SPACES	
GUEST PARKING:	
@ .5 SP. / UNITS 1-20 = 10 SPACES	
@ .3 SP. / UNITS 21-50 = 10 SPACES	
@ .2 SP. / UNITS 51+ = 87 SPACES	
PARKING PROVIDED	1,111 SP.
ACCESSIBLE PARKING REQUIRED	23 SP.
ACCESSIBLE PARKING PROVIDED	27 SP.

Delray Verana

Delray Beach, FL  
Master Site Plan



Date:	1.15.18
Project No.:	17-030.001
Designed By:	DIX.HITE + PARTNERS
Drawn By:	BB
Checked By:	JB

Revision Dates:
2.16.18 Class III SPR Submittal

SP-1  
of 4

urban  
design  
kilday  
STUDIOS

Urban Planning & Design  
Landscape Architecture  
Communication Graphics

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firm, or corporation without the written  
permission of the designer.

Drawing name: N:\030Delray Verana and Spring Water Apts\_17-030\kilday\SP-01.DWG Date: 12/20/18 12:28 PM