



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Calvary Chapel (2018-014)
Project Location: 200 Sterling Avenue
Request: Class III Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: June 27, 2018

Board Action:

Approved (7-0) the Class III Site Plan Modification

Approved (7-0) the Landscape Plan.

Approved (7-0) the Architectural Elevations.

Project Description:

The Class III Site Plan Modification request is associated with a use conversion from a child care center and private school to church. Religious activities associated with the proposed use include community gatherings, bible studies, and educational sessions. The principal use of a church with attendant uses falls within the category of “Religious” uses which is allowed as a principal use in the CF zoning district per LDR Section 4.4.21(B)(5). The site plan provided indicates that 95 seats are proposed in the sanctuary, which requires 32 parking spaces on-site. Upon construction of the proposed parking lot to the east where the playground currently is located, 33 parking spaces will be available on site. Improvements to the existing landscaping, site illumination levels, and the restriping of the existing parking lot to the west are also proposed with this request. Architectural modifications are not proposed except for a building color change from white to light gray (Horizon Gray) along the four sides of the existing 5,805 sq.ft. building.

Board Comments:

The Board comments were supportive.

Public Comments:

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

Associated Actions:

1. The 5 ft. perpetual sidewalk easement must be executed by the City Commission and recorded with the Palm Beach County Clerk’s Office prior to issuance of a building permit.

Next Action:

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

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: June 27, 2018

ITEM: **Calvary Chapel (2018-014):** Class III Site Plan Modification associated with a change of use from a child care center and private school to church, construction of a new parking lot, and related site improvements.

RECOMMENDATION: Approval of the Class III Site Plan Modification

GENERAL DATA:

Applicant..... Calvary Chapel Delray Outreach Inc.
Owner..... Calvary Chapel Delray Outreach Inc.
Location..... 200 Sterling Avenue – South side of Sterling Avenue, just west of South Swinton Avenue.
Property Size..... 0.69 acres
Future Land Use Map.... Low Density (LD)
Current Zoning..... Community Facilities (CF)
Adjacent Zoning. North: Single Family Residential (R-1-A)
East: Single Family Residential (R-1-A)
South: CF
West: CF
Existing Land Use..... Child Care Center/ Private School
Proposed Land Use.... Church
Water Service..... Existing on site
Sewer Service..... Existing on site



ITEM BEFORE THE BOARD

The action before the Board is approval of a Class III Site Plan Modification for **Calvary Chapel** associated with a change of use from a child care center and private school to church, construction of a new parking lot, and related site improvements, pursuant to LDR Section 2.4.5(G)(1)(c). The request includes the following actions:

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

The subject site is located at 200 Sterling Avenue, which is on the south side of Sterling Avenue, just west of South Swinton Avenue.

BACKGROUND

The subject 0.69 acre property is zoned Community Facilities (CF) and involves Lots 2 through 7, Block 2, Southridge Subdivision. The existing 5,805 sqft. building was constructed in 1986 as a child care facility, known as Bar & Ferg's Academy.

At its meeting of December 4, 1984, the City Commission approved a conditional use request to allow the establishment of a child care facility (including kindergarten) on Lots 2-6 for Bars and Ferg Academy. The approval was conditioned upon a maximum capacity of 71 students.

Bar & Ferg's Academy submitted a request to expand its operation to the west onto Lot 7 for the addition of an elementary school in 1999. As the site was originally zoned R-1-A (Single Family Residential) and private schools are not allowed in the R-1-A zone district, the applicant requested a change in zoning to Community Facilities (CF) where private schools are listed as a Conditional Use. At its meeting of April 20, 1999, the City Commission approved the change in zoning and granted conditional use approval to allow the expansion of the school subject to conditions. The conditions state that a site plan be processed that is in general conformance with the sketch plan and the maximum enrollment of the school be limited to 125 students. Consequently, in 2000, the Site Plan Review and Appearance Board (SPRAB) approved a Class IV Site Plan Modification request for the a 1,978 sq.ft. building expansion to the existing child care facility (P&Z file no. 2000-020).

Now before the Board is a Class III Site Plan Modification for a use conversion from a child care center and private school to church, construction of a new parking lot, and related site improvements.

PROJECT DESCRIPTION

The Class III Site Plan Modification request is associated with a use conversion from a child care center and private school to church. Religious activities associated with the proposed use include community gatherings, bible studies, and educational sessions. The principal use of a church with attendant uses falls within the category of "Religious" uses which is allowed as a principal use in the CF zoning district per LDR Section 4.4.21(B)(5). The site plan provided indicates that 95 seats are proposed in the sanctuary, which requires 32 parking spaces on-site. Upon construction of the proposed parking lot to the east where the playground currently is located, 33 parking spaces will be available on site. Improvements to the existing landscaping,

site illumination levels, and the restriping of the existing parking lot to the west are also proposed with this request. Architectural modifications are not proposed except for a building color change from white to light gray (Horizon Gray) along the four sides of the existing 5,805 sq.ft. building.

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.

Minimum Open Space Requirement:

As there will be no modifications or additions to the existing building, the building height and setbacks remain the same. A reduction in the open space percentage is proposed with the introduction of a parking lot to the east side of the property, where the playground is currently located. Per LDR Section 4.3.4(K), a minimum open space of 25% is required and 33.7% is proposed. Thus, this development standard is met.

CF Zoning District Special Regulations:

Pursuant to LDR Section 4.4.21(H)(2), when this zone district is adjacent to residential zoning, the perimeter landscape area should be increased to a depth of 15 ft.; or as an alternative, either a wall, decorative fencing, or hedging should be installed for aesthetic and buffer purposes. The vacant property adjacent to east is zoned Single Family Residential (R-1-A). A continuous 4 ½ ft. high Cocoplum hedge is proposed along of the east property line as a buffer. Thus, this special regulation is met.

Number of Off-Street Parking Spaces Required:

Pursuant to LDR Section 4.6.9(C)(6)(c), churches are required to provide one parking space for every three seats provided in the sanctuary. Additional parking is not required for other uses on the church property when such uses are operated as part of, under the auspices of, the church.

Per the floor plan provided, 95 seats are proposed in the sanctuary which requires a minimum of 32 parking spaces on-site ($95 \text{ seats} / 3 = 31.6 \text{ spaces}$ rounded up to 32 spaces). A total of 33 parking spaces are proposed which 15 spaces will be provided on the west parking lot (existing) and 18 spaces will be provided on the east parking lot (proposed); thus this requirement is met.

Handicap Accessible Parking:

Pursuant to LDR Section 4.6.9(C)(1)(b), special parking spaces designed for use by the handicapped shall be provided pursuant to the provisions of Florida Accessibility Code for Building Construction.

The Florida Accessibility Code for Building Construction and Federal ADA requires 1 ADA compliant space for every 25 spaces up to the first 100 spaces. As the project will provide 33 parking spaces, 2 ADA compliant spaces are required. The site plan shows 2 ADA parking spaces, thus meeting the code requirement.

Bicycle Facility:

Pursuant to LDR Section 4.6.9(C)(1)(c) and Transportation Element Policy D-2.2 of the Comprehensive Plan, bicycle parking facilities shall be provided for all new developments and

redevelopment of sites. A bicycle parking rack that accommodates 3 bikes is proposed. Thus, this LDR requirement is met.

Dead-end-Parking Bay:

Pursuant to LDR Section 4.6.9(D)(4)(c), dead-end parking bays are discouraged, but when site conditions dictate that there be dead-end parking bays, they shall be designed so that there is a 24 ft. wide by 6 ft. deep maneuvering area at the end of the bay. The maneuvering area shall not encroach upon the required landscape areas. As the site is already developed and is landlocked on three sides, the applicant is proposing a dead-end parking bay to accommodate the remaining required parking spaces for the proposed use. The proposed maneuvering area located at the end of the bay measures 24 ft. wide by 7 ft. deep; thus, this requirement is met.

Refuse Facilities:

Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public right-of-way. The existing refuse area, located on the west side of the property, is enclosed on three sides by an existing masonry wall, has a wood gate on the fourth side and is screened with landscaping on the two visible sides. Thus, this requirement is 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. The chart below demonstrates compliance with the minimum acceptable standards for the proposed and existing parking lots pursuant to LDR Section 4.6.8(B)(3)(c):

Photometric Plan	Requirements		Proposed	
	Minimum (fc)	Maximum (fc)	Minimum (fc)	Maximum (fc)
Parking Lot	1.0	10	1.8	5.6

Stacking Distance:

Per LDR Section 4.6.9(D)(2)(c), provisions must be made for stacking and transition of incoming traffic from a public street, such that traffic may not backup into the public street system. The minimum distance between a right-of-way and the first parking space or aisle way in the proposed parking lot is 5 ft. (the proposed parking lot has access from a local street and proposes fewer than 20 parking spaces). A stacking distance of 10 ft. is proposed; thus this requirement is met.

Visibility at Intersections:

Pursuant to LDR Section 4.6.14(B)(1), when an access way intersects a street or alley, 10 ft. sight visibility triangles areas shall be provided as measured from the area on both sides of a driveway formed by the intersection of a driveway and the parcel boundary with a length of 10 ft. along the driveway and a length of 10 ft. along the property line and the third side being a line connecting the ends of the other two lines. 10 ft. sight visibility triangles are provided. Thus, this LDR requirement is met.

Right-of-Way Dedications:

Per LDR Section 5.3.1(D)(2), the required right-of-way width for Sterling Avenue is 60 ft (Local Residential Street without curb and gutter) and 50 ft. currently exists according to the survey provided. Therefore, the redevelopment of the subject property requires a right-of-way dedication of 5 ft. However, in lieu of the 5 ft. right-of-way dedication requirement, a 5 ft. perpetual sidewalk easement can be accepted, per the City Engineer's review. The easement

must be executed by the City Commission and recorded with the Palm Beach County Clerk's Office prior to issuance of a building permit.

Establishment of the Proposed Use/ Certificate of Occupancy:

Per LDR Section 2.4.6(C), a certificate of occupancy is required prior to the establishment of use on any site or occupancy of a structure. Prior to issuance of an occupancy permit, all conditions associated with this development approval shall be met.

LANDSCAPE PLAN ANALYSIS

Pursuant to LDR section 4.6.16(C)(1)(a), prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C). A landscape plan has been submitted, evaluated and recommended for approval by the City Senior Landscape Planner. The following analysis highlights the compliance determination for various landscaping aspects of the proposal:

Shade Trees:

Pursuant to LDR Section 4.6.16(E)(5)(i), one shade tree (at a minimum of 16 ft. on overall height at the time of planting with a minimum of 6 ft. single straight trunk with 8 ft. of clear trunk and 7 ft. spread of canopy) shall be planted in every island with a minimum of 75 square feet of shrubs and groundcovers. Crape Myrthe Trees and Cocoplum hedges will be installed in the landscape areas in the west parking lot. Thus this requirement is met.

Tree Disposition:

Most of the existing trees will remain on site. As indicated in the disposition plan provided, six trees are proposed to be removed; due to their location being in conflict with the proposed parking lot and their assessed conditions (very poor and dead), relocation is not recommended.

Terminal Landscape Islands:

Pursuant to LDR Section 4.6.16(H)(3)(i), landscape islands must contain a minimum of 135 sq. ft. of planting area, with a minimum dimension of 9 ft., exclusive of the required curb. As shown on the proposed site plan, the landscape area at the south entrance of the proposed parking lot measures 9 ft. wide; thus, this requirement is met. However, the landscape plan and the engineering plan must be adjusted to depict this requirement prior to site plan certification.

A variety of plants and groundcover materials will be installed throughout the site to enhance the development. Based on the above analysis, the Landscape Plan will comply with LDR Section 4.6.16.

ARCHITECTURAL ELEVATION ANALYSIS

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

1. The plan or the proposed structure is in conformity with good taste; good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.

2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The proposal includes a request to change the building color from white to light gray (Horizon Gray) along the four sides of the existing 5,805 sq.ft. building. The proposed color change to the architectural elevations will be compatible and harmonious with the surrounding properties. 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 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:

Section 3.1.1 (A) - Future Land Use Map:

The subject property has a Low Density Residential (LD) Future Land Use Map (FLUM) designation and is zoned Community Facilities (CF). The CF zoning is consistent with the LD land use designation. The Class III Site Plan Modification request is associated with a use conversion from child care center and private school to church. Religious activities associated with the proposed use include community gatherings, bible studies, and educational sessions. The principal use of a church with attendant uses falls within the category of "Religious" uses which is allowed as a principal use in the CF zoning district per LDR Section 4.4.21(B)(5). Based upon the above, a positive finding can be made with respect to consistency with the Future Land Use Map designation.

Section 3.1.1 (B) - Concurrency:

As described in Appendix A, a positive finding of concurrency can be made as it relates to water, sewer, drainage, parks and recreation, solid waste, and traffic.

Section 3.1.1 (C) - Consistency (Standards for Site Plan Actions and Specific Areas):

As described in Appendix B, a positive finding of consistency can be made as it relates to Development 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

Section 2.4.5(F)(5) - Required Findings:

Pursuant to LDR Section 2.4.5(F)(5), the approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause

substantial depreciation of property values: The following table indicates the zoning and land use of the properties surrounding the subject property:

	<i>Adjacent Zoning</i>	<i>Adjacent Land Use</i>
<i>North</i>	Single Family Residential (R-1-A)	Dwelling Units
<i>East</i>	Single Family Residential (R-1-A)	Vacant
<i>South</i>	Community Facilities (CF)	Community Service Facility
<i>West</i>	Community Facilities (CF)	Community Service Facility

The property is located in the Community Facilities (CF) zoning district. The subject zoning district is located adjacent to residentially zoned properties and one other property zoned CF, which is located on the south and west side. The child care and private school had been located in this residential neighborhood for over 30 years. Thus, the subject conversion will not have adverse effects on the surrounding properties as the existing, non-residential use had been established for decades at this location. Moreover, additional buffer is provided on the east side of the property which is adjacent to a vacant residential property. The residential properties to the south are located on the other side of Sterling Avenue. Based upon the above, a positive finding can be made with regard to LDR Section 2.4.5(F)(5) that the site plan will be compatible and harmonious with adjacent and nearby properties.

Comprehensive Plan Policies:

A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following applicable objectives or policies were noted.

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

The proposed improvements are to be developed consistent with the surrounding neighborhood. No incompatibility issues with respect to soil, topographic, intensity of use and other applicable physical consideration is anticipated.

REVIEW BY OTHERS

The development proposal is not located within a geographical area which would require review by one of the City’s advisory boards.

Courtesy Notice:

Courtesy notices have been provided to the following homeowner’s associations, which have requested notice of developments in their areas:

- Village at Swinton Square Association; and,
- Southridge Association.

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

ASSESSMENT AND CONCLUSION

The proposed change of use from child care and private school to church will be compatible with the adjacent uses and will not represent a negative impact to the abutting properties. The proposed site improvements are compatible and harmonious with the surrounding area. The proposal complies with the policies of the Comprehensive Plan and the Land Development Regulations.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the request for a Class III Site Plan Modification (2018-014) for **Calvary Chapel**, 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, Section 4.6.18(E), and Section 4.6.16.
- C. Move denial of the request for a Class III Site Plan Modification (2018-014) for **Calvary Chapel**, 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, Section 4.6.18(E), and Section 4.6.16.

RECOMMENDED ACTION

By Separate Motions:

***Site Plan:**

Move approval of the Class III Site Plan Modification (2018-014) for **Calvary Chapel**, 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)(5) of the Land Development Regulations.

*Note: If the site plan is denied, no further action shall be taken on the landscape plan or the architectural elevation plan due to potential inconsistencies.

Landscape Plan:

Move approval of the request for Landscape Plan (2018-014) for **Calvary Chapel**, 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 Sections 4.6.16 of the Land Development Regulations.

Architectural Elevations:

Move approval of the Architectural Elevations (2018-014) for **Calvary Chapel**, by adopting the findings of fact and law contained in the staff report, and finding that the request meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

OUTSTANDING REQUIREMENTS

1. The 5 ft. perpetual sidewalk easement must be executed by the City Commission and recorded with the Palm Beach County Clerk's Office prior to issuance of a building permit.
2. The landscape plan and the engineering plan be revised prior to certification of the plans to show the 9 ft. wide landscape area (as shown on the site plan) between the proposed parking lot and the right-of-way prior to certification of the plans.

Staff Report Prepared by: Debora Slaski, Planner
Attachments: Survey, Site Plan, Architectural Elevations

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 is existing via a 6" water main on the north side of Sterling Avenue
- Sewer service is existing on-site via a 8" water main along Sterling Avenue

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

Streets and Traffic:

A traffic statement has been provided which indicates that the proposed use conversion will generate 3 less net vehicle daily trips than the child care center and private school during weekdays. During weekends, 70 net vehicle trips are anticipated. Regarding the traffic generation during peak hours, a reduction of approximately 68 AM and PM peak hours are anticipated during weekdays. A finding of concurrency has been issued from Palm Beach County.

Parks and Recreation Facilities: Park dedication requirements do not apply for non-residential uses. Thus, the proposed development will not have any impact with respect to this standard.

Solid Waste:

Previous Use:

Child Care/ Private School: 5,805 sq. ft. x 3.5 lbs. = 20,317.5 lbs. /2,000 = 10.16 tons per year

Proposed Use:

Church: 5,805 sq. ft. x 1.6 lbs. = 9,288 lbs. /2,000 =4.64 tons per year

The proposed use conversion from to child care and private school to church will generate a decrease of 5.52 tons (10.16 – 4.64 = 5.52) tons 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 2048.

Drainage: Drainage is accommodated on site via an exfiltration trench system. There should be no impact on drainage as it relates to this standard.

APPENDIX "B"
STANDARDS FOR SITE PLAN ACTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

Not applicable

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

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

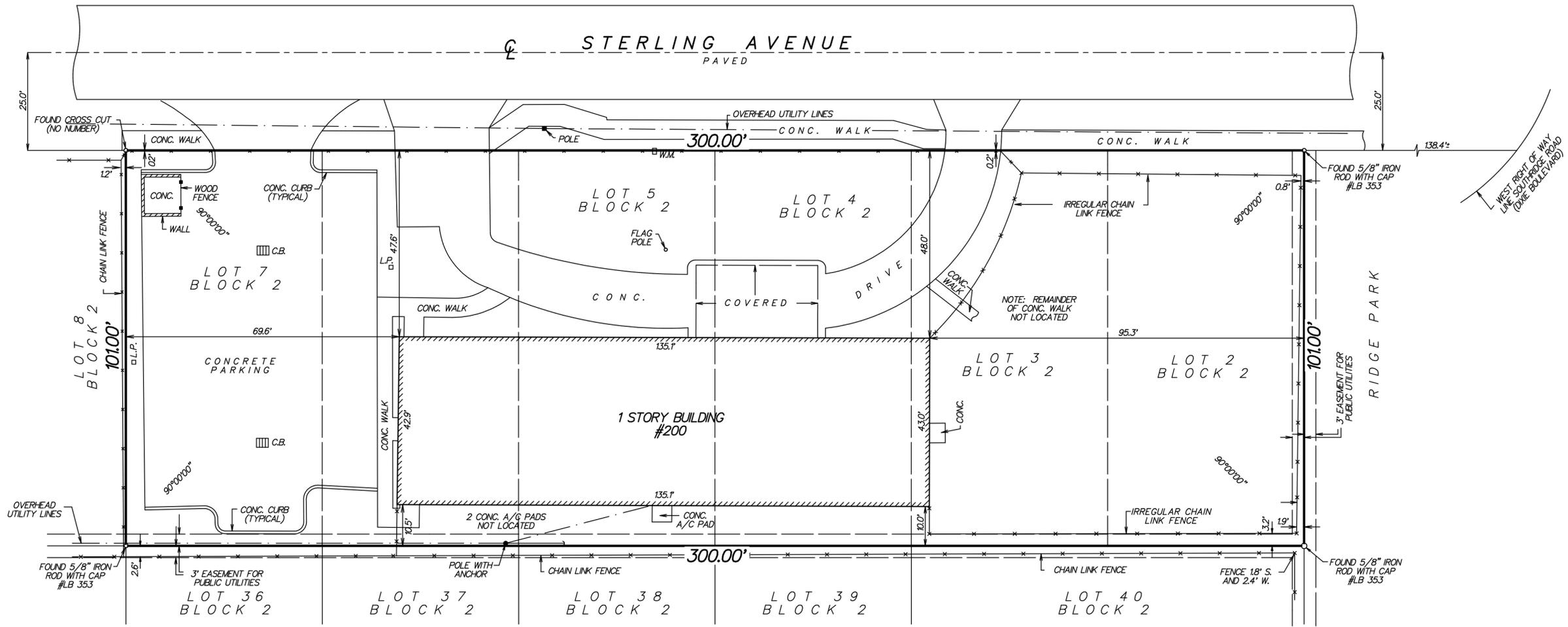
Does not meet intent

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

Does not meet intent



LEGEND:

CL = CENTERLINE

CONC. = CONCRETE

W.M. = WATER METER

C.B. = CATCH BASIN

L.P. = LIGHT POLE

FLOOD ZONE: X
 COMMUNITY PANEL NO. 125102 0979
 SUFFIX F
 MAP REVISED: OCTOBER 5, 2017

NOTE: ALL BOUNDARY LINES AND ANGULAR DIMENSIONS ARE PLAT AND SURVEY UNLESS STATED OTHERWISE.

ALL DIMENSIONS SHOWN HEREON ARE BASED ON THE STANDARD U.S. FOOT.

THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK PROPERTY CLOSURE WAS ACHIEVED BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL, HORIZONTAL AND ANGULAR DIMENSIONS.

NO TITLE WAS REVIEWED OR SEARCH OF THE PUBLIC RECORDS WAS MADE IN REGARD TO EASEMENTS THAT MAY AFFECT SUBJECT PARCEL

NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTERS

DESCRIPTION:

LOTS 2 THROUGH 7, INCLUSIVE, BLOCK 2, PLAT 1 OF 2, SOUTHRIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY

SITE ADDRESS: 200 STERLING AVENUE
 DELRAY BEACH, FLORIDA 33444

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Paul D. Engle

PAUL D. ENGLE
 SURVEYOR & MAPPER #5708

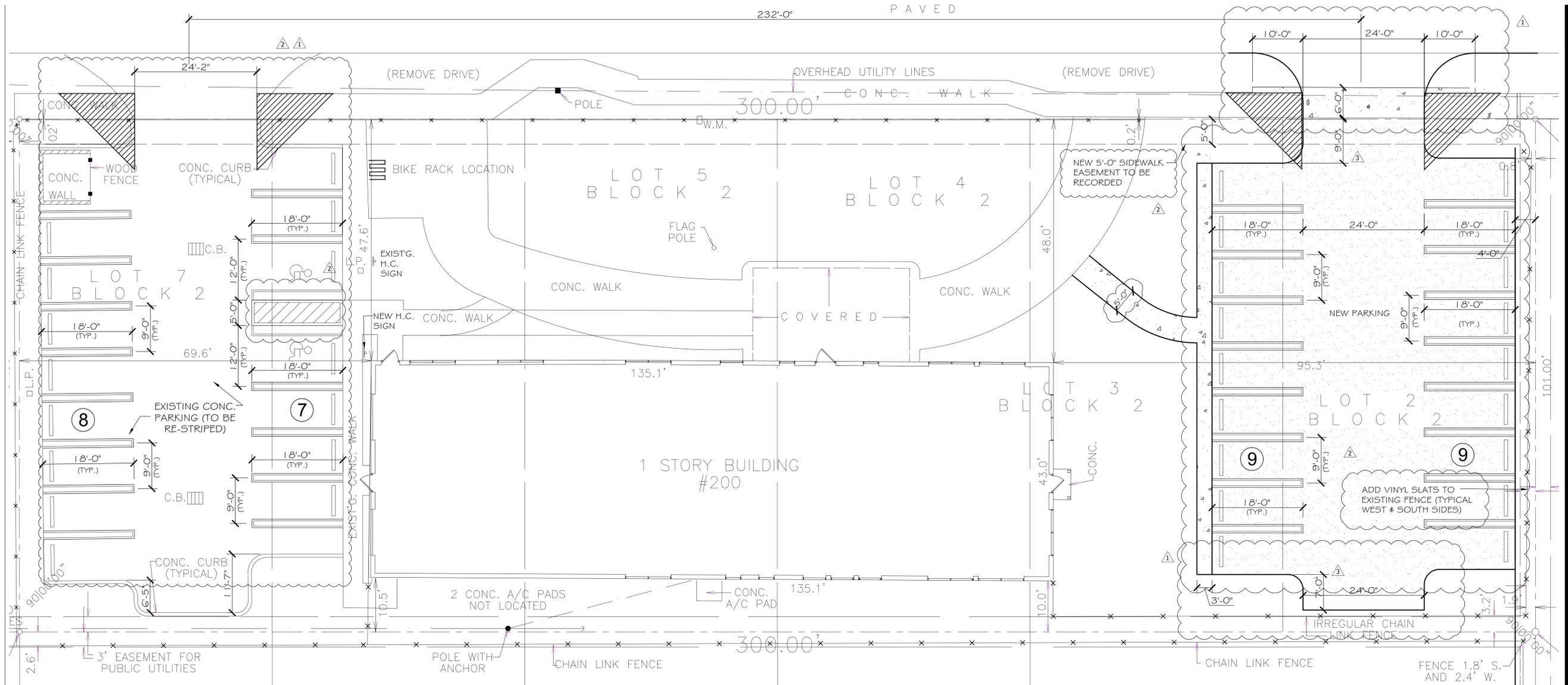
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

O'BRIEN, SUITER & O'BRIEN, INC.

LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION #LB353
 SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445
 (561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY NOV. 21, 2017	SCALE: 1" = 20'
FIELD BOOK D247	PAGE NO. 38
ORDER NO.:	98-222db



- GENERAL NOTES:**
1. THIS PLAN WAS PREPARED FOR THE CHANGE-OF-USE FROM DAYCARE TO CHURCH
 2. THE EXISTING DUMPSTER ENCLOSURE SHALL REMAIN (NO PROPOSED CHANGE)
 3. THE EXISTING LOT SHALL BE RE-STRIPPED TO MEET THE CURRENT DELRAY GUIDELINE.
 4. ADD NEW BIKE-RACK WHERE INDICATED (MINIUM 3-BIKES)
 5. ZONE = CF (COMMUNITY FACILITY) LDR 4.4.9

PROJECT DATA

TOTAL SITE AREA:	30,292 SF	100% OF SITE AREA
GROUND FLOOR AREA:	5,808 SF	19.2% OF SITE AREA
TOTAL FLOOR AREA:	5,808 SF	
PARKING / PAVED AREA:	10,590 SF	35% OF SITE AREA
SIDEWALK/PADS AREA:	3,684 SF	12.1% OF SITE AREA
OPEN SPACE AREA:	10,210 SF	33.7% OF SITE AREA
WATER BODIES AREA:	0 SF	

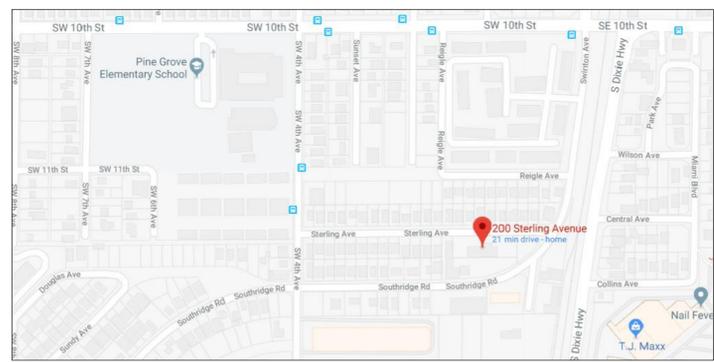
RESIDENTIAL DWELLING UNITS: 0
 DWELLING UNITS PER ACRE: 0

PARKING SPACES REQUIRED PER LDR SECTION 4.6.9 4(C) HOUSE OF WORSHIP
 HOUSE OF WORSHIP USE: 1 SPACE / 3 SEATS AUDITORIUM (100 SEATS/3=33 SP REQD)

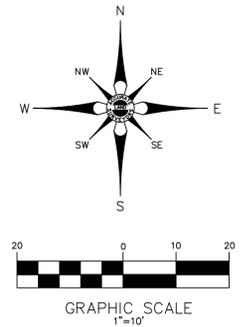
PARKING SPACES PROVIDED:
 STANDARD (ALL 8'x18') 31
 HANDICAP (12'x18' W/ 5' ACCESS) 2
 TOTAL PROVIDED: 33

DEVELOPMENT STANDARDS LDR SECTION 4.3.4

ZONE GC	MIN. LOT SIZE (SF)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MAX. LOT COVER (%)	MIN. OPEN SPACE (%)	FRONT SETBACK (FT)		SIDE STREET INTR. (FT)		REAR SETBACK (FT)		MAX. BUILDING HEIGHT (FT)
						(NORTH)	(EAST)	(WEST)	(SOUTH)			
REQUIRED	NA	NA	NA	25	25	10'	10'	10'	10'	10'	10'	35
PROVIDED	30,292	300.0	101.0	NA	33.7%	47.6'	47.6'	95.3'	69.6'	10.0'	10.0'	15.5



LOCATION MAP
NOT TO SCALE



EXISTING BUILDING(S) (NO-CHANGE)
 MEAN BLDG HEIGHT (5/12 PITCH ROOF) 15.5'

SEAL
 Steven W Siebert
 AR0017834

STEVE SIEBERT ARCHITECTURE

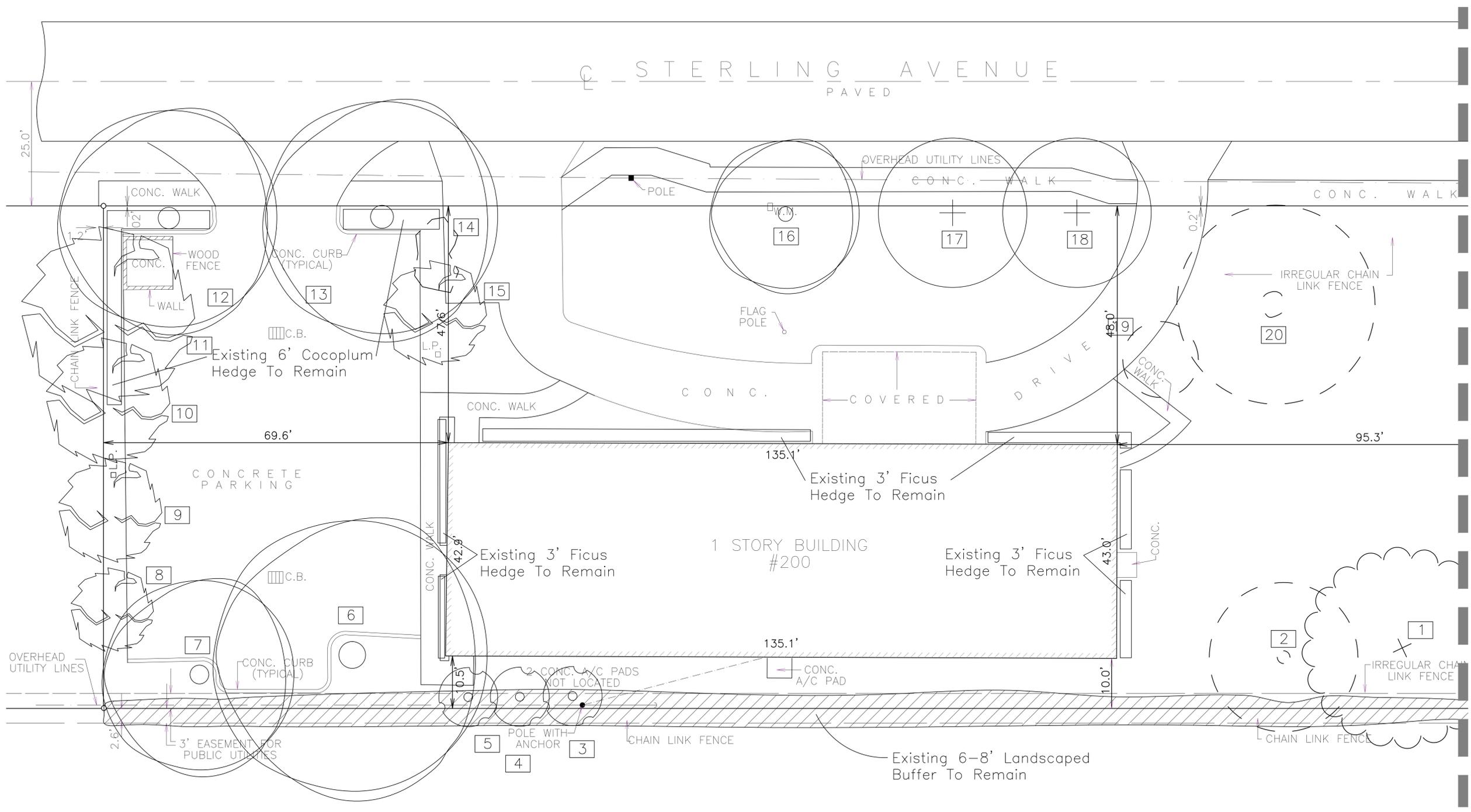
STEVE SIEBERT ARCHITECTURE
 110 SE 4th Avenue, Suite 106
 DELRAY BEACH, FL 33483
 ph. 561.880.7894
 steve@stevesiebert.com

CHANGE OF USE: (SPRAB CLASS III)
CALVARY CHAPEL CHURCH
 200 STIRLING AVENUE
 DELRAY BEACH, FL 33444

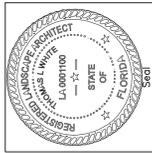
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PROJECT NO.: 17.164
 DATE: 12.18.17
 DRAWN BY: B.T.
 CHECKED BY: S.W.S.
 REVISIONS:
 Comments 04.03.18
 Comments 05.25.18
 Comments 06.14.18

SP.1
 SHEET NO.



THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST
2600 NE 27th AVENUE
FORT LAUDERDALE, FLORIDA 33306
954-253-2265



Revision	Date

Tree Disposition Plan
Calvary Chapel of Delray Beach
900 Sterling Avenue
Delray Beach, Florida

Sheet Description
Tree Disposition Plan

Release Date
12/15/2017

Project Number

Drawing Number
SHEET 1 OF 6



SCALE: 1"=10'



Steven W Siebert
AR0017834



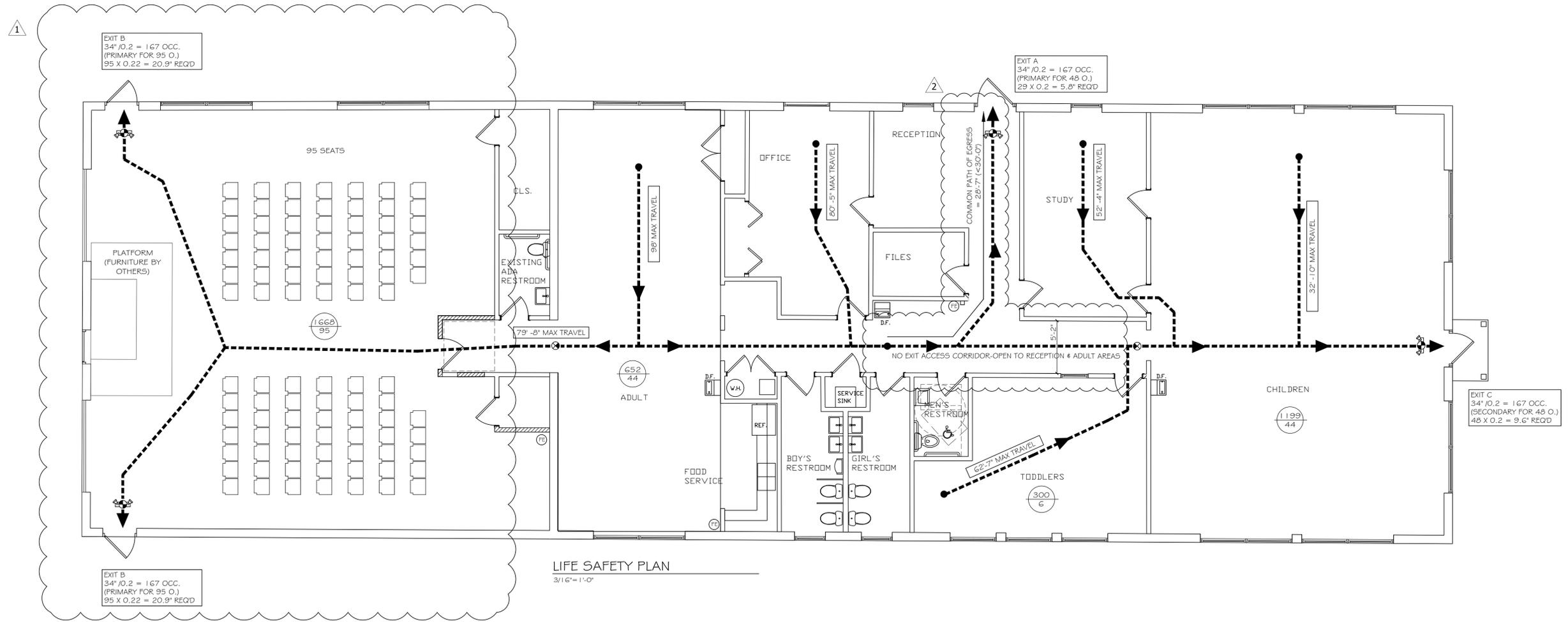
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△ Comments 04.03.18
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LIFE SAFETY PLAN
LS.1
SHEET NO.



LIFE SAFETY PLAN
3/16" = 1'-0"

LIFE SAFETY INFORMATION

1 BUILDING CODES: FLORIDA BUILDING CODE- 6th ED. 2017
FIRE CODES: FLORIDA FIRE PREVENTION CODE 6th ED. NFPA 1, FLORIDA SPECIFIC, 2015 ED.
LIFE SAFETY CODE: NFPA 101, FLORIDA SPECIFIC, 2015 ED.
FIRE-PROTECTION: NFPA 13, FLORIDA EDITION, 2013 ED.
ACCESSIBILITY CODE: 2012 FLORIDA ACCESSIBILITY CODE
ELECTRIC CODE: NATIONAL ELECTRIC CODE 12TH ED. (2014)

GENERAL NOTES: BUILDING IS AN EXISTING (MASONRY & WOOD) STRUCTURE IN DELRAY BEACH..CF ZONE

TOTAL AREA = 5,805 SF A-3

BUILDING INFORMATION

TOTAL AREA :	5,805 SQ.FT
--------------	-------------

OCCUPANCY CLASSIFICATION : ASSEMBLY GROUP-A-3
CHAPTER 3; SECTION 302;

USE = HOUSE OF WORSHIP

CONSTRUCTION TYPE : TYPE IIIB
CHAPTER 6; TABLE 601

AUTOMATIC SPRINKLER SYSTEM : NOT REQUIRED
NOT PROVIDED

FIRE ALARM SYSTEM : REQUIRED EXISTING TO REMAIN

EXIT ACCESS TRAVEL DISTANCE :	MAX ALLOWED 200'
CHAPTER 10; TABLE 1016.2:	MAX DISTANCE = 124'
DEAD END TRAVEL DISTANCE :	MAX ALLOWED 20'
	MAX DISTANCE = 20'

PER FBC 466.1.1 PLACES OF RELIGIOUS WORSHIP SHALL NOT BE REQUIRED TO MEET THE PROVISIONS OF THIS SECTION IN ORDER TO OPERATE A NURSERY WHILE SERVICES ARE BEING HELD IN THE BUILDING

OCCUPANCY LOAD CHART CHAPTER 10;

ROOM	OCCUPANT LOAD
WORSHIP	95
OTHER	98

TOTAL SIMULTANEOUS OCCUPANT LOAD 193 MAX

POSTING OF OCCUPANT LOAD 10-04.3

POSTING OF OCCUPANT LOAD REQUIRED - POST MAX SEATING 198 ON PLAQUE IN THE WORSHIP AUDITORIUM
POSTING OF OCCUPANT LOAD 10-04.3

TOTAL EGRESS WIDTH:

PER FBC 1015.115.2 PER OCCUPANT	6.8" REQUIRED
98 OCCUPANTS X .22 = 19.6" REQ'D	6.8" PROVIDED
WORSHIP RM IS .22 PER OCCUPANT	22" REQUIRED
100 OCCUPANTS X .22 = 22" REQ'D	34" PROVIDED

CHAPTER 4: FIXTURES FAUCETS AND FIXTURE FITTINGS TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

OCCUPANCY	WATER CLOSET		LAVATORIES		DRINKING FOUNTAIN	SLOP SINK
	MALE	FEMALE	MALE	FEMALE	PER 1000	1
ASSEMBLY	1/150	1/75	1/200			1
REQUIRED	1	2	1	1	1	1
PROVIDED:	4	3	3	3	3	1

NOTE: DRINKING FOUNTAIN IS HI/LO (TO MEET ADA REQUIREMENTS)

LEGEND

- EMERGENCY BATTERY WALL PACK W/ TWIN HEADS
- EXIT LIGHT FIXTURE, DIRECTION ARROWS AS SHOWN
- FIRE EXTINGUISHER - FEC WITH 5LB ABC (MAX 60' APART)
- REMOTE HEAD
- EXIT OR EXIT ACCESS
- PATH OF TRAVEL
- PROPOSED SPRINKLER HEAD LOCATION
- FIRE ALARM (HORN & STROBE)
- FIRE ALARM (PULL-STATION)
- FIRE ALARM (HORN)
- FIRE ALARM (STROBE)
- TOP = SQUARE FOOT OF ROOM
BOTTOM = OCCUPANCY

PROPOSED COLOR CHANGE

